PREAMBLE

UNIFIED DEVELOPMENT CODE

The Unified Development Code of the City of Grand Prairie, Texas, is a document that is continually being reviewed, revised, and updated to reflect the needs of the citizens of Grand Prairie. We encourage your review comments and participation in the Process of keeping it a current and vital guideline for Development in the City.

Table of Contents

DISCLAIMER

The Unified Development Code of the City of Grand Prairie was adopted in November 1990. It is a working document subject to on-going revisions.

LAST UPDATE: January 7, 2025

ARTICLE 1: GENERAL PROVISIONS AND PROCEDURES		Page No.
Section 1	Short Title	2
Section 2	Authority	2
Section 3	Jurisdiction	2
Section 4	Purposes	2
Section 5	Effective Date & Applicability	3
Section 6	Applicability of Existing Regulations	3
Section 7	Relationship to Comprehensive Plan and Thoroughfare Plan	4
Section 8	Compliance with Code Required	4
Section 9	Severability	4
Section 10	Computation of Time	4
Section 11	General Procedures	4

ARTICLE 2: AUTHORITY		
Section 1	Governing Body	2
Section 2	Sequence of Review	2
Section 3	Boards, Commissions, Agencies, Appointment, Term, Procedures	2
Section 4	Planning and Zoning Commission	2
Section 5	Zoning Board of Adjustments and Appeals	3
Section 6	Department of Planning and Development	4

Section 7	Chief Building Official	5
Section 8	Airport Boards	5
Section 9	Director of Planning and Development	6

ARTICLE 3: ZONING DISTRICTS AND MAP

Section 1	Zoning District Established	2
Section 2	Statement of Purpose and Intent for Residential Districts	2
Section 3	Statement of Purpose and Intent for Non-Residential Districts	7
Section 4	Special Districts	9
Section 5	Listing of Approved Specific Use Permits	10
Section 6	Listing of Approved Planned Development Districts	10
Section 7	Official Zoning Map	10
Section 8	District Boundary Interpretation	10
Section 9	Initial Zoning Upon Annexation	11

ARTICLE 4: PERMISSIBLE USES

Section 1	Use Charts (Explanation)	2
Section 2	Accessory Uses and Structures	3
Section 3	Non-Residential Use of Modular Structures	3
Section 4	Earth Satellite Dishes	4
Section 5	Non-Commercial Radio Towers	5
Section 6	New and Unlisted Uses	6
Section 7	Permanent Cosmetics/Piercing Salons	6
Section 8	Beer and Wine Sales and Drive Through/Drive Up Retail Sales and Services	6
Section 9	Small Wind Energy Systems	9
Section 10	Natural Gas Compressor Stations	15
Section 11	Check Cashing, Pay Check, and Car Title Loan Business	17
Section 12	Temporary Batch Plants	19

Section 13	Correctional Facilities	20
Section 14	Use Charts	21

ARTICLE 5: SPECIFIC USES

Section 1	Purpose	2
Section 2	Authority	2
Section 3	Compliance	2
Section 4	Termination of Specific Use Permit	3
Section 5	Requirements for Alcoholic Beverage Specific Use Permits	3

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

Section 1	Single Family Development in Varying Zoning Districts	2
Section 2	Development Densities	2
Section 3	Minimum Living Area (Residential)	2
Section 4	Minimum Lot Size	3
Section 5	Minimum Yard Setbacks (Residential)	4
Section 6	Accessory Structures	5
Section 7	Garage Conversion (Single-Family Residential Only)	14
Section 8	Building Separation (Residential)	14
Section 9	Maximum Building Height	14
Section 10	Maximum Lot Coverage	15
Section 11	Maximum Floor Area Ratio (F.A.R.)	16
Section 12	Location of Structures	16
Section 13	Building Over Common Lot Lines	16
Section 14	Unified Multi Family Development Over Common Lot Lines	17
Section 15	Minimum Masonry Content for Structures in Residential Zoning Districts	19

Section 16	Minimum Masonry Content for Non-Residential Structures in Non-Residential Zoning Districts	20
Section 17	Minimum Masonry Requirements for Non-Residential Structures Located In LI Zoning Districts	21
Section 18	Structures Not on Designated Arterial Thoroughfares Located in LI Zoning Districts	22
Section 19	Exceptions to the Material and Minimum Masonry Requirements for Non-Residential Districts	23
Tables	Density and Dimensional Tables:	24-283
6-A	Single Family Residential Zoning Districts	24
6-B	Single Family Attached and Townhouse Districts	25
6-C	Multi-Family Residential Zoning Districts	26
6-D	Commercial Zoning Districts	27
6-E	Residential Accessory Structures	28

ARTICLE 7: SPECIAL DISTRICTS

Section 1	*Planned Development District (PD)*	*2*
Section 2	*Airport Zoning Ordinances*	*10*
Section 3	*Hospital District (HD)*	*11*
Section 4	*IH -20 Overlay District*	*11*
Section 5	*Beltline Overlay District*	*11*
Section 6	*Light Industrial-Limited Standards Suffix Zoning District (LI-LS)*	*11*
Section 7	*Central Business District*	*12*
Section 8	*SH- 161 Overlay District*	*12*
Section 9	*Lakeridge Parkway Overlay District*	*12*
Section 10	*IH-30 Overlay District*	*12*
Section 11	*SH-360 Parkway Overlay District*	*12*

ARTICLE 8: LANDSCAPING AND SCREENING

Section 1	Purpose	2
Section 2	Definitions	2
Section 3	Applicability	9
Section 4	Landscape Irrigation Program	13
Section 5	Landscape Enhancements	27
Section 6	Landscaping for Residential Development	29
Section 7	Submittal Requirements	30
Section 8	Public Improvement Districts	36
Section 9	Screening	36
Section 10	Fencing	49
Section 11	Fencing Exceptions	57
Section 12	Dimensional Gap Between Abutting Residential Fences	58
Section 13	Fence Maintenance	58
Section 14	Gated Entryway	59
Section 15	Exhibits and Recommended Varieties	60

ARTICLE 9: SIGN STANDARDS

Section 1	Purpose	2
Section 2	Objective	2
Section 3	Definitions	2
Section 4	Prohibited Signs	9
Section 5	Allowed Signs Not Needing Permits	11
Section 6	Multi-Tenant Signs	15
Section 7	On-Premise Signs	15
Section 8	Digital Billboards	17

Section 9	Portable Signs for Non-Profit Agencies	22
Section 10	Sign Placement	22
Section 11	Registration of Sign Operators	26
Section 12	Permit Required	27
Section 13	Information to be Shown on Sign	27
Section 14	Permit Issued on Condition that it may be Withdrawn	27
Section 15	Disposition of Recoveries	27
Section 16	Variances to Sign Ordinance	27
Section 17	Enforcement	28
Section 18	Jurisdiction	29
Tables	Summary of Sign Types and Development Standards	30-31

ARTICLE 10: PARKING AND LOADING STANDARDS

Section 1	Purpose	2
Section 2	Applicability	2
Section 3	General Provisions	3
Section 4	Minimum Pavement Construction On or Non-Residential Within Private Property	4
Section 5	Minimum Pavement Construction On or Within Public Right-of-Way	6
Section 6	Residential Off Street / On Site Parking Requirements	8
Section 7	Off-Street Parking Requirements	10
Section 8	Accessory Parking Requirements / Non-Residential	16
Section 9	Off-Street Loading Requirements	16
Section 10	Handicapped Space Requirements	18
Section 11	Shared Parking	19
Section 12	Pay Parking Lots	20
Section 13	Waivers and Exceptions	21
Section 14	Maintenance	22

Section 15	Glare and Lighting Standards	23
Section 16	Definitions	24

ARTICLE 11: PERFORMANCE STANDARDS

Section 1	Purpose	2
Section 2	Applicability	2
Section 3	Noise	2
Section 4	Smoke and Particulate Matter	2
Section 5	Odorous Matter	3
Section 6	Fire or Explosive Hazard Matter	3
Section 7	Toxic and Noxious Matter	3
Section 8	Vibration	3
Section 9	Open Storage	4
Section 10	Glare	4
Section 11	Air and Water Outlets at Gasoline Service Stations	5
Section 12	Requirements for On-Premise Sale and Consumption of Alcoholic Beverages	5
Section 13	Amenity and Design Standards for Multi-Family Uses	8
Section 14	Amenity and Design Standards for Single Family Attached and Single Family Townhouses Uses	9
Section 15	Definitions	10

ARTICLE 12: SUBDIVISION AND UTILITIES

Section 1	Purpose	2
Section 2	Applicability	2
Section 3	Pre-Application Conference/Concept Plan	3
Section 4	Application Required	4
Section 5	Administrative Approval	7
Section 6	Minor Subdivision Plat	7
Section 7	Preliminary Plat Submittal	7
Section 8	Preliminary Plat Approval	10

Section 9	Final Plat Submittal	11
Section 10	Procedure for Plat Approval	13
Section 11	Plat Vacations and Replats	13
Section 12	Final Plat Approval and Recordation	16
Section 13	Standard Plat Wording	18
Section 14	Exceptions, Appeals and Dormant Plats	19
Section 15	Fees	21
Section 16	Permits and Construction	21
Section 17	Lots	22
Section 18	Blocks	23
Section 19	Design Standards	24
Section 20	Alleys	26
Section 21	Water and Wastewater Lines	27
Section 22	Drainage and Floodplain Management	27
Section 23	Easements	27
Section 24	Access Easements	28
Section 25	Driveways and Fire Lanes	29
Section 26	Sidewalks	29
Section 27	Public Facilities	32
Section 28	Undergrounding Utilities	41
Section 29	Definitions	42

ARTICLE 13: BUILDING PERMITS & CONSTRUCTION

Section 1	Permits Required	2
Section 2	Construction Management	3

ARTICLE 14: DRAINAGE

Section 1	Purpose	2
Section 2	Applicability	2
Section 3	Procedures	2
Section 4	Policies	3

Section 5	Design Standards	7
Section 6	Off-Site Drainage, Easement, and Construction	11

ARTICLE 15: FLOODPLAIN MANAGEMENT

Section 1	Statutory Authorization	2
Section 2	Findings of Fact	2
Section 3	Statement of Purpose	2
Section 4	Lands to Which This Ordinance Applies	3
Section 5	Basis for Establishing Areas of Special Flood Hazard	3
Section 6	Floodways	3
Section 7	Compliance	4
Section 8	Abrogation and Greater Restrictions	4
Section 9	Interpretation	4
Section 10	Warning and Disclaimer of Liability	4
Section 11	Disclosure of Floodplain Designation	4
Section 12	Designation of Floodplain Administrator	5
Section 13	Duties and Responsibilities of the Floodplain Administrator	5
Section 14	Floodplain Permit Procedures	6
Section 15	Provision for Flood Hazard Reduction	8
Section 16	Specific Standards for Habitable Structures	9
Section 17	Standards for Subdivisions	11
Section 18	Standards for Streets, Drainage and Utilities	11
Section 19	Levee Systems and Flood Relief Channels	12
Section 20	Variance Procedures	13
Section 21	Definitions	15
Section 22	Trinity River Corridor Development Certificate	20
Section 23	Severability	22

Section 24	Penalties for Non Compliance	23
Section 25	Certification of Adoption	23

ARTICLE 16: SITE PLAN APPROVAL

Section 1	*Purpose*	*2*
Section 2	*Applicability*	*2*
Section 3	*Approval Authority*	*2*
Section 4	*Approval Criteria for Site Plans*	*3*
Section 5	*Initial Submission for Site Plans*	*3*
Section 6	*Submittal Requirements for Site Plans*	*4*
Section 7	*Site Plan Content*	*4*
Section 8	*Administrative Site Plan*	*6*
Section 9	*Approval Criteria for Administrative Site Plans*	*6*
Section 10	*Submittal Requirements for Administrative Site Plans*	*7*
Section 11	*Amendments to Approved Site Plans*	*8*
Section 12	*Street Naming and Addressing for Multi-Family Site Plans*	*8*

ARTICLE 17: CONCEPT PLANS

Section 1	Description and Purpose	2
Section 2	Applicability	3
Section 3	Amendments and Appeals	4
Section 4	Submittal Criteria	5
Section 5	Review Criteria	6
Section 6	Coordination with Preliminary and Final Plats	7
Section 7	Expiration	8

ARTICLE 18: RESERVED

ARTICLE 19: NON-CONFORMING DEVELOPMENT

Section 1	Restrictions Additive	3
Section 2	Exception to Non-Conforming Status	3
Section 3	Non-conforming Uses/Structures	3
Section 4	Non-conforming Land Use, Building and/or Structure	3
Section 5	Damage or Destruction of Non-conforming Use	4
Section 6	Change of Non-conforming Use to a Conforming Use	5
Section 7	Discontinuance of Non-conforming Uses	5
Section 8	Amortization of Non-conforming Use	5
Section 9	Change from One Non-conforming Use to Another Non-conforming Use	6
Section 10	Necessary Repairs	6

ARTICLE 20: RESERVED

ARTICLE 21: ENFORCEMENT

Section 1	Compliance Required	2
Section 2	Notice of Intent to Suspend or Revoke	2
Section 3	Suspension or Revocation of Permit	2
Section 4	Suspension or Revocation of Permits Conditioned By a Variance or Special Exception	2
Section 5	Suspension and Revocation of Site Plan, Specific Use Permit, or Subdivision Construction/Engineering Plan	3
Section 6	Suspension and Revocation of Certificate of Occupancy	3
Section 7	Non-Compliance with Conditions of Certificate of Occupancy, Specific Use Permit, and Variances	4
Section 8	Cease and Desist Order	4
Section 9	Appeal of Cease and Desist Order, Revocation or Suspension	4
Section 10	Criminal Enforcement	5
Section 11	Civil Remedies	5

ARTICLE 22: FEE SCHEDULE

Section 1	Fees Established	2
Section 2	Fee Schedule	2
Section 3	Impact Fees	12
Section 4	Tap Fees	25
Section 5	Disaster Warning Siren Fee	27

ARTICLE 23: MASTER TRANSPORTATION PLAN

Section 1	General	2
Section 2	Plan Objectives	2
Section 3	Existing Conditions	3
Section 4	Roadway Classifications	4
Section 5	Levels of Service	6
Section 6	Intersection Design	10
Section 7	Design Criteria	13
Section 8	Design Standards	14
Section 9	Roadway Cross Sections	21
Section 10	Access Management	41
Section 11	Traffic Impact Analysis Guidelines	43
Section 12	On Street Bike Plan	47
Section 13	Encroachment of Public Right-Of-Way	50

ARTICLE 24: WIRELESS TELECOMMUNICATIONS FACILITIES

Section 1	Purpose and Intent	2
Section 2	Definitions	2
Section 3	General Provisions	4
Section 4	Telecommunications Tower Standards	4
Section 5	Tower Locations Standards	5
Section 6	Antenna Mounting Standards	6

Section 7	Appeals	8
Section 8	Violation Deemed Nuisance	8
Table 1	Summary of Wireless Telecommunications Facilities	9
General Notes	TELECOM04 11/20/97: Notes to Cities	10

ARTICLE 25: GATED COMMUNITIES, PRIVATE STREETS

Section 1	Definitions	2
Section 2	Private Subdivisions, Private Streets, and Gated Community Requirements	2

ARTICLE 26: MOBILE/MANUFACTURED/MODULAR HOME AND RECREATIONAL VEHICLE REGULATIONS

Section 1	Purpose	2
Section 2	Definitions	2
Section 3	State and Federal Regulations	3
Section 4	Mobile/Manufactured Homes	4
Section 5	Recreational Vehicle/Trailer Parks	5
Section 6	Modular Homes/Industrialized Housing	5
Section 7	Noncompliance	6
Section 8	Additions	6
Section 9	Mobile/Manufactured Homes in Agricultural Districts	7

ARTICLE 27: RESERVED

ARTICLE 28: RESERVED

ARTICLE 29: RESERVED

ARTICLE 30: DEFINITIONS

Section 1	*Intent*	*2*
Section 2	*Definitions A Through Z:*	*2*
	A	*2*
	B	*11*
	C	*15*
	D	*20*
	E	*24*
	F	*26*
	G	*29*
	H	*31*
	I	*33*
	J	*36*
	K	*36*
	L	*37*
	M	*39*
	N	*44*
	O	*45*
	P	*47*
	Q	*51*
	R	*51*
	S	*57*
	T	*63*
	U	*67*
	V	*67*
	W	*69*
	X	*70*
	Y	*71*
	Z	*71*

Table of Contents Page No.

APPENDICES

UNIFIED DEVELOPMENT CODE

LAST UPDATE: March 19, 2019

APPENDIX A : Listing of Specific Use Permits
APPENDIX B : Listing of Approved Planned Developments
APPENDIX C : Listing of Approved Mixed Use Developments
APPENDIX D : Parking Layout Design Standards
APPENDIX E : Parking and Loading Areas
APPENDIX F : Corridor Overlay District Standards
APPENDIX G : Sign Standards
APPENDIX H : Sidewalk Matrix
APPENDIX I : Reserved
APPENDIX J : Sample Lot Configuration
APPENDIX K : Plot Plan
APPENDIX L : Reserved
APPENDIX M : Guidelines and Sample Agreements for Stormwater Management
APPENDIX N : Hazard Zoning Ordinance/Maps/Airports Zoning Maps
APPENDIX O : Hospital District
APPENDIX P : Reserved
APPENDIX Q : Light Industrial Limited Standards (LI-LS) Zoning District
APPENDIX R : Central Business Districts (CBD)
APPENDIX S : Reserved
APPENDIX T : Reserved
APPENDIX U : Reserved
APPENDIX V: Fence Detail
APPENDIX W: Residential Development Standards
APPENDIX X: Industrial Development Standards

Article 1

GENERAL PROVISIONS AND PROCEDURES

ADOPTED: September 2, 2025

CASE NUMBER: TAM-25-08-0003

ORDINANCE NO. 11756-2025

ARTICLE 1: GENERAL PROVISIONS AND PROCEDURES

Table of Contents

		Page No.
Section 1	*Short Title*	*2*
Section 2	*Authority*	*2*
Section 3	*Jurisdiction*	*2*
Section 4	*Purposes*	*2*
Section 5	*Effective Date & Applicability*	*3*
Section 6	*Applicability of Existing Regulations*	*3*
Section 7	*Relationship to Comprehensive Plan and Thoroughfare Plan*	*4*
Section 8	*Compliance with Code Required*	*4*
Section 9	*Severability*	*4*
Section 10	*Computation of Time*	*4*
Section 11	*General Procedures*	*4*

ARTICLE 1: GENERAL PROVISIONS AND PROCEDURES

SECTION 1 - SHORT TITLE

1.1.1 Chapter 28 of the City of Grand Prairie Code of Ordinances shall be known and may be cited as the Unified Development Code of the City of Grand Prairie, or simply as the Unified Development Code, UDC, or as referenced in this document as the "code".

SECTION 2 - AUTHORITY

1.2.1 The Unified Development Code is adopted pursuant to the powers granted to the City and subject to any limitations imposed by the Constitution and laws of the State of Texas and the charter of the City of Grand Prairie.

SECTION 3 - JURISDICTION

1.3.1 The provisions of this Unified Development Code apply generally to all property within the corporate limits of the City of Grand Prairie and to the lands subject to its zoning jurisdiction as conferred by State law other than on property owned by the City of Grand Prairie and activities sponsored by the City pursuant to Section 1-15 of the Code of Ordinances of the City. Those provisions pertaining to the subdivision of land, and those regulations adopted for the primary purpose of protecting water quality or to afford flood protection, apply to all property within the city's corporate boundaries and to all property within its extraterritorial jurisdiction (E.T.J.), as established by Texas Local Government Code Chapter 42, Chapter 211, and Chapter 212. References to jurisdictions or the applicability of specific development regulations appearing elsewhere in this Unified Development Code take precedence over this jurisdictional statement in the event of a conflicting interpretation.

SECTION 4 - PURPOSES

1.4.1 The Unified Development Code is adopted for the following purposes:

A. To protect, promote, improve, and provide for the public health, safety, and general welfare of the citizens of the City of Grand Prairie;

B. To ensure the safe, orderly, and efficient development of the City of Grand Prairie, in accordance with and pursuant to its Adopted Comprehensive Plan;

C. To conserve, develop, protect, and utilize natural resources, in keeping with the public interest;

D. To prevent the overcrowding of land and avoid undue concentration or diffusion of population or land uses;

E. To protect and preserve places and areas of historical, cultural, or architectural importance and significance to the community;

F. To protect and conserve the value of land throughout the city and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings;

G. To provide for or preserve usable and valuable open spaces through the most efficient design and layout of the land;

H. To prevent the pollution of air and water by regulating the disposal and discharge of harmful airborne emissions and organic or inorganic waste products;

I. To assure the adequacy of public water, sanitary sewer, and drainage facilities;

J. To safeguard water resources;

K. To preserve the integrity and aesthetic quality of the community by applying the resources of the city to ensure a concurrent level of development design and build quality throughout the community, whether a development be privately or publicly funded;

L. To lessen congestion in the streets and provide convenient, safe and efficient circulation for vehicular and pedestrian traffic;

M. To facilitate the adequate and efficient provision schools, parks, public safety and recreational facilities, and other public facilities and services; and

N. To treat in one unified text those areas of regulation more typically dealt with in separate ordinances such as, but not exclusively, the zoning ordinance, the subdivision rules and regulations, the fence ordinance, the mobile home ordinance, etc.

SECTION 5 - EFFECTIVE DATE AND APPLICABILITY

1.5.1 The Unified Development Code takes effect upon adoption by the City Council. Upon that date and thereafter, the provisions of this Code supersede all other development regulations governing the development of land within the City. All development applications and proposals filed on or after the effective date of this ordinance, whether for new developments or for add-ons or expansions of existing developments, shall be processed in accordance with the standards and requirements and pursuant to the procedures herein established, except insofar as such applications are governed by development regulations adopted prior to the effective date of the Unified Development Code.

SECTION 6 - APPLICABILITY OF EXISTING REGULATIONS

1.6.1 All existing unexpired, valid building permits, plats, and technically reviewed site plans, which were complete and duly filed prior to enactment of the Unified Development Code in accordance with development regulations in effect prior to adoption of these regulations, shall be processed under procedures therein established, and shall be evaluated and approved or disapproved under the standards and requirements contained in such regulations, notwithstanding the adoption of the Unified Development Code. (Those plats that were complete and duly filed prior to adoption of this Code shall only be exempt from meeting any new lot width, depth, or square footage requirements.) Those site plans which were technically reviewed and approved by the Planning

and Zoning Commission and/or the City Council prior to the adoption of this Code shall be exempt from meeting any new requirements for two years after the adoption of this Code provided a building permit for the improvements has been applied for prior to the expiration of two (2) years after the adoption of this Code.

SECTION 7 - RELATIONSHIP TO COMPREHENSIVE PLAN AND THOROUGHFARE PLAN

1.7.1 The Unified Development Code is intended to implement the policies and objectives contained in the Comprehensive Plan and Thoroughfare Plan for the City and to affect the City's plan for provision of public facilities and services within city limits and within the City's extraterritorial jurisdiction. If a zoning or rezoning request differs from what the Future Land Use Map or Thoroughfare Map recommends for that area, (Article 211.004, Title 7, *Local Government Code*) staff will advise the applicant of this discrepancy and will request applicant to submit a written letter. This letter will request staff to prepare and process the necessary amendment to the applicable map or maps. Staff will process this request to amend the Future Land Use Map or Thoroughfare Map concurrently with the zoning or platting request.

SECTION 8 - COMPLIANCE WITH CODE REQUIRED

1.8.1 All development of land within the incorporated boundaries of the City of Grand Prairie or its extraterritorial jurisdiction as applicable, shall conform to the requirements of the Unified Development Code, and no person may use, occupy, subdivide or develop land, buildings or other structures, or authorize or permit the use, occupancy, subdivision or development of land, buildings or other structures under his/her control, except in accordance with all applicable provisions of this Code. Within the City of Grand Prairie's extraterritorial jurisdiction, no person may subdivide or develop land, or authorize or permit the subdivision or development of land, except in accordance with all applicable provisions of this Code.

SECTION 9 - SEVERABILITY

1.9.1 All sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and if any such section, paragraph, sentence, clause or phrase is declared unconstitutional or otherwise invalid in any court of competent jurisdiction in a valid judgment or decree, such unconstitutionality or invalidity shall not cause any remaining section, paragraph, sentence, clause, or phrase of this ordinance to fail or become inoperative.

SECTION 10 - COMPUTATION OF TIME

1.10.1 Unless otherwise specifically provided, the time within which an act is to be done shall be computed by excluding the first and including the last day. If the last day is a Saturday, a Sunday or a legal holiday as observed by the City of Grand Prairie, that day shall be excluded. Whenever a person has the right, or is required to perform some act within the prescribed period, after the service of a notice or other paper upon him and the notice or paper is served by mail, three calendar days shall be added to the prescribed time, unless otherwise specifically provided.

SECTION 11 - GENERAL PROCEDURES

1.11.1 Initiation of Administrative Procedures

All platting, zoning and site plan requests to be considered by the Director of Planning and Development (or designee), the Planning and Zoning Commission and/or the City Council, and matters to be considered by the Zoning Board of Adjustments and Appeals shall be initiated by filing an application with the Director of Development Services or designee. The application required by this section shall be on forms supplied by the City of Grand Prairie, and shall be available in the offices of the Planning Division. All requests for building permits shall be initiated by the filing of an application with the Chief Building Official or designee. The application required by this section shall be on forms supplied by the City of Grand Prairie, and shall be available in the offices of the Building Inspections Division.

1.11.2 Submittal and Acceptance

No application for development services shall be processed until such application is deemed complete by an official letter of completeness or incompleteness given to the applicant by the Planning Division, and the fee established in this Code or the Code of Ordinances of the City of Grand Prairie for processing the application has been paid in full.

1.11.3 Authority to Initiate a Request

All platting, zoning, and site plan requests or requests to amend the Future Land Use Map or the Thoroughfare Map may be initiated by an owner, the owner's authorized representative, or an authorized representative of a buyer or potential buyer of the affected property who files the required application and pays the appropriate fee for the request, or the City Council may direct the City Manager to initiate such a request on behalf of the City.

1.11.3.1 Amendments to the text of the Unified Development Code shall be initiated only by action of the City Council or City Council Development Committee directing the City Manager or designee to initiate such a request on behalf of the City, or by the initiative of the City Manager or designee. Any interested citizen or party may petition the City Council to initiate such a change, if the party has a demonstrable interest in such an amendment. The Council may choose to act or not act on the petition in its sole discretion.

1.11.3.2 Matters to be considered by the Zoning Board of Adjustments and Appeals may be initiated by the owner of the affected property or their authorized representative or any aggrieved party who files the required application and pays the appropriate fee, or by any person aggrieved by the official decision of an administrative officer to approve or deny a request when that officer has authority over any matter appealable to the Zoning Board of Adjustments and Appeals per **Section 1.11.7** of this Article, or by an officer, department or appropriate board of the City.

1.11.4 Application Withdrawal

1.11.4.1 Any request for withdrawal of an application must be submitted in writing to the Director of Planning or designee, or Chief Building Official or designee, whichever is applicable.

1.11.4.2 Once an application for a platting, zoning, or site plan request to be considered by the Director of Planning and Development (or designee), the Planning and Zoning Commission and/or City Council, or a matter going before the Zoning Board of Adjustments and Appeals has been published in a newspaper or notifications of public hearing, if any, have been mailed, such request for withdrawal must be placed on the public hearing agenda and acted upon by the applicable body.

1.11.4.3 Application fees are not refundable except in cases in which the Director of Planning or designee determines that an application was accepted in error, or the fee paid exceeded the amount due under the provision of this Code or the Code of Ordinances of the City of Grand Prairie, in which case the amount of the overpayment may be refunded to the applicant.

1.11.5 Public Hearing - Planning and Zoning Commission

1.11.5.1 The Planning and Zoning Commission shall conduct a public hearing and make recommendations to the City Council on the following matters:

A. Text Amendments to the Unified Development Code.

B. Zoning Changes and Map Amendments, including reclassifications of the zoning designations on land and planned developments.

C. Request for a Specific Use Permit.

D. Amendments to the Comprehensive Plan or Future Land Use Map.

E. Amendments to the Thoroughfare Plan or Thoroughfare Map.

1.11.5.2 Whenever a public hearing is held regarding a zoning change, written notice of such public hearing shall be placed in the United States mail by the Director of Development Services or designee no later than ten (10) calendar days before the date of the public hearing addressed to:

A. The applicant and owner of the property involved in the request, as shown on the currently adopted tax rolls of the City of Grand Prairie; and

B. The owner as shown on the currently adopted tax roll of the City of Grand Prairie of any and all property located within three hundred (300) feet of the subject property.

1.11.5.3 In addition to Subsection 1.11.5.2, further notice of a public hearing regarding a zoning change and/or map amendment or a request for a Specific Use Permit shall be advertised in a newspaper of general circulation in the City no later than ten (10) calendar days prior to the date of the public hearing.

1.11.5.4 Whenever a public hearing is held regarding a text amendment to the Unified Development Code, an amendment to the Comprehensive Plan or Future Land Use

Map, an amendment to the Thoroughfare Plan or Map, or a request to change the official name of a public street, notice of said public hearing shall be advertised in a newspaper of general circulation in the City no later than ten (10) calendar days prior to the date of the public hearing.

1.11.5.5 Posting of Public Hearing Notice Signs on Property

A. Where a zoning change, map amendment, or Specific Use Permit is requested for a property, the applicant for such request shall post signs, provided by the City, which provide notification and information concerning the proposed change or amendment on the subject property.

B. Signs must be posted along the property's entire street frontage where they are clearly visible from the street.

C. A minimum of one (1) sign shall be placed along each street frontage.

D. Additional signs shall be placed at the direction of the Director of Development Services or designee.

E. It shall be the responsibility of the applicant to post the signs on the property not less than ten (10) calendar days prior to the date set for the public hearing before the Planning and Zoning Commission.

F. The signs must be maintained and shall remain erected on the property until final action is taken on the request by either the Planning and Zoning Commission or the City Council.

G. Within ten (10) calendar days after the final action on the request by either the Planning and Zoning Commission or the City Council, the signs shall be removed from the property by the applicant. If the signs are in a reusable condition, they may be returned to the city; otherwise, they shall be properly disposed of.

H. Failure to post and maintain the signs on the property by the applicant as prescribed in Subsections 1.11.5.6(F) and 1.11.5.6(G) in this Section shall result in tabling the application to a future specified date.

1.11.5.6 Public Hearing Postponement, Recess, and Continuations

A. A public hearing for which notice has been given may be postponed by announcing the postponement at or after the time and place the hearing is scheduled to begin.

B. A public hearing may be recessed and continued any time after the hearing has commenced.

C. If a postponement or continuance of a public hearing is to a specific date and time

no later than 60 days from the first or most recent hearing, the announcement of the postponement of continuance at the public hearing in which the applications has been postponed or continued by the Planning and Zoning Commission shall be sufficient notice and no additional notice is required.

D. Postponed or continued public hearings shall be presumed to be held in the same location, unless a different location for the hearing is announced at the time of the postponement or continuance.

E. In the event that any request or amendment being considered by the Planning and Zoning Commission, whether or not a public hearing is involved, is continued at the request of the applicant more than one (1) time, an additional fee is required as established in **Article 22 "Fee Schedule"** of this Code.

F. If the applicant is not present at said meeting of the Planning and Zoning Commission whereby the request cannot be considered, payment of the aforementioned additional fees shall also be required.

1.11.5.7 Conduct of Public Hearing

Subject to the Chairman's inherent authority to conduct the meetings of the Planning and Zoning Commission, the public hearing shall generally be conducted as follows:

A. Report by city staff;

B. Presentation by the applicant;

C. Testimony by parties supporting the application;

D. Testimony by parties in opposition to the application;

E. Rebuttal by the applicant;

F. Closure of the public hearing.

1.11.5.8 Commission Recommendation

Upon the closure of the public hearing, the Planning and Zoning Commission shall make a recommendation to the City Council on the subject application. The Planning and Zoning commission may recommend:

A. That the request or amendment be approved or enacted; or

B. That the request or amendment be approved or enacted with specific, enumerated conditions, in the case of a Site Plan or Plat request, or, in the case of any other request, including but not limited to a zoning change or Specific Use Permit, modified to a more restrictive classification or subject to appropriate conditions as permitted by law; or

C. That the request or amendment be denied. If six (6) or more members of the Planning and Zoning Commission recommends denial of a request or amendment, such request or amendment shall be deemed to have been denied without any action by the City Council unless the applicant for said request or amendment files in writing a request that said request or amendment be forwarded to the City Council for consideration, and pays an additional fee as established in **Article 22 "Fee Schedule"** of this Code. Said written request for forwarding the request or amendment to the City Council must be filed with the Director of Planning or designee within ten (10) calendar days of the vote of the Planning and Zoning Commission. Should the applicant not request that the request or amendment be forwarded to the City Council within ten (10) calendar days, the recommendation of denial by the Planning and Zoning Commission shall be deemed final, and shall be considered a denial without prejudice.

D. Pursuant to the Texas Local Government Code, Chapter 212, if the request is for Site Plan or Plat approval, any vote by the Planning and Zoning Commission to deny the request shall be accompanied by specific, enumerated reasons for denial. The Commission may not deny such application solely on the basis of its discretion.

E. The Director of Development Services or designee shall forward the report and the Commission's recommendation on all proposed applications and amendments to the City Council unless otherwise provided in this Code.

1.11.6 Public Hearing - City Council

1.11.6.1 The City Council shall conduct a public hearing and make determinations on the following matters:

A. Text Amendments to the Unified Development Code.

B. Zoning Changes and Map Amendments, including reclassifications of the zoning designations on land and planned developments.

C. Requests for a Specific Use Permit.

D. Amendments to the Comprehensive Plan or Future Land Use Map.

E. Amendments to the Thoroughfare Plan or Thoroughfare Map.

1.11.6.2 Notice of Public Hearings Before the City Council

Whenever a public hearing is held regarding a zoning change or map amendment, or a Specific Use Permit, notice of said public hearing shall be advertised in a newspaper of general circulation in the City and published on the City's Internet website no later than fifteen (15) calendar days prior to the date of the public hearing.

1.11.6.3 Conduct of Public Hearing

Subject to the Mayor's inherent authority to conduct the meetings of the City Council, the public hearing shall generally be conducted as follows:

A. Report by the Director of Development Services or designee of the recommendation of the Planning and Zoning Commission;

B. Presentation by the applicant;

C. Testimony by parties supporting the application;

D. Testimony by parties in opposition to the application;

E. Rebuttal by the applicant;

F. Closure of the public hearing.

1.11.6.4 City Council Approval or Denial

Following the closure of the public hearing, the City Council may take the following actions:

A. The City Council may approve the request or amendment either as requested, or in the form of a more restrictive district, and subject to such appropriate conditions as are allowed by law. Such approval of any request for a text amendment to the Unified Development code or a zoning change or map amendment shall be granted only if the Council determines that the request or amendment is consistent with the Comprehensive Plan and the purposes of the Unified Development Code. In the event the request or amendment concerns a text amendment to the Unified Development Code or a zoning change or map amendment, the Council shall enact an ordinance amending the Unified Development Code or amending the official Zoning Map, whichever is applicable.

B. A Site Plan request may be conditionally approved only if such conditions are specifically enumerated in the motion for approval and are supported by the standards and requirements of the Unified Development Ordinance or other adopted City Code, or State or Federal law.

C. The City Council may deny the request or amendment with prejudice. If a request or amendment is denied with prejudice, a new application may be submitted for the same lot or tract of land, or any portion thereof, within one year only if the new request is for a more restrictive or less intense use or development. Unless the new proposal is more restrictive or less intense than the previously denied proposal, then no other application pertaining to a change of zoning and map amendment may be submitted on the same lot or tract of land, or any portion thereof for a period of one (1) year from the date of its denial by the City Council. If a request or amendment is denied by City Council without an indication of "with" or "without" prejudice, then the action shall be considered to be "denied

with prejudice". Further, a failed motion for approval shall be considered to be "denied with prejudice" unless followed by a subsequent motion to deny the request or amendment "without prejudice."

D. The City Council may deny the request or amendment without prejudice, in which case an application for a change in zoning and map amendment other than that which was requested on the original application may be filed at the applicant's discretion.

E. A proposal to rezone a tract or parcel of land which has been previously denied without prejudice by the City Council may be resubmitted within one year only if there is an actual change in conditions relating to zoning principles of the tract or parcel of land or the property surrounding it. In that event, the applicant must submit to the Director of Planning, in writing, a resume describing such changed conditions. The Director of Planning shall investigate the property or cause such an investigation to be made and shall report to the Planning and Zoning Commission whether or not such changed conditions exist. Upon hearing said report, the Planning and Zoning Commission shall either grant or deny the request to re-file the proposal for rezoning.

F. Denial of a Site Plan request shall list specific, enumerated reasons for denial.

1.11.6.5 Protest of Proposed Change in Zoning

A. Any owner of property within a radius of two hundred (200) feet of a property for which a change in zoning is requested have the right to file a written protest against the request. For the purposes of calculating the land area within the two hundred (200) feet radius, streets, alleys and other public right-of-way are included.

Whenever a written protest is signed by the owners of twenty (20) percent or more of the area of the lots or land included in such zoning change, or of the lots or land immediately adjoining the same and within the above mentioned two hundred (200) feet radius, such change in zoning shall not become effective except by a favorable vote of three-fourths (3/4) of all the members of the City Council. If one or more Councilmembers are absent from the vote, a vote of three-fourths of the entire Council is still required to approve the request.

B. For a proposed change to a zoning regulation or district boundary that is not a proposed "comprehensive zoning change", as said term is defined in Section 211.0011 of the Texas Local Government Code, as amended, a protest of the proposed change to a zoning regulation or district boundary must be written and signed by the owners of:

1 at least 20 percent of the area of the lots or land covered by the proposed change;

2. except as provided by subsection (3) below, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area; or
3. at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development.

C. If a proposed change to a regulation or district boundary is protested in accordance with Subsection 1.11.6.5(B) herein, the proposed change must receive, in order to take effect, the favorable vote of at least:

1. three-fourths (3/4) of all members of the City Council for a protest described by Subsection 1.11.6.5(B)(1) or 1.11.6.5(B)(1)(2); or

2. a majority of all members of the City Council for a protest described by Subsection 1.11.6.5(B)(3).

D. Failure by an applicant to receive a favorable vote as required in 1.11.6.5(A) or 1.11.6.5(C), as applicable , shall be treated as a denial pursuant to **Section 1.11.6.4.B** or **1.11.6.4.C** of this Code as applicable.

E. For purposes of determining representation on said written protest, the written protest of any one owner of land owned by two or more persons shall be presumed to be the protest of all owners.

1.11.7 Zoning Board of Adjustments and Appeals

1.11.7.1 Creation/Function

There is hereby created a Zoning Board of Adjustments and Appeals, which shall have the authority and jurisdiction and shall operate under the procedures established by Article 1011g *Vernon's Annotated Civil Statutes* and by this Unified Development Code.

1.11.7.2 Adoption of Rules; Meetings; Records

A. The Board may adopt rules to govern its proceeding, provided that, however, such rules are not inconsistent with the terms of this Code, and may administer oaths and compel the attendance of witnesses.

B. All meetings of the Board shall be open to the public.

C. The Board shall keep minutes of its proceeding, showing the vote of each member upon each question, or, if absent or failing to vote, indicate such fact and keep

records of its examination and other official actions, all of which shall be immediately filed in the offices of the board and kept as a public record.

1.11.7.3 Jurisdiction

In addition to the authority and power or Article 211.008 et seq of the *Local Government Code* and this Unified Development Code, as amended, the Zoning Board of Adjustments and Appeals may act as a recommending body to the City Council and Planning and Zoning Commission related to matters within their jurisdiction when in its judgment, the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially or permanently injured the Zoning Board of Adjustments and Appeals may, in specific cases, after public notice and public hearing, and subject to appropriate conditions and safeguards authorize the following special exceptions to the regulations herein established.

A. Permit the expansion or enlargement of a building occupied by nonconforming use on the lot or tract occupied by such building provided such reconstruction does not prevent the return of such property to a conforming use. Upon review of the facts, the Board may establish a specific period of time for the occupancy to revert to a conforming use.

B. Permit such modifications of the height, yard, area, and lot coverage regulations as may be necessary to secure appropriate development of a parcel of land which differs from other parcels in the district by being of such restricted area, shape, or slope that it cannot be appropriately developed without such modification.

C. Require the discontinuance of non-conforming uses of land or structures under any plan whereby the full value of the structure and facilities can be amortized within a definite period of time, taking into consideration the general character of the neighborhood and the necessity for all property to conform to the regulations of this Code.

1. All actions to discontinue a non-conforming use of land or structure shall be taken with due regard for the property rights of the persons affected when considered in the light of the public welfare and the character of the area surrounding the designated non-conforming use and the conservation and preservation of property.

2. The Board shall from time to time on its own motion or upon cause presented by interested property owners inquire into the existence, continuation or maintenance of any non-conforming use within the City.

D. Permit the construction, reconstruction, enlargement or addition of a structure occupied by or for a use, normally ancillary to a single family residential use, when such single family residential use or structure, including manufactured housing and mobile homes, is legally nonconforming, provided, however, such construction, reconstruction, enlargement or addition does not prevent the return of such property to a conforming use.

E. The Board is not authorized to permit or approve any request that would be in violation of any other ordinances or City regulations that would prohibit such improvement or construction to be made.

F. With the exception of appeals filed pursuant to Article 12 "Subdivision and Utilities", Section 12.5.3 of this Code, consider an appeal from any person aggrieved by a decision of any administrative officer with authority over any matter regulated by this Unified Development Code or by any officer, department, board or division of the City affected by any decision of the administrative officer. Such appeal shall be taken, within fifteen (15) calendar days after the decision has been rendered by the administrative officer, by filing with the officer from whom the appeal is taken and with Zoning Board of Adjustments and Appeals a notice of appeal specifying the grounds therefore, tendering with such notice the amount in accordance with the fee schedule established in **Article 22 "Fee Schedule"** of this Code.

The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken.

An appeal shall stay all proceedings of the action appealed from unless the officer from whom the appeal is taken certifies to the Board, after the notice of appeal shall have been filed with such officer that by reason of facts stated in the certificate, that a stay would, in such officer's opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by restraining order which may be granted by the board or by a court of record on application, and notice to the officer from whom the appeal is taken of due cause shown.

G. To authorize the reconstruction, occupancy or replacement of a non-conforming structure, or a structure containing a non-conforming use, where such structure has been damaged by fire or other causes to the extent of more than fifty (50) percent of the replacement cost of the structure on the date of the damage. Such action by the Zoning Board of Adjustments and Appeals shall have due regard for the property rights of the person or persons affected, and shall be considered in regard to the public welfare, character of the area surrounding such structure, and the conservation, preservation and protection of property.

H. To authorize the enlargement, expansion or repair of a nonconforming structure in excess of fifty (50) percent of its current value. In such instance, current value shall be established at the time of application for a hearing before the Board. If such expansion or enlargement is approved by the Board, all provisions of the district in which such structure is located shall apply to the new construction on the lot or parcel.

I. To authorize a change of use from one non-conforming use to another non-conforming use, provided that such change is to a use of the same or more

restricted classification. In the event that a non-conforming use is changed to a nonconforming use of a higher or more restrictive classification, the building or structure containing such non-conforming use shall not later be reverted to the former lower or less restricted classification. The Board may establish a specific period of time for the conversion of the occupancy to a conforming use.

J. To authorize the occupancy of an abandoned nonconforming structure. Such action by the Board shall have due regard for the property rights of the person or persons affected, and shall be considered in regard to the public welfare and safety, character or the area surrounding such structure, and the conservation, preservation and protection of property.

1.11.7.4 Criteria for Granting Variances and Exceptions

The Zoning Board of Adjustments and Appeals, pursuant to the powers conferred upon it by State law, the Code of Ordinances of the City and **Article 2 "Authority"** of this Unified Development Code may grant variances and exceptions to the provisions of this Unified Development Code, which fall under this Article upon finding that:

A. Such variance or exception will not substantially or permanently injure the appropriate use of adjacent property in the same district; and

B. Such variance or exception will not adversely affect the health, safety or general welfare of the public; and

C. Such variance or exception will not be contrary to the public interest; and such variance or exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located; and

D. Such variance or exception will be in harmony with the spirit and purpose of this ordinance; and

E. Such variance or exception will not alter the essential character of the district in which is located the property for which the variance is sought; and

F. Such variance or exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located; and

G. The plight of the owner of the property for which the variance or exception is ought is due to unique circumstances existing on the property, including but not limited to the area, shape or slope, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located; and

H. The variance or exception is not a self-created hardship.

1.11.7.5 Public Hearings - Zoning Board of Adjustments and Appeals

A. The Zoning Board of Adjustments and Appeals shall fix a reasonable time for the hearing of a request for a variance or exception or an appeal, give the public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time.

B. Notices for public hearings before the Zoning Board of Adjustments and Appeals shall be mailed no later than ten (10) days before the date of the hearing to:

1. The applicant and owner; and

2. The owner of any property located within three hundred (300) feet of the subject property; and

3. If the matter to be considered at the public hearing is an appeal, all parties to the appeal, including aggrieved parties.

C. Notice of a public hearing before the Zoning Board of Adjustments and Appeals shall be advertised in a paper of general circulation no later than ten (10) calendar days before the date of the hearing.

D. Notices required under this section shall conform to the requirements of Article 1, "*General Provisions and Procedures*", **1.11.10 *"Notice Provisions"*** of this Unified Development Code.

1.11.7.6 Conduct of Public Hearing

Subject to the Chairman's inherent authority to conduct the meetings of the Zoning Board of Adjustments and Appeals, the public hearing shall generally be conducted as follows:

A. Report by the Director of Planning or designee;

B. Presentation by the party bringing the appeal (any party may appear in person or by attorney or agent);

C. Testimony by parties supporting the appeal;

D. Testimony by parties opposing the appeal;

E. Rebuttal by the party bringing the appeal;

F. Closure of public hearing.

1.11.7.7 Actions of the Board

In exercising its powers, the Board may, in conformity with the provisions of Chapter 211 of the Texas Local Government Code, V.T.C.A., and including Section 211.009 as amended, revise or reform, wholly or partly, or may modify the order, requirement, decisions, or determination appealed from and make such order, requirement, decisions, or determination as ought be made, and shall have all the powers of the officer from whom the appeal is taken including the power to impose reasonable conditions to be complied with by the applicant.

Each case before the Board must be heard by at least seven (7) members. The concurring vote of seven (7) members of the Board shall be necessary to revise any order, requirements, decision or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance or to affect any variance in said ordinance.

A. Any special exceptions authorized by the Board, either under the provisions of this Code, or under the authority granted to the Board under the statutes of the State, shall authorize the issuance of a building permit or a certificate of occupancy or other relief as the case may be for a period of ninety (90) days from the date of the favorable action on the part of the Board, unless said Board in its minutes shall, at the same time, grant a longer period.

B. If a building permit or certificate of occupancy shall not have been applied for or issued within a ninety (90) day period or as the Board may specifically grant, the special exceptions shall be deemed waived; and all rights there under terminated.

C. Such termination and waiver shall be without prejudice to a subsequent appeal to said Board in accordance with the rules, and regulations regarding appeals.

1.11.7.8 Appeals on Same Matter

No appeal to the Zoning Board of Adjustments and Appeals shall be allowed concerning the same matter prior to the expiration of six (6) months from a ruling of the Board on any appeal to such body unless other rulings on the same or similar subject matter have, within such six-month period, been altered or changed by ruling of the Board, in which case such change of circumstances shall permit the allowance of an appeal, but shall in no way have force in law to compel the Board after a hearing to grant such subsequent appeal, but such appeal shall be considered on its merits as in all other cases. Cases on the same matter may be considered if the substance is changed to such an extent as to constitute a new request.

1.11.7.9 Effective Date

A decision on a variance shall be effective upon approval by the Board.

1.11.7.10 Appeal from Board

Any person aggrieved by any decision of the Zoning Board of Adjustments and Appeals or any taxpayer or any officer, department, or board of the municipality, may present to a court of record, a petition, duly verified, setting forth that such decision is illegal, in whole or in

part, specifying the grounds of such illegality. Such petition shall be presented to the court within ten (10) days after the filing of the decision complained of in the office of the board, and not thereafter.

1.11.8 Building Advisory Boards

1.11.8.1 All decisions made by the Chief Building Official or designee are subject to appeal to the Building Advisory and Appeals Boards having jurisdiction over the case.

1.11.8.2 Applications

The owner or their designee may submit an application for a variance which may be granted only by the Building Advisory and Appeals Boards to the Chief Building Official or designee or to the Code Compliance Division. A single application may include requests for variances from more than one regulation applicable to the same site, under the same board's jurisdiction.

1.11.8.3 Staff Report

The Chief Building Official or designee, shall review the variance application and prepare a report to be heard by the appropriate Board.

1.11.8.4 Notices

The Building Board, Mechanical Board, and Electrical Board, as applicable, shall hold a public hearing on each application for a variance. Notice of a public hearing on a variance shall be advertised in a newspaper of general circulation in the City no later than ten (10) calendar days before the date of the hearing.

1.11.8.5 Approval or Denial

The Building Board, Mechanical Board, and Electrical Board, as appropriate, shall take action on the application for variance no later than the next scheduled meeting after the public hearing is closed. A variance may be granted for a limited time period.

1.11.9 Notice Provisions

1.11.9.1 A notice which is mailed shall be deemed to have been given on the date the letter is deposited, properly addressed and postage paid, in a depository of the U.S. Postal Service. Notice by certified mail, return receipt requested, is required only where specified. Notice by hand delivery may be substituted for notice by mail if the addressee provides a receipt of delivery.

1.11.9.2 A notice which is published shall be deemed to have been given on the date such notice is published in any edition of a newspaper of general circulation in the City.

1.11.9.3 A notice mailed to an applicant shall be deemed to have been given if mailed to the owner or agent at the address shown on the application, or as indicated on a written change of

address form filed with the Director of Planning or designee.

1.11.9.4 A notice mailed to an owner of real property shall be deemed to have been given if mailed to the owner shown on the ownership records maintained for real estate tax purposes as provided by the tax appraisal district responsible for maintaining such records.

1.11.10 Petitioned Annexations

1.11.10.1 Request for Annexation

In addition to all powers of annexation granted to the City of Grand Prairie, the City Council, upon request submitted to the Department of Planning by an owner of property within the extraterritorial jurisdiction of the City of Grand Prairie, may consider said property for annexation.

1.11.10.2 Fees

Reference **Article 22 "Fee Schedule"** for fees related to annexations requests.

1.11.11 Procedure in Planning and Zoning Cases/Additional Information Submitted

1.11.11.1 New matters or evidence not presented to the Planning and Zoning Commission shall not be heard or considered by the City Council in its public hearings related to amendments to the zoning ordinance and maps to the City.

1.11.11.2 In the event new evidence develops between the date of the hearing by the Planning and Zoning Commission and the hearing of the City Council on any zoning change, or if for any other valid reason a person wishes to present evidence to the City Council which had not been presented to the Planning and Zoning Commission, the City Council shall refer the case back to the Planning and Zoning Commission for further hearings to consider the new evidence.

1.11.11.3 Nothing contained herein shall be construed to prohibit anyone from speaking in the public hearing related to changes in zoning.

Article 2 AUTHORITY

LAST UPDATE: January 7, 2025

CASE NUMBER: TAM-24-11-0010

ORDINANCE NO. 11659-2025

ARTICLE 2: AUTHORITY

Table of Contents

		Page No.
Section 1	*Governing Body*	*2*
Section 2	*Sequence of Review*	*2*
Section 3	*Boards, Commissions, Agencies, Appointment, Term, Procedures*	*2*
Section 4	*Planning and Zoning Commission*	*2*
Section 5	*Zoning Board of Adjustments and Appeals*	*3*
Section 6	*Department of Planning and Development*	*5*
Section 7	*Chief Building Official*	*5*
Section 8	*Airport Boards*	*5*
Section 9	*Director of Planning and Development*	*6*

ARTICLE 2: AUTHORITY

SECTION 1 - GOVERNING BODY

2.1.1 The City Council, as the governing body of the City, shall have such authority as is consistent with State law, the charter of the City and the Code of Ordinances, to initiate, undertake, and decide all legislative matters pertaining to the regulation of the use and development of land, which is the subject of the Unified Development Code, including but not limited to enactment or amendment of Code provisions; approval, disapproval or modification of amendments to the zoning map; and authorization of planned developments and specific use permits.

2.1.2 If authorized in the Code, the City Council shall also have authority to review and decide appeals from decisions of the Commissions, boards, and administrative officers, or exceptions to the Code otherwise authorized by these regulations in accordance with the procedures established herein.

SECTION 2 - SEQUENCE OF REVIEW

2.2.1 Where recommendations from boards or commissions are required by this Code or otherwise by law, prior to action by the Council, no application for development approval shall be placed on the Council's agenda for decision until such recommendations are available for consideration by the Council. Such recommendations are not binding on the City Council and the Council may decide a matter contrary to the recommendations of such boards or commissions.

2.2.2 Where an applicant requests a variance from a provision of this Code in conjunction with an application for amendment of the Official Zoning Map, the variance shall not be considered by the Zoning Board of Adjustments and Appeals until the Council acts upon the request for the zoning change.

SECTION 3 - BOARDS, COMMISSIONS, AGENCIES / APPOINTMENT, TERM, AND PROCEDURES

2.3.1 Each Board, Commission or Agency shall keep accurate minutes of each meeting, which shall be forwarded to the City Secretary within ten (10) days following each meeting. Such Board, Commission or Agency shall keep an accurate record of the names of the members who are present and absent from their meetings.

2.3.2 Each Board, Commission, or Agency shall establish its own attendance rules, regulations and method of enforcement which may include automatic removal from office unless in conflict with State law, City Charter or this Section. In addition to such rules and regulations, any member who is absent from three (3) consecutive regularly scheduled meetings whether excused or unexcused shall be automatically removed from office and shall be replaced by the City Council.

SECTION 4 - PLANNING AND ZONING COMMISSION

2.4.1 The Planning and Zoning Commission of the City of Grand Prairie shall be composed of nine (9) members who shall be appointed to such Commission by the City Council in such a manner as the City Council may choose no more than two (2) consecutive three (3) year terms nor more than six (6) years unless the City Council by a three-fourths (3/4) vote of all Council members shall waive this

limitation for a specific appointment. The Planning and Zoning Commission shall have the power to adopt its own bylaws and to adopt its own internal procedures. The Planning and Zoning Commission shall elect from its members a Chairman, a Vice-Chairman and a Secretary in accordance with its own internal procedures. A majority of all Planning and Zoning Commission members shall constitute a quorum. An affirmative vote of a majority of the members voting shall be required to pass any motion or recommendation. A tie vote shall be considered a denial of a motion. The Planning and Zoning Commission shall meet at such times as it may be directed to meet by the City Council and at such other times as the Commission may deem appropriate.

2.4.2 The Planning and Zoning Commission shall have the following powers and duties:

A. To serve as an advisory body to the City Council concerning adoption of or amendments to the zoning regulations and zoning map and to make recommendations thereon;

B. To advise the Council and make recommendations concerning adoption of, or amendments to the City's Comprehensive Plan and implementation thereof;

C. To hear appeals of the Director's decisions to approve with conditions or disapprove a plat in accordance with Article 12, "Subdivision and Utilities" of this Code;

D. To administer the City's regulations governing the platting and recording of subdivisions, including matters pertaining to the dedication of public facilities, when the Director has elected to present said matters to the Planning and Zoning Commission, when a subdivision plan or preliminary plat has been filed with a Planned Development applications in accordance with Section 7.1.5 of this Code, and when a preliminary plat has been filed in lieu of a site plan in accordance with Section 16.2.1(J) of this Code;

E. To advise the Council on matters pertaining to public improvements, traffic, utility extensions and the provision of public facilities and services, in order to implement the City's Comprehensive Plan;

F. To undertake such actions as necessary to exercise its delegated powers, as indicated by adopted ordinance;

G. To approve certain matters relating to platting and recording of subdivisions as dictated by the Code of Ordinances and this Code.

H. To perform such other planning, zoning, and development related activities as the City Council may from time to time direct.

I. Members of the Planning and Zoning Commission shall also serve as the Citizen Advisory Committee for Photographic Traffic Signal Enforcement.

SECTION 5 - ZONING BOARD OF ADJUSTMENTS AND APPEALS

2.5.1 Creation; function.

There is hereby created a Zoning Board of Adjustment and Appeals, which shall have the authority and jurisdiction and shall operate under the procedures established by Article 1011g Vernon's Ann. Civ. St. and by the Zoning Ordinance No. 2299 as amended cited in Chapter 28 of this Code.

(Ord. No. 3359, § 3, 7-6-1982)

2.5.2 Composition; Alternates; Appointment of Officers; Quorum.

The Zoning Board of Adjustment and Appeals of the City of Grand Prairie shall be composed of nine (9) members, each to be appointed by the City Council for a term of two (2) years in such manner as the City Council may choose. No member may be appointed for more than three (3) consecutive two (2) year terms nor more than six (6) years unless the City Council, by a three-fourths (3/4) vote of all Council members, shall waive this limitation for a specific appointment. The City Council may appoint up to four (4) alternate members of the Board, who shall serve in the absence of one or more regular members. The alternate members, when appointed, shall serve for the same period as the regular members, and any vacancy shall be filled in the same manner as for regular members. Alternate members shall be subject to removal under the same provisions as regular members. The Zoning Board of Adjustment and Appeals shall have the power to adopt its own bylaws and to adopt its own procedures, consistent with state law. The Zoning Board of Adjustment and Appeals shall elect from its members a Chairman and a Vice-Chairman in accordance with its own internal procedures. The Secretary of the Board shall be such person as may be designated by the City Manager or designee. The Secretary, subject to the provisions of the Unified Development Code and the Code of Ordinances, these rules, and the direction of the Board and its Chairperson, shall conduct all correspondence of the Board; shall send out all notices required by these rules and the order of the Board shall attend all meetings of the Board; shall scrutinize all applications to determine compliance with Board rules and the Unified Development Code; shall keep the dockets and the minutes of the Board's proceedings; shall compile all required records; shall maintain the necessary files and indexes and generally supervise all clerical work of the Board. Seven (7) members of the Zoning Board of Adjustment and Appeals shall constitute a quorum. A vote of seven (7) members sitting in judgment of any action or controversy shall be required to pass any motion or recommendation. The Zoning Board of Adjustment and Appeals shall meet at such times as it may be directed to meet by the City Council and at such other times as the Zoning Board of Adjustment and Appeals may deem appropriate.

2.5.3 Powers and Duties.

The Zoning Board of Adjustment and Appeals shall have the following powers and duties:

A. To hear and decide appeals from decisions of the Building Official;

B. To grant variances from zoning regulations, pursuant to the standards and procedures established by this Code;

C. To hear and decide special exceptions expressly provided by this Code;

D. To bring about the discontinuance or amortization of a non-conforming use;

E. To hear and decide requests for construction, reconstruction, extension, or enlargement of a building on a lot or tract occupied by a non-conforming use, pursuant to the standards and procedures established in Article 19, "Non-Conforming Development" of this Code;

F. To undertake such actions as may be necessary to exercise its delegated powers;

G. To permit the construction, reconstruction, enlargement or addition of a structure occupied by or for a use normally ancillary to a single-family residential use, when such single-family residential use or structure, including non-conforming uses; provided, however, that such construction, reconstruction, enlargement, or addition does not prevent the return of such property to a conforming use. The Board is not authorized to permit or approve any request that would be in violation of any other ordinances or City regulation that would prohibit such improvement or construction to be made."

SECTION 6 - DEPARTMENT OF PLANNING

2.6.1 The Department, through its Director, shall have the following powers and duties:

A. To make recommendations and provide assistance to the Council, Commission and Board concerning exercise of their responsibilities under the Unified Development Code;

B. To develop and recommend to the City Manager, Planning and Zoning Commission, and the City Council, a Comprehensive Plan for the City and to propose actions to implement the plan;

C. To coordinate all planning relating to the City's Comprehensive Plan;

D. To render administrative decisions on the following development applications, subject to appeal, pursuant to procedures and standards established in **Article 1, "General Procedures"** of this Code;

E. To perform such other duties as may be prescribed by ordinance or directed by the City Manager.

SECTION 7 - CHIEF BUILDING OFFICIAL

2.7.1 The Chief Building Official shall have the following powers and duties:

A. To issue, or revoke, permits in accordance with this Code;

B. To issue, or revoke, Certificates of Occupancy in accordance with this Code;

C. To enforce the provisions of this Code;

D. Such other powers and duties as may be lawfully delegated.

SECTION 8 - AIRPORT BOARDS

2.8.1 The Joint Airport Zoning Board for the Grand Prairie Municipal Airport shall have such powers and duties within the Airport Hazard Area defined for the Grand Prairie Municipal Airport, in accordance

with the provisions of Chapter 6 - Aviation, Airports, Article V of the Code of Ordinances, and this Code.

2.8.2 The Airport Board of Adjustments for the Dallas-Fort Worth International Airport shall have such powers and duties as are conferred under State law and shall exercise such powers and duties, within the Airport Hazard Area defined for the Dallas-Fort Worth International Airport, in accordance with the provisions of this Code.

SECTION 9 – DIRECTOR OF PLANNING AND DEVELOPMENT

2.9.1 The Director, and designee, shall have the following powers and duties:

A. To administer the City's regulations governing the platting and recording of subdivisions, including matters pertaining to the dedication of public facilities, except in the cases when a subdivision plat or preliminary plat has been filed with Planned Development applications in accordance with Section 7.1.5 of this Code, and when preliminary plats have been filed in lieu of a site plan in accordance with Section 16.2.1(J) of this Code;

B. To approve, approve with conditions, or disapprove any plat in accordance with Article 12, "Subdivision and Utilities of this Code (except when a subdivision plat or preliminary plat has been filed with a Planned Development applications pursuant to Section 7.1.5 of this Code and when preliminary plats have been filed in lieu of a site plan in accordance with Section 16.2.1(J) of this Code; and

C. To elect to present any plat application to the Planning and Zoning Commission in accordance with Article 12, "Subdivision and Utilities" of this Code.

Article 3

ZONING DISTRICTS AND MAP

LAST UPDATE: MARCH 20, 2018

CASE NUMBER: TA180201

ORDINANCE NO. 10446-2018

ARTICLE 3: ZONING DISTRICTS AND MAP

Table of Contents

		Page No.
Section 1	*Zoning District Established*	*2*
Section 2	*Statement of Purpose and Intent for Residential Districts*	*2*
Section 3	*Statement of Purpose and Intent for Non-Residential Districts*	*7*
Section 4	*Special Districts*	*9*
Section 5	*Listing of Approved Specific Use Permits*	*10*
Section 6	*Listing of Approved Planned Development Districts*	*10*
Section 7	*Official Zoning Map*	*10*
Section 8	*District Boundary Interpretation*	*10*
Section 9	*Initial Zoning Upon Annexation*	*11*

ARTICLE 3: ZONING DISTRICTS AND MAP

SECTION 1 - ZONING DISTRICTS ESTABLISHED

3.1.1 The City of Grand Prairie is hereby geographically divided into twenty-six zoning districts. The use and dimensional regulations as set out in **Article 4, "Permissible Uses,"** and **Article 6, "Density and Dimensional Requirements,"** are uniform in each district. Zoning districts are established in compliance with adopted comprehensive and thoroughfare plans. Prior to rezoning land to a more intensive use, a determination that the street system, utilities, drainage and other requirements are adequate to support the more intense use must be made. Agricultural zoning is applied to vacant land when it initially becomes part of the City, if no lower or less restrictive (use) zoning district is sought. The districts established shall be known as:

Symbol	*District Name*
A	Agriculture District
SF-E	Single Family-Estate
SF-1	Single Family-One Residential District
SF-2	Single Family-Two Residential District
SF-3	Single Family-Three Residential District
SF-4	Single Family-Four Residential District
SF-5	Single Family-Five Residential District
SF-6	Single Family-Six Residential District
SF-Z	Single Family-Zero Lot Line Residential District
SF-A	Single Family-Attached Residential District
SF-T	Single Family-Townhouse Residential District
MF-1	Multi Family-One Residential District
MF-2	Multi Family-Two Residential District
MF-3	Multi Family-Three Residential District
MR	Mixed Residential
MU	Mixed Use
O	Office District
NS	Neighborhood Service District
GR-1	General Retail-One District
GR	General Retail District
C-1	Commercial-One District
C	Commercial
CBD	Central Business District
HC	Heavy Commercial
LI	Light Industrial
HI	Heavy Industrial
HD	Hospital District

SECTION 2 - STATEMENT OF PURPOSE AND INTENT FOR RESIDENTIAL DISTRICTS

3.2.1 ***Agriculture District (A):*** The District is intended to provide for areas in which agricultural land may be held in such use for as long as is practical and reasonable. Residences in this district are intended to be a minimum of 1,600 square feet on a minimum lot size of five (5) acres. This zoning is suitable for areas where development is premature due to lack of utilities, capacity or

service, and for areas that are unsuitable for development because of physical constraints or potential health or safety hazards. This District shall also serve as a temporary zoning district for when land is initially annexed into the City, if not zoned to a lower use.

3.2.2 ***Single Family-Estate Residential District (SF-E):*** The Single Family-Estate (SF-E) Residential District is intended to be comprised of single-family detached residential dwellings that are a minimum of 2,600 square feet on a minimum lot size of one (1) acre, together with the schools, churches, and parks necessary to create basic neighborhood units. This district should be properly buffered from non-residential uses, and protected from pollution and/or environmental hazards. It should also be buffered from high volumes of traffic by prohibiting direct access of the development to minor and principal arterials. This district is intended to accommodate single-family developments in rural-like settings where topography and/or utility capacities limit lot density.

3.2.3 ***Single Family-One Residential District (SF-1):*** The Single Family-One Residential District is intended to be comprised of single-family detached residential dwellings that are a minimum of 2,400 square feet on a minimum lot size of 12,000 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units. Residential lots encroaching into a designated flood plain area shall have a minimum lot size of 1-acre, or the encroaching flood plain area shall be dedicated as a Storm Water Management Area to the City of Grand Prairie. This district should be properly buffered from non-residential uses, and protected from pollution and/or environmental hazards. It should also be buffered from high volumes of traffic by prohibiting direct access of the development to minor and principal arterials.

3.2.4 ***Single Family-Two Residential District (SF-2):*** The Single Family-Two Residential District is intended to be comprised of single-family detached residential dwellings that are a minimum of 2,200 square feet on a minimum lot size of 9,600 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units. Residential lots encroaching into a designated flood plain area shall have a minimum lot size of 1-acre, or the encroaching flood plain area shall be dedicated as a Storm Water Management Area to the City of Grand Prairie. This district should be properly buffered from non-residential uses, and protected from pollution and/or environmental hazards. It should also be buffered from high volumes of traffic by prohibiting direct access of the development to minor and principal arterials.

3.2.5 ***Single Family-Three Residential Districts (SF-3):*** The Single Family-Three Residential District is intended to be comprised of single-family detached residential dwellings that are a minimum of 2,000 square feet on a minimum lot size of 8,400 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units. Residential lots encroaching into a designated flood plain area shall have a minimum lot size of 1-acre, or the encroaching flood plain area shall be dedicated as a Storm Water Management Area to the City of Grand Prairie. This district should be properly buffered from non-residential uses, and protected from pollution and/or environmental hazards. It should also be buffered from high volumes of traffic by prohibiting direct access of the development to minor and principal arterials.

3.2.6 ***Single Family-Four Residential District (SF-4):*** The Single Family-Four Residential District (SF-4) is intended to be comprised of single-family detached residential dwellings that are a minimum 1,800 square feet on a minimum lot size of 7,200 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units. Residential lots encroaching

into a designated flood plain area shall have a minimum lot size of 1-acre, or the encroaching flood plain area shall be dedicated as a Storm Water Management Area to the City of Grand Prairie. The District is primarily intended to be located in established areas within the City, where development of this nature currently exists, and is also intended to provide areas for the development of detached housing of an affordable nature. The Districts should be properly buffered from non-residential uses, and protected from pollution and/or environmental hazards. They should also be buffered from high volumes of traffic by prohibiting direct access of the development to minor and principal arterials.

3.2.7 ***Single Family-Five Residential District (SF-5):*** The Single Family-Five Residential Districts are intended to be comprised of single-family detached residential dwellings that are a minimum of 1600 square feet on a minimum lot size of 6,500 square feet together with such schools, churches, and parks to create basic neighborhood units. Residential lots encroaching into a designated flood plain area shall have a minimum lot size of 1-acre, or the encroaching flood plain area shall be dedicated as a Storm Water Management Area to the City of Grand Prairie. The Districts should be properly buffered from non-residential uses, and protected from pollution and/or environmental hazards. They should also be buffered from high volumes of traffic, by prohibiting direct access of the development to minor and principal arterials.

3.2.8 ***Single Family-Six Residential District (SF-6):*** The Single Family-Six Residential District (SF-6) is intended to be comprised of single-family detached residential dwellings that are a minimum of 1,400 square feet on a minimum lot size of 5,000 square feet together with the schools, churches and parks necessary to create basic neighborhood units. Residential lots encroaching into a designated floodplain area shall have a minimum lot size of 1-acre, or the encroaching flood plain area shall be dedicated as a Storm Water Management Area to the City of Grand Prairie. The District is designed to accommodate in-fill housing within established neighborhoods using more contemporary building styles and allowing those dwellings to be constructed on relatively small lots. The District should be properly buffered from non-residential uses, and should also be buffered from high volumes of traffic, by prohibiting direct access of the development to minor and principal arterials.

3.2.9 ***Single Family Zero Lot Line Residential District (SF-Z):*** The Single Family Zero Lot Line Residential District (SF-Z) is intended to be comprised of single-family detached residential dwellings that are a minimum of 1,400 square feet on a minimum lot size of 5,000 square feet together with the schools, churches, and parks necessary to create basic neighborhood units. Residential lots encroaching into a designated flood plain area shall have a minimum lot size of 1-acre, or the encroaching flood plain area shall be dedicated as a Storm Water Management Area to the City of Grand Prairie. The District allows the main structure to be constructed coincident with one of the side property lines, and requires only one side yard setback in order to maximize lot usage and yet maintain a neighborhood character consistent with conventional single-family detached homes. The District should be properly buffered from non-residential uses, and protected from pollution and/or environmental hazards. They should also be buffered from high volumes of traffic, by prohibiting direct access of the development to minor and principal arterials.

3.2.10 ***Single Family Attached Residential District (SF-A):*** The Single Family Attached Residential District (SF-A) is intended to be comprised of single family attached dwellings that are a minimum of 1,150 to 1,299 square feet for no more than 30% of all residential units, and 1,300

square feet for at least 70% of all residential units, on a minimum lot size of 1,680 to 3,299 square feet for nor more than 30% of all residential lots, and 3,300 square feet for at least 70% of all residential lots together with the schools, churches, and parks necessary to create basic neighborhood units. Residential lots encroaching into a designated flood plain area shall have a minimum lot size of 1-acre, or the encroaching flood plain area shall be dedicated as a Storm Water Management Area to the City of Grand Prairie. The District is suitable for the style of structures in which each dwelling unit is situated on a separately platted lot of record, where the property line runs coincident with the common firewall separating the units. This is the only wall to be attached to another structure. The District should be properly buffered from non-residential uses, and protected from pollution and/or environmental hazards. They should also be buffered from high volumes of traffic, by prohibiting direct access of the development to minor and principal arterials. Single-family attached development should be considered a medium density use. Amenity and design standards specified in **Appendix W, Section 2** of this code shall be applied to this district. The Single Family-Attached Residential District (SF-A) is suitable for duplex-style residential structures in which each dwelling unit is situated on a separately platted lot of record, where the property line runs coincident with the common firewall separating the two dwelling units. The Single Family-Attached Residential District (SF-A) recognizes the difference between single-family detached and single-family attached dwelling units, and has adjusted the area requirements accordingly.

3.2.11 ***Single Family-Townhouse Residential District (SF-T):*** The Single Family-Townhouse (SF-T) Residential District recognizes the difference between detached and attached single-family dwelling units and has adjusted the area requirements accordingly. The District is intended to be comprised of medium density single-family attached dwellings that are a minimum of 1,150 to 1,299 square feet for no more than 30% of all residential units, and 1,300 square feet for at least 70% of all residential units, on a minimum lot size of 1,680 to 3,299 square feet for no more than 30% of all residential lots, and 3,300 square feet for at least 70% of all residential lots, together with the schools, churches, and parks necessary to create basic neighborhood units. Residential lots encroaching into a designated flood plain area shall have a minimum lot size of 1-acre, or the encroaching flood plain area shall be dedicated as a Storm Water Management Area to the City of Grand Prairie. The District is suitable for the style of structures in which each dwelling unit is situated on a separately platted lot of record, where the property line runs coincident with the common firewall separating the units. The District should be properly buffered from non-residential uses, and protected from pollution and/or environmental hazards. They should also be buffered from high volumes of traffic, by prohibiting the direct access of the development to minor and principal arterials. Amenity and design standards specified in **Appendix W, Section 3** shall be applied to this district.

3.2.12 ***Multi Family-One Residential District (MF-1):*** The Multi-Family-One Residential District (MF-1) is intended to allow for relatively low-density 12 units per net acre with the maximum units per building to be determined at the time of site plan review. Such uses should be located in areas where additional requirements for streets, utilities, drainage, and open space are met. The minimum unit size is 600 square feet plus an additional 250 square feet per each bedroom above 3 bedrooms. Minimum lot size to be 12,000 square feet. Total number of one-bedroom units shall not exceed more than 60% of all units in a complex. Such uses should be located in transitional type areas, between lower density single-family residential uses and higher density multi-family residential uses, and should be designed in an architecturally unified manner. These uses should not generate traffic through single-family neighborhoods and should be

located adjacent to arterials capable of carrying the additional traffic. Multi-family developments are not a buffer between single-family and commercial uses, and should be properly buffered from non-residential land uses and traffic, or pollution and/or environmental hazards. Multi-family developments should provide basic amenity features prescribed in **Appendix W, Section 3**.

3.2.13 ***Multi Family-Two Residential District (MF-2):*** The Multi Family-Two Residential District (MF-2) is established to allow for moderate density of 16 units per net acre with the maximum units per building to be determined at the time of site plan review. Such uses should be located where additional requirements for streets, utilities, drainage, and open space are met. The minimum unit 600 square feet plus an additional 250 square feet per each bedroom above 3 bedrooms. Minimum lot size to be 12,000 square feet. Total number of one-bedroom units shall not exceed more than 60% of all units in a complex. Abundant open spaces, relatively low traffic generation, and appropriate recreation amenities should characterize such areas. These uses should be located in transitional type areas between lower density single-family residential uses and higher density multifamily residential uses, and should be designed in an architecturally unified manner. These uses should not generate traffic through single-family neighborhoods and should be located adjacent to arterials capable of carrying the additional traffic. Multi-family developments are not a buffer between single-family and commercial uses, and should be properly buffered from non-residential land uses and traffic, or from pollution and/or environmental hazards. Multi-family developments should provide basic amenity features prescribed by **Appendix W, Section 3**.

3.2.14 ***Multi Family-Three Residential District (MF-3):*** The Multi Family-Three Residential District MF-3) is established to allow for relatively high density of 26 units per net acre with the maximum units per building to be determined at the time of site plan review. Such uses should be located where additional requirements for streets, utilities, drainage, and open space are met. The minimum unit 600 square feet plus an additional 250 square feet per each bedroom above 3 bedrooms. Minimum lot size to be 12,000 square feet. Total number of one-bedroom units shall not exceed more than 60% of all units in a complex. Consolidated open spaces, relatively low traffic generation, and a wide range of recreational amenities should characterize such uses. These uses should be located in areas not suitable for lower density residential uses and be designed in an architecturally unified manner. These uses should not generate traffic through single-family neighborhoods and should be located adjacent to arterials capable of carrying the additional traffic. Multi-family developments are not a buffer between single-family and commercial uses, and should be properly buffered from non-residential land uses and traffic, or from pollution and/o environmental hazards. Multi-family developments should provide basic amenity features prescribed by **Appendix W, Section 3**.

3.2.15 ***Mixed Residential Use (MR):*** Mixed residential areas with a minimum of three principle residential uses (*i.e. traditional neighborhood Planned Development; SF-E, SF-1, SF2, SF3, SF4, SF5, SF6, SF-ZLL, SF-A, SF-T, MF-1, MF-2 MF-3 units*) that provide opportunity to move up or down to homes in the same neighborhood based on the individual's needs for style and size of accommodation. All units would be constructed to up-graded residential design standards and include quality streetscaping, pedestrian-friendly design, and proximity to common open space, neighborhood or village retail and schools (s***ee*** *Table 1 below*).

Table 1. Required Mix of Use	*Mix Use Zoning Districts*	
Standard	***MR***	***MU***
Minimum Number of Principal Use Types [2]-[3]	*3*	*3*
Residential Use Required in Mix?	*Yes*	*Yes*
Minimum % Total Gross District-Wide Acreage for Residential Use [1]-[2]	*65%*	*25%*
Maximum % Total Gross District-Wide Acreage Occupied by a Single Use Type	*30%*	*20%*

1. Credit for Residential Units in a Vertical Mixed-Use Building: As applicable, the total acreage of a site developed with a vertical MU building containing multi-family dwelling units above the first floor shall be credited toward meeting this minimum standard.

2. Substitution of Adjacent Residential Uses: As applicable, existing residential uses immediately adjacent to a MU zone district that meet the same standards for minimum density, design, and pedestrian connectivity as that of the residential uses within the MU zone district, and are within at least a quarter-mile distance from the boundary of the zone district, shall be credited toward meeting the required residential use and the minimum standard.

3. Residential is a required use type in all MR and MU zone districts. Other principal use types are listed in the Use charts of the City of Grand Prairie.

3.2.16 ***Mixed Used Regional/Employment Center (MU):*** Development in this category should include a mixture of retail, high density residential, neighborhood service, employment centers and other uses in a pedestrian-oriented development ,and include a minimum of three principle non-residential land uses; (O, NS, GR-1, GR, C, C-1, HC, CBD, LI, HI). The residential component shall permit townhouses, living units above retail, live-work units, and "urban housing". Urban housing is characterized by multiple family or loft style units, but with units facing and having direct access from street fronts, with structured parking in the center of the block and having recreational amenities. Single-family detached uses shall not be permitted in the MU district unless utilized as a live-work unit.

SECTION 3 - STATEMENT OF PURPOSE AND INTENT FOR NON-RESIDENTIAL DISTRICTS

3.3.1 ***Office District (O):*** The Office District (O) is intended to provide suitable areas for the development of moderate to high intensity, mid-to-high rise office structures, as well as office park developments on appropriately designed and attractively landscaped sites. It is also intended to provide ancillary services (restaurant, coffee shop, newsstand, etc.) for such office developments. Due to the intensity of these developments, they should be generally located along major transportation corridors, and be properly buffered from less intensive residential uses.

3.3.2 ***Neighborhood Services District (NS):*** The Neighborhood Services District (NS) is intended to provide suitable areas for the development of certain limited service and retail uses in proximity to residential neighborhoods in order to more conveniently accommodate the basic everyday retail and service needs of nearby residents. Such uses occur most often on the periphery of established neighborhoods at the intersection of collectors and minor arterials, and are generally on sites of approximately one to three acres in size. These developments normally have generous landscaping and contain non-residential uses, which do not attract long distance traffic trips.

3.3.3 ***General Retail-One District (GR-1):*** The General Retail-One District (GR-1) is intended to provide suitable areas for the development of a variety of moderate intensity retail and service uses, on appropriately designed and attractively landscaped sites. Such development is normally located along minor and principal arterials on sites of approximately three to five acres in size. The nature of the uses within the development should not have an adverse effect on abutting, lower intensity uses.

3.3.4 ***General Retail District (GR):*** The General Retail District (GR) is intended to provide suitable areas for the development of non-residential uses which offer a wide variety of retail and service establishments that are generally oriented towards serving the overall needs of the entire community. Such uses generally include those retail, service, and office activities that are usually found in major commercial shopping centers, and located on sites of five or more acres in size.

3.3.5 ***Commercial-One District (C-1):*** The Commercial-One District (C-1) is intended to provide suitable areas for the development of low intensity commercial uses, on appropriately designed and attractively landscaped office sites. Developments in this District normally abide by stricter development controls and are of a nature that does not generally conflict with adjacent lower intensity uses.

3.3.6 ***Commercial District (C):*** The Commercial District (C) is intended to provide suitable areas for the development of medium intensity commercial uses, such as automotive related services. Developments of this type tend to exist where similar uses have existed for a number of years and new developments are in-fill in nature. Such development should be located in easily accessible but generally less visible areas of the community.

3.3.7 ***Central Business District (CBD):*** Four geographically designated Central Business Districts established along the Main Street/Jefferson Street Corridor from the City's west to east boundary. Each district has distinctive land use and urban design character. The districts are designed to integrate existing development with future infill redevelopment in neighborhood units.

3.3.8 ***Heavy Commercial District (HC):*** The Heavy Commercial District (HC) is intended to provide suitable areas for the development of commercial uses of a relatively intensive nature, which generally are incompatible with residential development due to heavy traffic generation and attraction, noise emissions, or other incompatible features. Such uses generally include those dealing with services to other businesses and vehicular-related activities.

3.3.9 ***Light Industrial District (LI):*** The Light Industrial District (LI) is intended to provide suitable areas for limited industrial uses, which significantly restrict outside activities and storage, noise, vibration, smoke, pollution, fire and explosive hazard, glare and any other potentially blighting influences. Uses allowed should be conducted within a totally enclosed building and any outside activities should be screened and buffered. Areas should have access to arterials capable of carrying heavy commercial traffic. Uses should also recognize the need for increased water pressure and capacity in order to provide adequate fire protection.

3.3.10 ***Heavy Industrial District (HI):*** The Heavy Industrial District (HI) is intended to provide suitable areas for the development of intensive industrial and manufacturing activities, which tend to emit certain offensive features, such as odor, noise, dust, smoke and/or vibration, but under controlled conditions. Such uses are the least compatible with other permitted uses within the community.

SECTION 4 - SPECIAL DISTRICTS

3.4.1 ***Planned Development District (PD):*** The Planned Development District (PD) is intended to provide for design flexibility in combining and mixing uses into integral land use units. It is not intended for nominal changes to the existing ordinance requirements that are established in the various zoning districts. The District allows for deviation from standard ordinance requirements as long as those deviations continue to meet the intent of the ordinance. The District allows for an appropriate combination of uses, which may be planned, developed, or operated as integral land use units, such as mixed use developments, which incorporate various types of residential and non-residential uses into the overall project.

3.4.2 ***Hospital District (HD):*** The Hospital District (HD) is intended to provide for a single area in which the physical and mental health needs of the citizenry can be accommodated in a comprehensive fashion with support facilities that compliment health care land uses and provide compatibility among land uses by application of stringent site planning and aesthetic design.

3.4.3 ***Mobile Home Parks/Subdivision (MH):*** The Mobile Home District (MH) is intended to provide for the creation and/or subdivision of any lot, tract, or parcel of land used in whole or in part for the parking of mobile homes as dwelling units. The District should be properly buffered from non-residential uses and should also be buffered from high volumes of traffic, by prohibiting direct access of the development to minor and principal arterials.

3.4.4 ***Light Industrial-Limited Standards District (LI-LS):*** The Light Industrial-Limited Standards District (LI-LS) is a sub-district to Light Industrial (LI) and is intended to provide suitable areas for limited industrial uses, which significantly restrict outside activities and storage, noise, vibration, smoke, pollution, fire and explosive hazard, glare and any other potentially blighting influences. Landscaping requirements are eliminated, additional flexibility in building materials is allowed, and head-in type parking spaces may be permitted in certain cases. Uses allowed should be conducted within a totally enclosed building and any outside activities should be screened and buffered. Areas should have access to arterials capable of carrying heavy commercial traffic. Uses should also recognize the need for increased water pressure and capacity in order to provide adequate fire protection.

SECTION 5 - LISTING OF APPROVED SPECIFIC USE PERMITS

3.5.1 Specific Use Permits that have been approved and appear on the zoning maps are referenced by a Specific Use Number (*S-###*) and the type of use authorized by those permits. The listing of approved Specific Use Permits is documented in the appendix of this Unified Development Code and identified as **Appendix A**.

SECTION 6 - LISTING OF APPROVED PLANNED DEVELOPMENTS

3.6.1 Planned Developments that have been approved and appear on the zoning maps are referenced by a Planned Development Number (PD-#) and the zoning district classification and/or uses authorized by the particular zoning case. The listing of approved Planned Developments is documented in the appendix of this Unified Development Code and identified as **Appendix B**. Planned Developments shall be reviewed annually by the Planning and Zoning Commission.

SECTION 7 - OFFICIAL ZONING MAP

3.7.1 The boundaries of the zoning districts as set out herein, are delineated upon the Official Zoning Map of the City; said map being a part of this ordinance as fully as if the same were set forth herein in detail.

3.7.2 There shall be a map known and designated as the Official Zoning Map, which shall show the boundaries of all zoning districts within the City's planning jurisdiction. One (1) original, official and two (2) identical copies of the Official Zoning Maps are hereby adopted bearing the affidavit of the City Secretary. One (1) copy shall be filed with the Director of Planning for reference purposes and shall be maintained in an up-to-date manner by posting thereon all changes and subsequent amendments.

3.7.3 Productions for information purposes may, from time to time, be made of the Official Zoning Map. This map is available to the public (***see* Article 22, "Fee Schedule"**).

SECTION 8 - DISTRICT BOUNDARY INTERPRETATION

3.8.1 The Official Zoning Map is updated and maintained by the GIS Department of the City of Grand Prairie. The district boundary lines shown on the Official Zoning Map are usually along streets, alleys, property lines or extensions thereof. Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Maps, the following rules shall apply:

A. Boundaries indicated as approximately following the centerlines of streets, highways or alleys should be construed to follow such centerlines.

B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

C. Boundaries indicated as approximately following City limits shall be construed as following City limits.

D. Boundaries indicated as following railroad lines shall be construed to be the centerline of the right-of-way, or if no centerline is established, the boundary shall be interpreted to be midway between right-of-way lines.

E. Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline. Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes or other bodies of water should be construed to follow such centerline.

F. Whenever any street, alley or other public way is abandoned by official action of the City Council, or whenever such area is franchised for building purposes, the Zoning District line adjoining each side of such street, alley or other public way shall be automatically extended to the centerline of such vacated street, alley or public way, and all area so involved shall then and henceforth be subject to all regulations of the extended districts.

Upon annexation of such territory, the City shall grant no permits authorizing construction or development of the property until the ordinance initially zoning the property and amending the Official Zoning Map has been enacted by the City Council.

SECTION 9 - INITIAL ZONING UPON ANNEXATION

3.9.1 Any territory annexed into the City shall be initially zoned in conformance with the future land use map of the Comprehensive Plan. In the event that the property owner or his duly authorized agent, prior to annexation of the property, proposes a less restrictive classification for such territory, the Planning and Zoning Commission and by the City Council, together with the Agriculture District classification, in the manner of an amendment to the Official Zoning Map pursuant to the procedures established in **Article 1, "General Procedures," Section 11.**

Upon annexation of such territory, the City shall grant no permits authorizing construction or development of the property until the ordinance initially zoning the property and amending the Official Zoning Map has been enacted by the City Council.

Article 4 | PERMISSIBLE USES

LAST UPDATE: November 4, 2025

CASE NUMBER: TAM-25-10-0005

ORDINANCE NO. 11809-2025

Table of Contents

		Page No.
Section 1	*Use Charts (Explanation)*	*2*
Section 2	*Accessory Uses and Structures*	*3*
Section 3	*Non-Residential Use of Modular Structures*	*3*
Section 4	*Earth Satellite Dishes*	*4*
Section 5	*Non-Commercial Radio Towers*	*5*
Section 6	*New and Unlisted Uses*	*5*
Section 7	*Permanent Cosmetics/Piercing Salons*	*6*
Section 8	*Beer and Wine Sales and Drive Through/Drive Up Retail Sales and Services*	*6*
Section 9	*Small Wind Energy Systems*	*9*
Section 10	*Natural Gas Compressor Stations*	*15*
Section 11	*Check Cashing, Pay Check, and Car Title Loan Business*	*17*
Section 12	*Temporary Batch Plants*	*19*
Section 13	*Correctional Facilities*	*21*
Section 14	*Multi-Purpose Special Event Centers*	*22*
Section 15	*Restaurant with an Event Space*	*23*
Section 16	*Lodging Facilities*	*23*
Section 17	*Variety Stores*	*26*
Section 18	*Commissary*	*27*
Section 19	*Electric Vehicle Charging Stations*	*28*
Section 20	*Battery Energy Storage Systems*	*28*
Section 21	*Smoke Shop*	*28*
Section 22	*Multi-Family and Mixed-use Residential Developments in Districts Allowing Office, Commercial, Retail, Warehouse, or Mixed-Use Development*	*29*
Section 23	*Land Use Chart*	*30*

SECTION 1 – USE CHARTS

4.1.1 Use of Land and Buildings

Buildings, structures, land or premises shall be used only in accordance with the uses permitted in the following use schedule subject to compliance with the dimensional requirements in **Article 6, "Density and Dimensional Requirements,"** and all other applicable requirements of this ordinance. Only one primary use, *residential* or *non-residential*, may be allowed on any individual lot or tract of land unless that lot or tract of land is zoned for district that specifically allows multiple primary uses to exist. If a primary, conforming use is proposed on a lot or tract occupied by a primary non-conforming use, the primary non-conforming use must cease whenever the primary conforming use begins.

4.1.2 Permitted Principal Uses

No principal use shall be permitted in any district unless a symbol appears opposite the use as listed in the following Use Schedule.

A. The symbol "X" shall mean that the principal use is permitted in that zoning district as a use by right.

B. The symbol "S" shall mean that the principal use is permitted in that zoning district only after first obtaining a "Specific Use Permit" as set forth in **Article 5, "Specific Uses."**

C. A blank square shall mean that the principal use is currently not allowed, and is recommended that it not be allowed in the future.

4.1.3 Site Plan Required

An asterisks "*" in the "site plan" column of the Use Schedule indicates that site plan approval is required, subject to the requirements of **Article 16, "Site Plan Approval,"** when a Specific Use Permit is required for said use.

4.1.4 Definition of Uses

The group description of the 1997 North American Industry Classification System (N.A.I.C.S.) Manual as updated and prepared by the Executive Office of the President, Office of Management and Budget shall be used to determine the classification of principal uses. Such manual shall be filed in the Planning Division of the Planning and Development Department and be made available for public inspection during regular business hours.

4.1.5 Permissible Land Uses

*See Article 4, **Section 21, "Use Charts,"** for permissible land uses.*

SECTION 2 – ACCESSORY USES AND STRUCTURES

4.2.1 A use or structure, which is customarily incidental to the principal use, or structure, which is located on the same lot or premises, shall be permitted as an accessory use without being separately listed as a permitted use.

4.2.2 Accessory uses or structures shall be prohibited from being located on a different lot or tract of land than that which the primary use or structure is located on.

4.2.3 Accessory structures shall be prohibited from being used as a separate dwelling unit on a lot or tract of land that has or will have a dwelling unit situated on it.

4.2.4 If a non-residential use or structure normally requires a Specific Use Permit, and such use or structure is accessory to a primary use, such accessory use or structure shall not be required to obtain a specific use permit if the accessory use or structure is allowed in the zoning district that the primary use is situation.

SECTION 3 – NON-RESIDENTIAL USE OF MODULAR STRUCTURES

4.3.1 Modular Structure

A modular structure or manufactured structure is a structure that is manufactured off-site and brought to the site. All modular manufactured structures shall be required to comply with the following:

A. ***Density and Dimensional Requirements:*** Minimum dimensional, setback, lot coverage and floor area ratio (FAR) requirements for modular structures shall be those established in the district in which the modular structure is located.

B. ***Parking:*** Minimum-parking requirements for modular or manufactured structures shall be the number according to the proposed use for the building.

C. ***Procedures:*** Compliance with the following application procedures is required prior to the issuance of a building permit for any modular structure.

1. A permit application, site plan and complete set of design plans and specifications bearing the stamp of the State of Texas Industrialized Building Code Council for each installation must be submitted to the Chief Building Official for approval prior to the issuance of a building permit for any modular or manufactured structure.

2. All modules or modular components must bear an approved decal or insignia from the Texas Department of Labor and Standards reflecting that they have been inspected by a registered third party inspection agency.

3. All plans and specifications for foundation and other on-site construction shall be approved by the Chief Building Official or his or her designee, and inspected prior to any occupancy of any modular components.

4.3.2 Temporary Modular Buildings

A temporary modular building is to be temporary in nature and used only until a permanent structure can be constructed or refurbished. In addition to the provisions of **Section 4.3.1**, a temporary modular building may not be brought on-site until the Chief Building Official has issued a building permit for the construction or refurbishing of the permanent structure. Permits issued for temporary modular buildings shall be valid for one (1) year or when the permanent structure is completed and occupied, whichever is sooner. Any further extension shall require City Council Approval.

4.3.3 Accessory Temporary Modular Building

An accessory temporary modular building is a modular building placed on a site on a temporary basis and accessory to another building and use on that site or an adjacent tract. In addition to the provisions of **Section 4.3.1**, such structures shall only be permitted in the A, HC, LI, LI-LS and HI zoning districts unless the structure is accessory to a school or church in which case it shall be permitted after administrative approval in all districts.

4.3.4 Permanent Modular Building

A permanent modular building is a modular building placed on a poured in-place concrete slab or an approved engineered pier and beam foundation. In addition to the provisions of **Section 4.3.1**, a permanent modular building must meet all zoning requirements for the zoning district it is located in, specifically including masonry requirements.

4.3.5 Temporary Construction Buildings

Temporary construction buildings and temporary building material storage areas to be used for construction purposes may be permitted for a specified period of time in accordance with a permit issued by the Chief Building Official for cause shown. Upon completion or abandonment of construction, or expiration of the permit, such field offices and buildings shall be removed at the direction of the Chief Building Official.

4.3.6 Trailers Used as Storage

No trailer shall be utilized for, nor shall constitute, permanent storage. (For the purpose of this paragraph, the term “trailer” shall include, but not be limited to, a box van, contractor’s trailer, utility trailer, a railroad boxcar or any other similar mobile transport vehicle not intended for permanent storage.)

SECTION 4 – EARTH SATELLITE DISHES

4.4.1. Earth satellite dishes or antennas shall be allowed in any district as an accessory use. When an earth satellite dish is located in a residential district, it shall conform to the following:

A. Earth satellite dishes shall not be allowed in front yards or located on the roof or façade of any structure facing a street or being a portion thereof of the front half of said roof facing the street. This also applies to corner lots with referenced roof exposures.

B. Earth satellite dishes may be located in required side yards subject to specified regulations, but whenever possible, shall be located in rear yards. They shall be installed so as to minimize height, thereby minimizing visual impact while still maintaining viable azimuth and elevation focusing. Some trimming, clearing or removal of existing vegetation, trees or relocation of other conflicting facilities, poles or items may have to be conducted. Additional plantings trees, shrubs, hedges, fencing or latticework shall be provided to minimize the visual impact of said installations and to enhance the aesthetics of the facility.

C. Earth satellite dishes, wherever possible, shall be installed at grade level rather than be roof-mounted. No satellite dish exceeding fifteen (15) feet in overall height in overall height from grade shall be permitted. Smaller dishes, of four (4) feet or less in size, are allowed as roof-mounted. The type of satellite dish, more commonly known as a D.B.S. (Direct Broadcast Satellite TV System), shall be preferably roof-mounted, due to their smaller size, weight and wind load. A Registered Engineer shall specifically and structurally design roof installation and location.

4.4.2. Any variance to any provision of this section can only be approved by the Zoning Board of Adjustments and Appeals. This must be initiated by the applicant for said satellite dish, making application and providing in writing to the Zoning Board of Adjustments and Appeals, the reasons, causes, or merits of the request with justification and with no undue, self-imposed hardships. Upon said request, the Zoning Board of Adjustments and Appeals shall make a decision after the holding of a public hearing per **Article 1, "General Provisions and Procedures."**

SECTION 5 – NON-COMMERCIAL RADIO TOWERS

4.5.1 Non-commercial radio towers as defined in **Article 30, "Definitions,"** shall comply with all of the yard and setback regulations for Earth Satellite Receiving Dishes contained in **Article 6, "Density and Dimensional Requirements,"** except as they may conflict with the following requirements:

A. All such radio towers shall be constructed and erected in compliance with the currently adopted building code. Any plans submitted for a building permit for such radio towers shall be properly designed, with the installation of said antenna-tower meeting the manufacturer's specification and foundation design.

B. The applicant for such tower shall also execute and deliver an instrument to the City holding the City harmless and indemnifying the City from any claim, demand or damages that may result from the radio tower.

SECTION 6 – NEW AND UNLISTED USES

4.6.1 It is recognized that new types of land use will develop, and forms of land use not anticipated may seek to be located within the City. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be

made as follows:

A. The Director of Planning or designee shall refer the question concerning any new or unlisted use to the Planning and Zoning Commission, requesting an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use, its N.A.I.C.S. description, and whether it involves dwelling activity, sales, processing, type of product, storage, and amount and nature thereof, enclosed or open storage, anticipated employment, transportation requirements, the amount of noise, odor, fumes, dust, toxic material and vibration likely to be generated, and the general requirements for public utilities, such as water and sanitary sewer.

B. The Planning and Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use should be permitted.

C. The Planning and Zoning Commission shall transmit its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use. The City Council shall, by resolution, approve the recommendation of the Planning and Zoning Commission or make such determination concerning the classification of such use as appropriate based upon its findings.

SECTION 7 – PERMANENT COSMETICS/PIERCING SALONS

4.7.1 Permanent Cosmetics and/or Piercing salons as defined in **Article 30, "Definitions,"** which are an accessory and related retail land use to a use allowed in the zoning district in which the primary use is located, shall be considered an accessory use provided the area utilized for the permanent cosmetic application or piercing salon occupies less than 25 percent of the floor area of the primary use and the business is not open between the hours of 9:00 p.m. and 8:00 a.m. A piercing salon may be considered an accessory and related retail land use if it is associated with one or several of the following uses: 1) Grooming & Hygiene Salon, 2) Kiosk (Service), 3) Large Retail (w/ Gas Sales), 4) Tailor Shop and 5) Variety Store. Permanent Cosmetics may be considered an accessory and related retail land use if it is associated with one or several of the following uses: 1)Grooming & Hygiene Salon, 2)Funeral Home, 3) Outpatient Care Clinic/Center, 4) Medical and Dental Offices, and 5) Hospital.

SECTION 8 – BEER AND WINE SALES, AND DRIVE THROUGH/DRIVE UP RETAIL SALES AND SERVICES

4.8.1 Sale of alcoholic beverages is prohibited in residential areas

The sale of beer (alcohol content of less than 4%) and wine for on and off premise consumption in residential areas is hereby prohibited, in accordance with Section 109.32, Texas Alcoholic Beverage Code. Under this section, residential areas shall mean any property located in the following districts as described in the Unified Development Code of the City:

AG	Agriculture District
SF-E	Single Family-Estate Residential District
SF-1	Single Family-One Residential District
SF-2	Single Family-Two Residential District
SF-3	Single Family-Three Residential District
SF-4	Single Family-Four Residential District
SF-5	Single Family-Five Residential District
SF-6	Single Family-Six Residential District
SF-ZLL	Single Family-Zero Lot Line District
SF-A/T	Single Family-Attached Residential District
2F	Two Family Residential District
MF-1	Multi Family-One Residential District
MF-2	Multi Family-Two Residential District
MF-3	Multi Family-Three Residential District

4.8.2 On-Premise sales of beer and wine shall conform to the provisions prescribed in **Article 11, "*Performance Standards*", Section 12, "*Requirements for On-Premise Sale and Consumption of Alcoholic Beverages*,"** of the Unified Development Code (UDC).

4.8.3 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.

4.8.4 Drive-Through and Drive-In Establishments for Restaurant and Banking Facilities

All drive-through and drive-in establishments for restaurant and banking facilities will require a Specific Use Permit (SUP) in all zoning districts where such uses are permitted in accordance with the **"*Permissible Use Chart*"** of Article 4 of this Code under the following conditions:

A. An SUP will be required for properties where drive-through and drive-in establishments are permitted that are located within a designated Overlay district, or if located within 300 feet of a residential area as defined in **Section 4.8.1**. The measurement of the 300-foot distance requirement shall be in a direct line to the nearest residentially zoned property line from the nearest property line of the place of business where the drive-through and drive-in establishment is located.

B. An SUP will be required for drive-through establishments utilizing a drive-through lane that contains less than six (6) stacking spaces for the queuing of automobiles prior to the location of the area, device or structure designated for the ordering of goods and services by the customer.

4.8.5 Drive-Through and Drive-In Retail Sales Not Classified as a Restaurant or Bank Facility

Drive-Through and Drive-In Retail Sales shall be allowed by a Specific Use Permit (SUP), in all zoning districts where such uses are permitted in accordance with the **"Use Chart"** of Article 4 of this Code. Such businesses are defined as follows:

A. Drive Through and Drive-In Retail Establishments as used in this Article shall mean a commercial and/or retail store in which the primary use involves the delivery of pre packaged goods and products to customers through a drive-up window, or by a driveway lane that extends into and through the building establishment to enable the delivery of goods and products into the customer's vehicle. Goods and products that are typically sold at these establishments may include one or more variety of pre-packaged grocery products of multiple brands, stored on shelves or in refrigerated cases, which are sold for off-premise consumption. Examples of pre-packaged products may include, but not be limited to, grocery goods, confectionary goods, dairy products, sodas, juices, beer, wine, bottled waters, tobacco products, produce, breads, cereals, household detergents and baked goods. These establishments may contain, within the same floor area of the establishment, an ancillary restaurant facility with a commercial kitchen that prepares food sold for off-premise consumption. An independent restaurant establishment with a drive-through or drive-up window, that does not sell pre-packaged grocery products of multiple brands as described above, shall be classified as a Drive-through/drive-in restaurant.

B. A drive-through lane for a Drive-Through Retail Establishment shall have a minimum of six (6) stacking spaces for the queuing of automobiles prior to the location of the area, device or structure designated for the ordering of goods and services by the customer.

4.8.6 Proximity Requirement for the Sale of Alcoholic Beverages

A. The sale of alcoholic beverages is prohibited within 300 feet of a church or public hospital. The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections.

B. The sale of alcoholic beverages is prohibited within 300 feet of a public school or a private school with a student enrollment greater than 100 students. The measurement of the distance between the place of business where alcoholic beverages are sold and the public school or private school shall be:

1. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or,

2. If the permit or license holder is located on or above the fifth story of a multi-story building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.

4.8.7 Variances

The city council may allow a variance to Section 4.8 if it determines that the enforcement of the regulation in a particular instance is not in the best interests of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on the applicant for a license or permit, does not serve its intended purpose, or is not effective or necessary, or that a previous permit was issued for the premises in error and enforcement of the regulation would be in-equitable, or for any other reason the city council determines, after consideration of the health, safety and welfare of the public and the equities of the situation, that the variance is in the best interest of the community. No variance may be granted under this subsection except after a public hearing for which notice has been given. Notice of a request for a variance from subsections (a) or (b) shall be given to owners of property within three hundred (300) feet of the business. The notice area for a variance request relating to a public hospital or church shall be measured in a direct line from the front door of the place of business. The notice area for a variance request relating to a public or private school shall be measured in a direct line from the property line of the place of business. The notice shall be sent by regular United States mail not less than ten (10) days before the date set for hearing, to all such owners who have rendered their property for city taxes as the ownership appears on the last approved city tax roll.

SECTION 9 – SMALL WIND ENERGY SYSTEMS

4.9.1 The purpose of this Section is to establish guidelines regulating the location of wind turbines, their supporting towers and all accessory equipment with the objective to protect and promote public safety, and to mitigate any adverse visual impacts on the community while promoting the provision of this renewable energy source to the public.

4.9.1.1 Small wind energy systems shall require a Specific Use Permit (SUP) in all zoning districts and flood plain areas and shall contain a minimum lot size of two (2) acres subject to certain requirements as set forth below:

A. An operational plan is required with the SUP application and shall include the following:

1. Property lines and physical dimensions of the property,
2. Location, dimensions and types of existing major structures on the property,
3. Location of the proposed wind system tower,
4. The public rights-of-way that are contiguous with the property,
5. Overhead utility lines,
6. Wind system specifications, including manufacturer and model, rotor diameter, tower height, and tower type,

7. Tower foundation blueprints or drawings,

8. Tower blueprint or drawing.

B. Wind towers and generators proposed to be installed within the 100 year floodplain shall have approval of the Engineering Division and, where applicable, the U.S. Army Corps of Engineers. Such tower sites shall take such measures, as required by the Engineering Division, to protect the sites from damage from potential flooding. The Engineering Division shall require a floodplain permit and, where applicable, a Corridor Development Certificate shall be obtained from the Engineering Division.

C. If the plan is approved, the City will return one signed copy of the operational plan to the owner and will retain the other copy with the original application.

D. If the application is rejected, the City will notify the applicant in writing and provide a written record of the hearing at which the application was rejected. If the specified deficiencies are resolved, the applicant may reapply after one year from the submittal date.

E. For property sizes between two (2) and three (3) acres in area, the tower height shall be a maximum of 80 feet. For property sizes greater than three (3) acres in area, the tower height shall not exceed 150 feet.

F. Small wind energy systems must comply with applicable Federal Aviation Administration (FAA) regulations, including any necessary approvals for installations close to airports.

G. The tower for a small wind energy system shall be setback a distance equal to 1.25 times the tower height from all property lines, public rights-of-way and occupied buildings. No part of the wind system structure, including guy wire anchors, may extend closer than fifteen (15) feet to the property boundaries of the installation site.

H. The tower for a small wind energy system will be setback a distance equal to 1.25 times the tower height from any overhead utility lines, unless written permission is granted by the affected utility.

I. The minimum height of the lowest part of the rotor shall be 30 feet above the highest structure allowed under either the zoning district requirement, or potential tree height, whichever is higher, if it is within 300 feet of any property line.

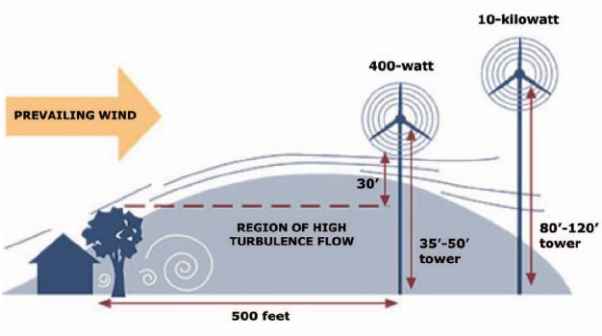


Diagram: American Wind Energy Association

J. No tower shall be erected closer than 75 feet or a distance of five times the diameter of the larger rotor, whichever is the greater distance, to another small wind energy tower.

K. All small wind energy systems shall be equipped with a redundant braking system. This includes both aerodynamic over speed controls (including variable pitch, tip and other similar systems) and mechanical brakes. Mechanical brakes shall be operated in a fail-safe mode. Stall regulation shall not be considered a sufficient braking system for over speed protection. For on-grid systems, an automatic shut off and lock on the turbine is needed in case there is a power loss. If there is a power outage, the turbine will need to shut down and lock itself off until power is restored.

L. Warnings

1. A clearly visible warning sign that states "Caution, High Voltage" must be placed at the base of all pad-mounted transformers and substations.

2. Visible, reflective, colored objects, such as flags, reflectors or tape shall be placed on the anchor points of guy wires and along the guy wires up to a height of ten feet from the ground.

M. Climb Prevention/ Locks

1. All ground mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.

2. The tower shall be designed and installed so as to not provide step bolts or a ladder readily accessible to the public for a minimum height of 12 feet from the ground.

3. All access doors to small wind energy systems shall be locked or fenced, as appropriate, to prevent entry by non-authorized persons.

N. All electrical wires associated with a small wind energy system, other than wires necessary to connect the wind generator to the tower wiring, the tower wiring to the disconnect junction box, and the grounding wires shall be located underground.

O. Small wind energy systems shall be required to comply with the noise standards and requirements contained within Chapter 13 of the City's Code of Ordinances.

P. Visual Appearance

1. A wind tower and generator shall not be artificially lighted unless such lighting is required by the Federal Aviation Administration.

2. The wind tower and generator shall remain painted or finished the color or finish that was originally applied by the manufacturer, unless otherwise approved in the building permit.

3. All signs, other than the manufacturer's or installer's identification, appropriate warning signs, or owner identification on a wind generator, tower, building, or other structure associated with a small wind energy system visible from any public road, shall be prohibited.

4. A lattice type tower structure shall be prohibited for any tower measuring less than 81 feet in height, or for any tower erected in a residential zoning district. Only monopole type structures shall be permitted in these instances. Towers measuring greater than 81 feet in height built in the Agriculture (A) zoning district and in any non-residential zoning district shall be exempt from this requirement.

Q. Small wind energy systems shall be sited to prevent the impact of shadow flicker or blade glint upon any inhabited structures (except for the owner's) or City roadways. Systems found to be in violation of this condition shall be shut down until the flicker or glint problem is remedied.

R. ***Historic/Cultural:*** Except for compatible alternative mounting structures that effectively camouflage or conceal the presence of wind turbines, supporting structures and accessory equipment, facilities should not be located on or within 300 feet of property zoned historic or property included in a national or local historic district. In addition, said facilities should, wherever possible, be located to ensure that historic of culturally significant vistas, and landscapes are protected and that the views of and vistas from architecturally and/or historically significant structures are not impaired or diminished.

4.9.1.2 Rooftop Mounted Wind Turbines

A. All rooftop-mounted wind turbines in the non-residential zoning districts indicated in the Permissible Use Charts in Article 4 of this ordinance shall require a Specific Use Permit (SUP). These districts shall include the CBD-3, CBD-4, HC, LI and HI zoning districts. All subsections of **Section 4.9.1.1** shall apply except subsections **4.9.1.1 (G)** and **4.9.1.1 (J)**.

B. Allowable rooftop-mounted wind turbines in non-residential districts are calculated as one potential wind turbine per 5,000 square feet of building floor area. Non-residential roof-mounted wind turbines shall have an appearance that blends with the building on which they are located or be located so that they are not visible from any arterial roadways or freeways.

C. Alternative Mounting Structures must be similar in color, scale and character to adjoining buildings or structures and blend with the landscaping and other surroundings immediately adjacent to them so as to generally avoid the creation of unique visual objects that stand out in the environment.

4.9.1.3 A building permit shall be required for the installation of a small wind energy system.

A. The owner shall submit an application to the Building Inspections Division of the Planning and Development Department. The application shall be accompanied by standard drawings of the wind turbine structure, a line drawing of the electrical components, and two copies of an operational plan for the small wind energy system, and the fee required for an accessory use.

B. No permit for a small wind energy system shall be issued until evidence has been given to the City that the utility company has been informed of the customer's intent to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.

C. Building permit applications for small wind energy systems shall be accompanied by standard drawings of the wind turbine structure, including the tower, base and footings. An engineering analysis of the tower showing compliance with the International Building Code and certified by a licensed professional engineer shall also be submitted. This analysis is frequently supplied by the manufacturer.

D. Building permit applications for small wind energy systems shall be accompanied by a line drawing of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the National Electrical Code. This information is frequently supplied by the manufacturer.

E. An issued permit shall expire if the small wind energy system is not installed and functioning within 6-months with a required inspection from the date the permit is issued; or, if the small wind energy system is out-of-service or otherwise unused for a continuous 12-month period.

4.9.2 Abandonment

A. A small wind energy system that is out-of-service for a continuous 12-month period will be deemed to be abandoned. The Director of Planning and Development or designee may issue a Notice of Abandonment to the owner of a small wind energy system that is deemed to have been abandoned. The Owner shall have the right to respond to the Notice of Abandonment within 30 days from Notice receipt date. The Director of Planning and Development or designee shall withdraw the Notice of Abandonment and notify the owner that the Notice has

been withdrawn if the owner provides information that demonstrates the small wind energy system has not been abandoned.

B. If the small wind energy system is determined to be abandoned, the owner of the small wind energy system shall remove the wind generator, tower structure or any associated appurtences, from the property at the Owner's sole expense within 3 months of receipt of Notice of Abandonment. If the owner fails to remove the wind generator, tower, or any associated appurtenances, the Director of Planning and Development or designee may pursue a legal action to have the wind generator and tower structure removed at the Owner's expense.

4.9.3 Definitions

Occupied Building: Any residence, school, hospital, church, public library or other building that is occupied or in use when the permit application is submitted.

Owner: The "owner" shall mean the entity or entities having an equity interest in the small wind energy system, including their successors or assigns, that intend to own and operate the system in accordance with this ordinance.

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.

Rotor: The blades and the hub together are called the rotor.

Setbacks: All stand-alone wind turbine towers as well as guys and guy anchors shall be located within the build-able area of the lot and not within the front, rear or side yard building setbacks.

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 which is primarily intended to reduce on-site consumption of utility power.

Tower: The monopole, freestanding, latticed or guyed structure that supports a wind generator.

Tower Height: The height above grade of the fixed portion of the tower, excluding the wind turbine itself.

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.

Wind Generator: The blades and associated mechanical and electrical conversion components mounted on top of the tower.

SECTION 10 - NATURAL GAS COMPRESSOR STATIONS

4.10.1 Natural Gas Compressor Stations (the station complex) shall require a Specific Use Permit (SUP) in those zoning districts depicted in the Permissible Use Charts of this Article under **PUBLIC UTILITY USES**.

A. Appeals to the provisions of this Section for natural gas compressor station locations not requiring a Specific Use Permit shall be subject to the review and approval of the Planning and Zoning Commission and the City Council.

B. A building permit shall be required for the station complex.

C. The station complex shall be situated on a platted lot approved by the City and recorded in the local County jurisdiction.

4.10.2 For the purpose of maintaining a visual buffer zone adjacent to dissimilar land uses, a minimum building setback for all compressor station buildings and equipment shall be established and maintained for all yards at the distances specified for the zoning district adjoining the station complex as shown in Section 4.10.2.A below.

A. Table of building setbacks for compressor station buildings and equipment.

Adjoining Zoning District (applied to both base zoning and PD districts)	*Required Building Setback (in feet – applied to all yards)*
SF-E	500
SF-1	500
SF-2	500
SF-4	500
SF-5	500
SF-6	500
SF-ZLL	500
SF-A / TH	500
2F	500
MF-1	500
MF-2	500
MF-3	500
AG/OPEN SPACE	500
MR	500
MU	500
OFFICE	200
NS	200
GR	200
GR-1	200
C	200
C-1	200
CBD-1	200
CBD-2 / CA	200
CBD-3	100
CBD-4	100
HC	100
LI	100
HI	100

B. Where an adjoining Planned Development (PD) district contains more than one base-zoning district, the most restrictive building setback shall be applied.

C. Where a compressor station site adjoins a street right-of-way, the required building setback along that right-of-way shall be established by the zoning district designated for the property situated on the opposite side of the right-of-way.

4.10.3 If the boundary of the compressor station site is to be enclosed by a fence, the following criteria shall apply:

A. A wrought iron type fence, built to a minimum height of eight (8) feet, shall be required along boundary lines that front a dedicated public street right-of-way of any type, or that front a private street right-of-way dedicated for public use. Brick or stone columns shall be constructed on approximate fifty (50) foot centers for such fence.

B. A vinyl coated chain link fence, built to a minimum of height of eight (8) feet, shall be provided at all other boundaries of the compressor station site.

4.10.4 All compressor station equipment and sound attenuation structures shall be enclosed within a building. Such building shall have a portion of its exterior walls constructed of masonry as defined in **Article 6, "Density and Dimensional Requirements,"** of this Code and be designed with the following elements:

A. A four (4) foot high masonry bulkhead wall shall be constructed on least two (2) building facades most visible to the public.

B. At least two (2) building facades, specifically those most visible to the public, shall be constructed with a brick or stone accent that is at least twenty (20) feet in width, and extends vertically to the roofline of the building and terminates with a sloped or arched profile.

C. The roof shall be sloped with a pitch of no less than 5:12 and shall contain at least one raised structure in the form of a cupola, steeple tower, clearstory element or similar structures. No flat roofs shall be permitted.

D. The non-masonry wall surfaces may be constructed of painted metal, stucco or cementitious fiberboard material. Engineered wood paneling shall not be permitted for the finished exterior.

E. The architectural design of the building shall be compatible with the visual context of the surrounding development. Such buildings may be designed as a representation of, but not be limited to, the following building types:

1. Barn structure or equestrian facility

2. Estate residence

3. School facility or similar institutional use

4. Gazebo or picnic area enclosures

5. Club house or recreational facility

6. Retail or office building

7. Any combination of the above as approved by the City

F. Vehicular access to the boundaries of the station complex from the street thoroughfare shall be paved with a concrete surface at a thickness and design approved by the Engineering Division of the Development Department or designee. This provision shall also apply to those areas inside the boundaries of the station complex where vehicular traffic and parking is to occur.

4.10.5 The operation of the equipment shall not create any noise that causes the exterior noise level to exceed the pre-development ambient noise levels as measured within three hundred (300) feet of the compressor station building(s). The Operator shall be responsible for establishing and reporting to the City the pre-development ambient noise level prior to the issuance of the building permit for the station complex.

A. The operator of the station complex shall also meet the noise standards contained in the City's Code of Ordinance, Chapter 13, and **Article 8, "Landscape and Screening"**. If the adjoining property is residential, these standards shall apply at the property boundary of a residence on a normal residential lot or at a compliance point selected by the Environmental Services Director for a residence on an oversized lot. In the case of the later, the director will strive to select a compliance point that balances the residential property owner's rights and the operational characteristics of the station complex. The determination of the compliance point shall be at the sole discretion of the City's Environmental Services Director.

4.10.6 The compressor station site shall be landscaped in a manner that is compatible with the environment and existing surrounding area.

A. Landscaping, irrigation and street tree planting requirements shall be provided as required in **Article 8, "Landscape and Screening"** of this code as applied to non-residential development for a Light Industrial (LI) District.

SECTION 11 - CHECK CASHING, PAY CHECK AND CAR TITLE LOAN BUSINESSES

4.11.1 Check cashing, pay check (payday) advance/loan and car title loan businesses shall be allowed, by a Specific Use Permit as permitted by Section 11.2, in those zoning districts shown in the **"Use Charts"** of Article 4, Permissible Uses, of this Code under the classification category of Government, Offices and Businesses. Such businesses are defined as follows:

A. *Check cashing business* as used in this Article shall mean 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 the 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 specified 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 stores 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.

B. *Pay check (payday) advance/loan business* as used in this Article shall mean 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.

C. C*ar title loan business* as used in this Article shall mean an establishment that makes small consumer loans that leverage 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 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.

D. *Bank or financial institution* as used in this Article shall mean 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.

4.11.2 In addition to requiring a Specific Use Permit in those zoning districts shown in the **"Use Charts"** of Article 4, Permissible Uses, of this Code, check cashing, pay check (payday) advance/loan and car title loan businesses are subject to the following proximity requirements:

A. A check cashing, pay check (payday) advance/loan and/or car title loan business shall be prohibited from locating within 1,000 feet of any other lot or parcel of land containing another check cashing, pay check (payday) advance/loan and/or car title loan business. The measurement of this proximity requirement shall be a direct line, without regard to intervening structures or intersections, from the closest property line of the existing business to the closest property line of the proposed business.

B. A check cashing, pay check (payday) advance/loan and/or car title loan business shall be prohibited from locating within 300 feet of any lot or parcel of land zoned for Agriculture (A), Single Family (SF), Two Family (2F) or Multi-Family (MF) or any lot or parcel of land used for residential uses. The measurement of this proximity requirement shall be a direct line, without regard to intervening structures or intersections, from the closest property line of the residential property or zoning district to the closest property line of the proposed business.

C. A check cashing, pay check (payday) advance/loan and/or car title loan business shall be prohibited from locating within 500 feet of any city limit line of the city of Grand Prairie. The measurement of this proximity requirement shall be a direct line, without regard to

intervening structures or intersections, from the closest city limit line to the closest property line of the proposed business.

D. A check cashing, pay check (payday) advance/loan and/or car title loan business shall be prohibited from locating within any established overlay district as defined in Article 7, "Special Districts," of this Unified Development Code.

SECTION 12 – TEMPORARY BATCH PLANTS

A permit for concrete, asphalt or any other type plant established for mixing materials for paving or building may be granted for a temporary period of time by the Director of Public Works.

4.12.1. Application

Any person, firm or corporation who desires to establish a temporary batching plant shall file an application for a permit with the Director of Public Works together with the minimum requirements set forth in Section 12.2 (below) and such other information the Director of Public Works may require.

4.12.2. Minimum Requirements

As a minimum, each application shall contain the name of the applicant, address(es) and/or description of the lot(s) or tract(s) upon which the batch plant is proposed to be located, a map showing the proposed location of the plant, project to which the plant relates, period of time requested, and a permit exemption granted by the Texas Commission on Environmental Quality (TCEQ).

4.12.3. Time Limit

Temporary batch plant permits will be issued for a project by the Director of Public Works upon request of the applicant and the filing of an application and fee meeting the requirements of this article. The duration of such permits shall be for a period of six (6) months or until the completion of the project, whichever occurs sooner. In the event that a project should take longer than six (6) months to complete, the applicant may apply for and receive an extension on his temporary batch plant permit, such extension shall last for a period of six (6) months or until the completion of the project, whichever occurs sooner. As many extensions as are necessary may be granted to the applicant to complete the project.

4.12.4. Public Notice

A. Each permit application and extension shall be publicly advertised in the local newspaper and notice shall be placed in the United States mail by the Director of Public Works or designee no later than fifteen (15) days prior to approval or denial of the permit application to provide for public review and comment, said written notice being addressed to:

i. The applicant and owner of the property involved in the request, as shown on the currently adopted tax rolls of the City of Grand Prairie, and

ii. The owner as shown on the currently adopted tax roll of the City of Grand Prairie of any and all property located within three hundred (300) feet of the subject property on which the batch plant is proposed.

B. The Director of Public Works shall consider all public comment prior to approving or denying the permit application.

4.12.5. Fee

See **Article 22, "Fee Schedule,"** of the Unified Development Code for information relating to fees.

SECTION 13 – CORRECTIONAL FACILITIES

4.13.1 Section 13, "Correctional Facilities" shall address correctional facilities such as prisons, prison hospitals, rehabilitation centers, and halfway houses that are operated by entities other than the City of Grand Prairie, and provide services for inmates. For the purposes of this section, "inmate" shall mean any adult individual who is confined to a correctional facility, such as a prison, prison hospital or rehabilitation center. The term "inmate" shall also apply to any adult individual whose mobility is monitored in a correctional facility such as a halfway house. The term "prison" used in Section 14, Permissible Use Charts, shall only apply to prison facilities operated by the City of Grand Prairie.

4.13.2 Correctional facilities and halfway houses shall be allowed, by a Specific Use Permit as permitted by Section 13, in those zoning districts shown in the "Use Charts" of Article 4, Permissible Uses, of this Code under the classification category of Government, Offices and Businesses. The applicant shall submit the following with the application:

A. An area plan showing zoning classifications and land uses of all property within a 1000 foot radius of the site of the proposed halfway house. The area plan must specifically identify all uses related to children, such as schools, places of worship, parks, playgrounds, daycare centers, public and private youth centers, public swimming pools;

B. A site plan for the property that includes the requirements for a site plan as outlined in Article 16, "Site Plan Approval," outdoor recreational areas and any other outdoor areas associated with the proposed halfway house. The site plan requirement cannot be waived;

C. A floor plan that details room sizes, sleeping areas, bathrooms, and common areas. The floor plan requirement cannot be waived;

D. A copy of the contract governing the operation of the facility;

E. A security plan identifying security features of the facility; and,

F. An operational plan that includes the policies and rules for operation of the facility.

4.13.3 The Planning and Zoning Commission shall consider comments from the Grand Prairie Police Department and the Development Review Committee concerning the proposed halfway house prior to making a recommendation to City Council. Notification shall include the following:

A. Notification of the requested zoning change shall be sent to the owners of all property within 1,000 feet of the property on which the zoning change is proposed, in accordance with the procedure set out in state law and local ordinances, and to all neighborhoods registered with the Planning and Development Department that include property located within 1,000 feet of the proposed site. Notice of the time and place of the hearing before the City Council shall be published in an official newspaper or a newspaper of general circulation at least 15 days before the hearing as required by state law.

B. If the owner or operator of a halfway house wishes to expand the facility, then notification shall be sent to owners of all property within 1,000 feet of the subject property and in accordance with the state and local laws mentioned in Section 4.13.2(A).

4.13.4 The Specific Use Permit site plan and ordinance for a halfway house shall include the following:

A. No more than 50 residents are permitted in a halfway house. Halfway houses must be located at least 1000 feet from residential districts, single family, duplex, and multifamily uses, public parks and recreational facilities, childcare facilities, and public or private schools.

B. A halfway house may not be located within one mile from another halfway house.

C. A Specific Use Permit for a halfway house shall be issued for a two year time period. Periodic review periods may be established as part of the conditions of the Specific Use Permit.

D. The treatment of alcoholic, narcotic, or psychiatric problems is allowed under this use if expressly permitted by the Specific Use Permit.

E. This use shall comply with all applicable city, state, and federal codes and regulations.

F. Signs identifying a use as a halfway house are not permitted.

G. A security plan must be submitted with an application for a specific use permit for a halfway house. The security plan must demonstrate compliance with the security requirements of state law. The Planning director or designee shall furnish a copy of security plans for halfway houses to appropriate city, county, and state agencies for their review before the Planning and Zoning Commission's consideration of an application. A compliance report must be submitted to the Planning director or designee every two years after the date of passage of an ordinance granting a specific use permit and with each application for renewal of a specific use permit for a halfway house.

SECTION 14 – MULTI-PURPOSE SPECIAL EVENT CENTERS

4.14.1 The Event Center may include only indoor areas for operational use. No functions are to be held outside other than on-site parking and loading/unloading of goods used in conjunction with authorized events.

4.14.2 The applicant may allow the renter to "bring your own bottle" (BYOB) in accordance with TABC provisions, as defined in the Alcoholic Beverage Code of the State of Texas.

4.14.3 For all events where alcohol is served, or where 100 or more guests are present, security must be provided by an individual qualified under Chapter 1702 of the Texas Occupations Code. This individual must be present for the duration of the event and to ensure the orderly departure of guests until at least one hour after the event is over. An additional individual must be present for each additional 100 guests attending the event.

4.14.4 The Event Center must meet all relevant safety requirements prescribed by the City of Grand Prairie and the State of Texas.

4.14.5 No event shall be held beyond 12:00 am midnight. This requirement does not apply to event cleanup or to routine business or property maintenance carried out by the owner of the event center.

4.14.6 The Event Center shall be used for organized group assemblies only, and shall not be used for single admission type events involving a cover charge entrance fee for individuals not associated with the organized group assembly. The Event Center may not be associated with a restaurant, bar, or nightclub.

SECTION 15 – RESTAURANT WITH AN EVENT SPACE

4.15.1 The Event Space may include only indoor areas for operational use. No functions are to be held outside other than on-site parking and loading/unloading of goods used in conjunction with authorized events.

4.15.2 The applicant may allow the renter to "bring your own bottle" (BYOB) in accordance with TABC provisions, as defined in the Alcoholic Beverage Code of the State of Texas.

4.15.3 For all events where alcohol is served, or where 100 or more guests are present, security must be provided by an individual qualified under Chapter 1702 of the Texas Occupations Code. This individual must be present for the duration of the event and to ensure the orderly departure of guests until at least one hour after the event is over. An additional individual must be present for each additional 100 guests attending the event.

4.15.4 The Event Space must meet all relevant safety requirements prescribed by the City of Grand Prairie and the State of Texas.

4.15.5 No event shall be held beyond 12:00 am midnight. This requirement does not apply to event cleanup or to routine business or property maintenance carried out by the owner of the event

space.

4.15.6 The associated restaurant, including the commercial kitchen, shall account for at least 50% of the total area.

SECTION 16 – LODGING FACILITIES

4.16.1 Chain Scale Rating

a. All new hotels, as well as those which are under construction on or after December 17, 2019, shall be classified as one of the following use types based on a hotel's chain scale rating. In order to be classified as a Luxury Hotel, an Upper-Upscale Hotel, and Upscale Hotel, an Upper-Midscale Hotel, a Midscale Hotel, or an Economy Hotel, a hotel must be associated with a hotel brand rated at the corresponding scale level in the most recent listing of chain scale ratings published by STR, Inc. An Extended-Stay Residence Hotel is a sub-classification of a hotel classified by chain scale rating.

1. If STR, Inc., ceases to publish chain scale ratings for hotels, another rating entity may be used by the Director of Development Services or designee. The "Average Daily Rate" shall be used when assessing the chain scale of hotels.

2, A franchise agreement or similar contract from a hotel brand must be provided to the Director of Development Services or designee, with enough information to ascertain compliance with this ordinance prior to issuance of any development permit associated with the hotel project.

3. A Certificate of Occupancy may only be issued for a hotel that is associated with a hotel brand rated with the appropriate chain scale rating above.

4. Any existing hotel not classified in the most recent listing of chain scale ratings published by STR, Inc., shall be classified as an Independent Hotel.

5. Except as provided in this Section, no Certificate of Occupancy shall be approved for a hotel that is not classified by a chain scale rating.

4.16.2 General Design Standards for All Hotels

The design standards of this section shall apply to all hotels.

a. Entry Features

1. The site shall be accessible from a public sidewalk and employ landscaping that is maintained in a healthy condition complementary to the streetscape and forming an entry feature with flowering perennial plants, seasonal color, or some combination.

2. All public building entrances shall incorporate arcades, roofs, alcoves, porticos, and awnings that protect pedestrians from the sun and inclement weather. This requirement shall not apply to loading areas.

3. Primary building entrances shall be defined and treated as a signature element of the building and articulated with architectural elements such as pediments, columns, porticos, and overhangs.

4. A porte-cochere or other covered area shall be provided immediately adjacent to the building entrance nearest the registration desk, with an area for temporary parking of at least two vehicles underneath the covered area for guests checking in and out.

5. All hotels shall provide at least one additional design element such as, but not limited to, a water feature, sculpture, or public art at the building entrance. Any such design element shall be constructed or fabricated to a size proportional to the primary building entrance.

b. Site Design

1. All landscaping shall be provided in accordance with this section, Article 8 – Landscaping and Screening, and Appendix F – Corridor Overlay District Standards, if applicable.

2. Pedestrian connectivity shall be provided between the parking area of the hotel and adjacent uses, such as restaurants or retail.

3. All outside equipment such as air conditioners, pool equipment, satellite dishes, etc., shall be screened from view by a masonry screening wall and landscaping. Individual portable window-mounted air conditioning units are prohibited. Packaged Terminal Air Conditioners (PTAC) are allowed.

4. Hotels shall conform to Crime Prevention Through Environmental Design (CPTED) principles by providing unobstructed visibility in all public areas, open space areas, and driveway entrances from public streets, driveway intersections, and parking lots. Building and site lighting shall be employed to create safe and secure public areas while illuminating only those areas for which lighting is designed, and shall be designed to reduce glare and not spill over to adjacent properties or uses.

5. Parking Lot Lighting. Parking lots shall have exterior lighting in all publicly accessible areas without needlessly lighting adjacent properties or developments. All lighting shall be controlled by a photocell or seasonally-adjusted timer switch. Lighting fixtures that have been identified as non-operable shall be repaired to an operable state within 72 hours.

c. Building Design

1. Access to guest rooms shall be restricted exclusively to interior corridors, with access exclusively from the main entrance of the building or through entryways individually equipped with some form of security-controlled access system.

2. The hotel operator shall install and maintain, in proper working order, surveillance cameras in each interior hallway and lobby/lounge area, in each parking area so as to provide visibility to all parking spaces on site, and at each exterior door. The cameras shall be placed to provide visibility to the exterior of the building. Monitors shall be provided for security and other hotel

personnel so that on-site activities are viewable at all times. Surveillance cameras shall be in operation 24 hours a day and records of images recorded shall be kept a minimum of 30 days.

d. Amenities

1. All hotels shall contain amenities available for the use of all guests, including, but not limited to, the following:

Tier 1: Economy, Midscale, Independent, and Extended-Stay Residence Hotels shall provide all Tier 1 amenities.

(a) Wifi connectivity in all guest rooms and common areas;

(b) Daily in-suite trash and linen service for all guests;

(c) Lobby/waiting area with a minimum floor area of 2% of the overall building floor area;

(d) For hotels with up to 120 rooms, an indoor or outdoor pool with a water surface area of at least 1,000 square feet. For hotels with more than 120 rooms, an indoor or outdoor pool with a water surface area of at least 1,000 square feet;

(e) For hotels with up to 120 rooms, a fitness center measuring at least 500 square feet. For hotels with more than 120 rooms, a fitness center measuring at least 800 square feet;

(f) In-suite coffee and beverage facilities;

(g) Service of at least one meal per day;

Tier 2 (Must provide all Tier 1 amenities or equivalent): Items (b) and (c) are required for all Extended-Stay Residence Hotels. Midscale hotels shall provide at least on e (1) Tier 2 amenity; Upper-Midscale hotels shall provide three (3) Tier 2 amenities; Upscale hotels shall provide all Tier 2 amenities.

(a) Lobby/waiting area with a minimum floor area of 3% of the overall building floor area;

(b) Outdoor park or landscaped common area measuring at least 5% of the overall building square footage. The common area shall contain one or more activation features such as sports and games, barbecue grills, shaded lounge areas, playground, pet walk, or similar active or passive recreation features;

(c) Service of at least one meal per day plus a snack bar or concessions area serving non-processed foods;

(d) At least 10,000 square feet of meeting space or other programmable space;

(e) One or more electric vehicle charging stations;

(f) Permeable pavement equivalent to 1 permeable space per ten (10) required spaces;

Tier 3 (Must provide all Tier 1 and 2 amenities or equivalent): Upper-Upscale hotels shall provide item (h) and at least one (1) other Tier 3 amenity, Luxury hotels shall provide item (h) and at least three (3) other Tier 3 amenities.

(a) One or more full-service restaurants, as defined in Article 30, with direct access to the hotel lobby or shared interior corridor. Three meals must be served daily and room service must be made available to hotel guests;

(b) At least 20,000 square feet of meeting space or other programmable space;

(c) Retail space with a public storefront;

(d) Rooftop patio or common area with drink service. "Rooftop" is defined as a finished surface at least partially open to the sky above one or more habitable hotel floors;

(e) Corner rooms with windows providing for multiple viewing angles;

(f) Lobby with an indoor active water feature or substantial art feature, and an unobstructed ceiling height of at least 20 feet;

(g) Valet parking or structured parking available to all guests;

(h) Height of six (6) or more stories.

e. Limits on Concentration of Hotels

Subject to Council approval, any site on which a hotel is proposed may not cause the concentration of similar hotels within a one (1) mile radius to exceed the following:

Hotel Classification	**Maximum number of hotels allowed within 1 mile**
Extended-Stay Residence Hotel	2, or more than 250 rooms
Economy/Independent	3
Midscale/Upper-Midscale	4
Upscale/Upper-Upscale	5
Luxury	No Limitation

f. Loss of Nonconforming Status

1. If a nonconforming hotel use on a particular parcel shall cease operation for a period of more than 6 months, then such nonconforming use shall be deemed to be permanently abandoned and shall not be reinstituted on that parcel or any other parcel in any district which does not permit the discontinued use. For the purposes of this paragraph, to "cease operation" shall mean to intentionally abandon the nonconforming use. The temporary suspension of a use shall not constitute abandonment, provided the property is not used during the period of suspension for any other purpose. The preceding provision shall apply in all cases except those specified.

2. If (1) a non conforming hotel structure or (2) a structure occupied by a nonconforming hotel use is destroyed, it may not be rebuilt unless the structure or use is rebuilt in conformance to all the provisions of this Section 4.15. For purposes of this section, a structure is destroyed if it has suffered damage, neglect, disrepair, or impairment in excess of 50% of its reasonable value. If such a structure is not destroyed, reconstruction will be permitted, but the size or function of the nonconforming structure, or any nonconforming use occupying the structure, cannot be expanded.

SECTION 17 – VARIETY STORES

4.17.1 Limits on Concentration

a. Variety stores are prohibited unless the proposed use is located more than 5,000 feet from another variety store.

b. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit (SUP) only.

c. In addition to the criteria for an SUP set forth in **Article 5**, when reviewing a request for SUP for a variety store use, the City Council shall consider:

1. Whether the proposed variety store will likely have a detrimental impact on the development of grocery stores and other businesses that sell fresh and healthy food items in the area to be served by the proposed use.

2. The availability of healthy food options in the area of the proposed use including the proximity of full-service grocery stores within one-half (½) mile of the proposed use and effect of the use on the retail food environment index as defined by the Centers for Disease Control and Prevention.

3. Whether the proposed use is within a food desert, as defined by the United States Department of Agriculture at the time of application.

d. An SUP approved under this section must stipulate that a minimum of ten percent of the floor area of the variety store must be dedicated to fresh produce, meat and dairy products.

e. Incidental outdoor display is prohibited at all variety stores.

f. A nonconforming variety store in existence on May 19, 2020, may relocate on the same parcel or within the same shopping center that it currently exists without obtaining a SUP provided the nonconforming variety store has not been terminated as provided in **Article 19, "Non-Conforming Development"** and the use complies with all other applicable regulations.

SECTION 18 – COMMISSARY

4.18.1 Commissaries located in the General Retail (GR) District and Commercial (C) District must comply with the following conditions:

a. The building or tenant space, including an attached freezer, shall not exceed 8,000 sq. ft.
b. The commissary shall be used for centralized food prep for a single restaurant or entity.

c. The commissary shall not be used as a shared kitchen for multiple restaurants, mobile food units, or entities.
d. Overnight parking of mobile food units or food trucks is prohibited on site.
e. Maintenance, repair, or washing of mobile food units or food trucks are prohibited on site.

SECTION 19 – ELECTRIC VEHICLE CHARGING STATIONS

4.19.1 An electric vehicle charging station is a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.

4.19.2 Electric vehicle charging stations shall be allowed as an accessory use in those zoning districts shown in the "**Use Charts**" of Article 4, Permissible Uses, of this Code, under the classification category of "Transportation and Logistics."

4.19.3 All electric vehicle charging stations shall be required to comply with the following:

A. Minimum accessory setback requirements shall be those established in the district in which the electric vehicle charging station is located.

B. Electric vehicle charging stations are not permitted within the city right-of-way.

C. Design should be appropriate to the location and use. Facilities should be able to be readily identified by electric car users but blend into surrounding landscape/architecture for combability with the character and use of the site.

D. Installation shall be subject to permit approval administer by the Building Inspections Division.

SECTION 20 – BATTERY ENERGY STORAGE SYSTEMS

4.20.1 Battery Energy Storage Systems are devices that enable energy from renewables, like solar or wind, or unused energy supplied to the grid in times of low demand to be stored and then released at a later time.

4.20.2 Battery Energy Storage Systems shall be screened from view from public streets by a Type 1 masonry screening wall or a living screen that is at least eight ft. in height at the time of planting.

SECTION 21 – SMOKE SHOP

4.21.1 Limits on Concentration

a. Smoke Shops are prohibited unless the proposed use is located more than one (1) mile from another smoke shop.

b. If located at least one (1) mile from another Smoke Shop, this use is permitted by Specific Use Permit (SUP) only.

c. Incidental outdoor display is prohibited at all smoke shops.

d. Smoke Shops that are occupied and legally operating without a specific use permit, as of July 16, 2024, or have applied for a Certificate of Occupancy and are permitted by right under the property's applicable zoning designation, as of July 16, 2024, are considered legal non-conforming and subject to the provisions of Article 19 of this Code.

SECTION 22 – MULTI-FAMILY AND MIXED USE RESIDENTIAL DEVELOPMENTS (PROVISIONS RELATED TO CHAPTER 218 OF TEXAS LOCAL GOVERNMENT CODE)

4.22.1 Multi-family and Mixed Use Residential developments are permitted in certain districts pursuant to Chapter 218 of the Texas Local Government Code, as amended, provided such uses have not been otherwise been lawfully prohibited or waived. To the extent that development regulations are not addressed in Chapter 218 of the Texas Local Government Code, development regulations in the base zoning district of MF3 shall apply for Multi-family use and MU shall apply for Mixed-Use Residential use. To the extent state law prohibits regulation of any density or dimensional standard for Multi-family or Mixed Use Residential developments and such standards have not been otherwise lawfully prohibited or waived, state law shall control, but only to the extent of such prohibition. See Chapter 218 of Texas Local Government Code, as amended.

RESIDENTIAL USES		*NON-RESIDENTIAL AND MIXED USES*	
SYMBOL	***DISTRICT NAME***	***SYMBOL***	***DISTRICT NAME***
A	*Agriculture District*	*NS*	*Neighborhood Service*
SF-E	*Single Family - Estate*	*GR-1*	*General Retail-One District*
SF-1	*Single Family - One Residential*	*GR*	*General Retail District*
SF-2	*Single Family - Two Residential*	*C-1*	*Commercial-One District*
SF-3	*Single Family - Three Residential*	*C*	*Commercial District*
SF-4	*Single Family - Four Residential*	*CA*	*Central Area*
SF-5	*Single Family - Five Residential*	*CA*	*Central Area*
SF-6	*Single Family - Six Residential*	*HC*	*Heavy Commercial District*
SF-ZLL	*Single Family - Zero Lot Line Residential*	*LI*	*Light Industrial*
SF-A	*Single Family - Attached*	*HI*	*Heavy Industrial*
2F	*Two Family - Two Residential*	*O*	*Office*
MF-1	*Multi-Family - One Residential*	*MU*	*Mixed Use*
MF-2	*Multi-Family - Two Residential*	*HD*	*Hospital District*
MF-3	*Multi-Family - Three Residential*		
MR	*Mixed Residential*		

USE		RESIDENTIAL														SPECIAL			COMMERCIAL/RETAIL								INDUSTRIAL		
FAMILY LIVING RESIDENTIAL	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	SF-T	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
SF-DETACHED	NA	X	X	X	X	X	X	X	X[1]	X[1]	X[1]		X[1]			X												
SF-ZERO LOT LINE	NA								X								X	X										
SF-ATTACHED	NA									X	X	X	X	X	X		X	X										
SF-TOWNHOUSE	NA										X	X	X	X	X		X	X										
SF – HYBRID HOUSING (BUILD TO RENT)	See Article 30											X						X[14]	X[14]	X[14]	X[14]	X[14]	X[14]	X[14]	X[14]	X[14]			
SF-MODULAR HOME	NA	X	X	X	X	X	X	X	X	X	X	X					X											
SF-MANUFACTURED (MOBILE) HOME	NA															X[2]												
2-FAMILY / DUPLEX	NA									X	X																	
3 & 4 FAMILY	NA									X		X	X	X	X		X	X[14]	X[14]	X[14]	X[14]	X[14]	X[14]	X[14]	X[14]			
LIVE/WORK UNITS	See Article 30																	S							S[15]			
MF- APARTMENTS	NA												X	X	X		X	X	X[14]	X[14]	X[14]	X[14]	X[14]	X[14]	X[14]			
MIXED RETAIL & RESIDENTIAL	NA																X[3]	X[3]	X[14]	X[14]	X[14]	X[14]	X[14]	X[14]	X[14]	X[14]	X[14]	X[14]
GARAGE CONVERT.	NA	X[4]	X[4]	X[4]	X[4]	X[4]	X[4]	X[4]	X[4]	X[4]	X[4]						X	X										
ACCESSORY BLDG / STRUCTURE	NA	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
HOME-BASED BUSINESS	000130	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X[15]	X[15]	X[15]	X[15]	X[15]	X[15]	X[15]			
B & B HOTEL	721191	S	S	S	S	S	S	S	S	S			X	X	X		X	X			X	X	X	X	X	X	X	X
SHORT-TERM RESIDENTIAL RENTAL (Permit Required, See Code Compliance)																												

Chart Notes:

[1]: Must be constructed to a Single Family-Five (SF-5) standard.
[2]: Allowed on a minimum 20 acre site per Article 26, Section 26.9.1.
[3]: Refer to Article 3, Sections 2.15 & 2.16.
[4]: Reserved
[5]: Specific Use Permit is required when located within 300 feet of any AG, SF, 2F, or MF districts; or if inside a designated overlay district.
[6]: Specific Use Permit is required when located within 900 feet of a similar use.
[7]: Refer to Article 4, Section 11.2
[8]: Specific Use Permit is required when located less than 2500 feet of another group living residential use.
[9]: Refer to Article 4, Section 17.1
[10]: This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.
[11]: Refer to Article 11, Section 14.1
[12]: Refer to Article 4, Section 19
[13]: Refer to Article 4, Section 4.21. Use is prohibited when located within one mile of another smoke shop.
[14]Refer to Article 4, Section 22
15 Home-based business permitted only when located in a multi-family or mixed-use residential development developed under Chapter 218 of the Texas Local Government Code

Chart Symbols:

X: Permitted Use
PD: Planned Development District
**: Site Plan Required*
S: Specific Use Permit Required
: Use Not Permitted (Blank Square)

***: Must Comply With All Local and State Regulations*

1997 N.A.I.C.S. U.S.

USE		RESIDENTIAL														SPECIAL			COMMERCIAL/RETAIL								INDUSTRIAL		
GROUP LIVING RESIDENTIAL[8]	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	SF-T	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
BOARDING HOUSE [8]	N/A	X	X	X	X	X	X	X	X	X	X					X	X	X										
ROOMING HOUSE [8]	721310											X	X	X	X		X	X										
ASSISTED LIVING FACILITY (No Personal Care) [8]	623110	X	X	X	X	X	X	X	X	X	X	X				X	X	X										
REGISTERED GROUP HOME [8]	623110	X	X	X	X	X	X	X	X	X	X	X				X	X	X										
TEMP. EMERGENCY SHELTER / HOME	624221					S	S	S					S	S	S												X	X
MONASTARY/ CONVENT [8]	813110												X	X	X		X	X										
DRUG/ALCOHOL CARE HOME *	623220	S	S	S	S	S	S	S																				
PSYCH. CARE HOME	623210	S	S	S	S	S	S	S								S												
OTHER RESIDENTIAL CARE FACILITIES [8]	623990	X	X	X	X	X	X	X	X	X	X	X				X	X	X										

Chart Notes:

[1]: Must be constructed to a Single Family-Five (SF-5) standard.
[2]: Allowed on a minimum 20 acre site per Article 26, Section 26.9.1.
[3]: Refer to Article 3, Sections 2.15 & 2.16.
[4]: Reserved
[5]: Specific Use Permit is required when located within 300 feet of any AG, SF, 2F, or MF districts; or if inside a designated overlay district.
[6]: Specific Use Permit is required when located within 900 feet of a similar use.
[7]: Refer to Article 4, Section 11.2
[8]: Specific Use Permit is required when located less than 2500 feet of another group living residential use.
[9]: Refer to Article 4, Section 17.1
[10]: This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.
[11]: Refer to Article 11, Section 14.1
[12]: Refer to Article 4, Section 19
[13]: Refer to Article 4, Section 4.21. Use is prohibited when located within one mile of another smoke shop.
[14]Refer to Article 4, Section 22
15 *Home-based business permitted only when located in a multi-family or mixed-use residential development developed under Chapter 218 of the Texas Local Government Code*

Chart Symbols:

X: Permitted Use
PD: Planned Development District
**: Site Plan Required*
S: Specific Use Permit Required
: Use Not Permitted (Blank Square)

***: Must Comply With All Local and State Regulations*

1997 N.A.I.C.S. U.S.

USE		RESIDENTIAL														SPECIAL	COMMERCIAL/RETAIL									INDUSTRIAL		
RECREATION & CULTURAL USES	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	SF-T	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
RV PARK	721211																						S			S	S	S
PERFORMING ARTS	611610																	X		X	X	X	X	X	X	X	X	X
KARATE	713990																	X		X	X	X	X	X	X	X	X	X
COMMUNITY FOOD SERVICES	624210																	X	X	X	X	X	X	X	X	X	X	X
FARMERS MARKET*	See Article 30																	S		S	S	S	S	S	S	S	S	
FRATERNAL ORGANIZATION	813410																		X	X	X	X	X	X				
CIVIC CLUB	813410															X	X	X	X	X	X	X	X	X	X	X	X	X
PHILANTHROPIC ORGANIZATION	813319	S	S	S	S	S	S	S	S	S	S	S	S	S	S		X	X	X	X	X	X	X	X	X	X	X	
CHURCH/ RELIGIOUS ACTIVITY	813110	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
ARTIST STUDIO	711510																X	X		X	X	X	X	X	X	X	X	X
RACETRACK	711212																										X	X

Chart Notes:

[1]: Must be constructed to a Single Family-Five (SF-5) standard.
[2]: Allowed on a minimum 20 acre site per Article 26, Section 26.9.1.
[3]: Refer to Article 3, Sections 2.15 & 2.16.
[4]: Reserved
[5]: Specific Use Permit is required when located within 300 feet of any AG, SF, 2F, or MF districts; or if inside a designated overlay district.
[6]: Specific Use Permit is required when located within 900 feet of a similar use.
[7]: Refer to Article 4, Section 11.2
[8]: Specific Use Permit is required when located less than 2500 feet of another group living residential use.
[9]: Refer to Article 4, Section 17.1
[10]: This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.
[11]: Refer to Article 11, Section 14.1
[12]: Refer to Article 4, Section 19
[13]: Refer to Article 4, Section 4.21. Use is prohibited when located within one mile of another smoke shop.
[14]Refer to Article 4, Section 22
15 Home-based business permitted only when located in a multi-family or mixed-use residential development developed under Chapter 218 of the Texas Local Government Code

Chart Symbols:

X: Permitted Use
PD: Planned Development District
**: Site Plan Required*
S: Specific Use Permit Required
: Use Not Permitted (Blank Square)

***: Must Comply With All Local and State Regulatio*

1997 N.A.I.C.S. U.S.

USE		RESIDENTIAL														SPECIAL			COMMERCIAL/RETAIL							INDUSTRIAL		
GENERAL EDUCATION, HEALTH & INSTITUTIONAL	**NAICS CODE**	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	SF-T	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
VOCATIONAL SCHOOL *(NON-AUTO/MECHANICAL)*	611513	*See "AUTOMOTIVE AND TRANSPORT" chart below for other Vocational uses.*																	X	X	X	X	X	X	X	X	X	X
ADULT DAY CARE CENTER	623990	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S	S
ADULT DAY CARE HOME	623990	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	S	X	X	X
ADULT DAY HEALTH CARE CENTER/HOME	623990	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S	S
SOCIAL SERVICES	624190																	X	X	X	X	X	X	X	X	X	X	X
PAROLE / PROBATION OFFICE	922150																		S		S	S	S	S		S	S	
CHILD DAY CARE	624410	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
CEMETERY / MAUSOLEUM	812200	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	S	S	S	S
CREMATORIUM	812220																						S	S	S	S	S	X
FUNERAL HOME	812210																	X			X		X		S	X	X	
VETERINARY CLINIC (DOMESTICATED PETS – NO KENNELS)	541940	*See "AGRICULTURE" chart below for Kennel uses.*																X	X	X	X	X	X	X	S	X	X	X
OUTPATIENT CARE CLINIC / CENTER	6214																	X	X	S	X	S	X	X	X	X	X	X
EMERGENCY CARE CLINIC (URGENT CARE)	621493																	X	X	S	X	S	X	X	S	X	X	X
MEDICAL AND DENTAL OFFICES	621111																X	X	X	X	X	X	X	X	X	X	X	X
HOSPITAL	622110															S	X	X			X	X	X	X	X	S	S	
COLLEGE / UNIV.	514120												X	X	X		X	X	X	X	X	X	X	X	X	X	X	X
PSYCH. HOSPITAL	622210															S										S	S	
(K-12)	611110	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
LIBRARY	514120	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	X	X	X	X	X
HOSPICE *	623110												X	X	X		X	X	S	S	S	S			S			
SKILLED NURSING FACILITY	623110												X	X	X		X	X	S	S	S	S			S		X	
ORPHANAGE	623990												X	X	X		X	X										
HALFWAY HOUSE	NA																									S	S	S

See Chart Notes and Symbols at the End of Section 23

USE		*RESIDENTIAL*														*SPECIAL*			*COMMERCIAL/RETAIL*								*INDUSTRIAL*		
PUBLIC UTILITY USES	**NAICS CODE**	**SF-E**	**SF-1**	**SF-2**	**SF-3**	**SF-4**	**SF-5**	**SF-6**	**SF-ZLL**	**SF-A**	**2F**	**SF-T**	**MF-1**	**MF-2**	**MF-3**	**AG/ OPEN SPACE**	**MR**	**MU**	**OFFICE**	**NS**	**GR**	**GR-1**	**C**	**C-1**	**CA**	**HC**	**LI**	**HI**
BATTERY ENERGY STORAGE SYSTEMS (ACCESSORY USE)[13]	**See Article 30**																										**X[13]**	**X[13]**
EMS	**621910**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**			**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**
PHONE EXCHANGE	**513330**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**X**			**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**
ELECTRICITY GEN. PLANT *	**221111**															**S**												**X**
ELEC. / LINE SUBSTATION *	**221121**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**
GAS COMPRESSOR STATION (See Section 4.10)	**221210**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**X[5 6]**	**X[5 6]**	**X[5 6]**
UTILITY LINE	**221122**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**
UTILITY SHOP *	**221121**															**X**			**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**
WATER SUPPLY FACILITY *	**221310**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**X**			**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**
WASTE WATER * TREAT. PLANT	**221320**															**S**											**S**	**S**
SEWAGE STATION	**221320**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**			**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**
POLICE STATION *	**922120**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**
JAIL *	**922120**																								**S**	**S**	**S**	**S**
FIRE STATION *	**922160**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**
PRISON *	**922140**															**S**												**S**
PETRO OR GAS GATHERING / DISTRIBUTION	**486210**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**
RECYCLING TRANS. STATION	**562119**																									**S**	**S**	**X**
WIND TURBINES (GROUND MOUNTED)	**333611**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**
WIND TURBINES (ROOF MOUNTED)	**333611**																									**S**	**S**	**S**

See Chart Notes and Symbols at the End of Section 23

USE		RESIDENTIAL														SPECIAL		COMMERCIAL/RETAIL								INDUSTRIAL		
GOVERNMENT, OFFICES & BUSINESS	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	SF-T	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
POST OFFICE	491110	S	S	S	S	S	S	S	S	S	X		X	X	X		X	X	X	X	X	X	X	X	X	X	X	X
BANK	522110																	X	X	X	X	X	X	X	X	X	X	X
BANK / CREDIT UNION DRIVE THRU	522130																	X	X[5]	X[5]	X[5]	X[5]	X[5]	X[5]	X[5]	X[5]	X[5]	X[5]
CREDIT UNION	522130																	X	X	X	X	X	X	X	X	X	X	X
CHECK CASHING, PAY CHECK AND CAR TITLE LOANS	522390																				S[7]		S[7]			S[7]	S[7]	
SAVINGS & LOAN	522120																	X	X	X	X	X	X	X	X	X	X	X
ATM	334119												X	X	X			X	X	X	X	X	X	X	X	X	X	X
BAIL BOND	812990																									S	S	S
CORRECTIONAL FACILITIES	NA																									S	S	S
INSURANCE	524210																	X	X	X	X	X	X	X	X	X	X	X
REAL ESTATE	531210																	X	X	X	X	X	X	X	X	X	X	X
CREDIT AGENCY	561450																	X	X	X	X	X	X	X	X	X	X	X
BROKER	523120																	X	X	X	X	X	X	X	X	X	X	X
COUNSELING	621111																	X	X	X	X	X	X	X	X	X	X	X
LEGAL SERVICES	541110																	X	X	X	X	X	X	X	X	X	X	X
MISCELLANEOUS OFFICES	561110																	X	X	X	X	X	X	X	X	X	X	X

Chart Notes:

[1]: Must be constructed to a Single Family-Five (SF-5) standard.
[2]: Allowed on a minimum 20 acre site per Article 26, Section 26.9.1.
[3]: Refer to Article 3, Sections 2.15 & 2.16.
[4]: Reserved
[5]: Specific Use Permit is required when located within 300 feet of any AG, SF, 2F, or MF districts; or if inside a designated overlay district.
[6]: Specific Use Permit is required when located within 900 feet of a similar use.
[7]: Refer to Article 4, Section 11.2
[8]: Specific Use Permit is required when located less than 2500 feet of another group living residential use.
[9]: Refer to Article 4, Section 17.1
[10]: This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.
[11]: Refer to Article 11, Section 14.1
[12]: Refer to Article 4, Section 19
[13]: Refer to Article 4, Section 4.21. Use is prohibited when located within one mile of another smoke shop.
[14]Refer to Article 4, Section 22
15 Home-based business permitted only when located in a multi-family or mixed-use residential development developed under Chapter 218 of the Texas Local Government Code

Chart Symbols:

X: Permitted Use
PD: Planned Development District
**: Site Plan Required*
S: Specific Use Permit Required
: Use Not Permitted (Blank Square)

***: Must Comply With All Local and State Regulations*

1997 N.A.I.C.S. U.S.

USE		RESIDENTIAL														SPECIAL			COMMERCIAL/RETAIL								INDUSTRIAL		
RETAIL AND COMMERCIAL USES	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	SF-T	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
(ALCOHOL) PACKAGED BEER & WINE SALES FOR OFF PREMISE CONSUMPTION (See NAICS code definition, Section 4.8.6)	445310																				X	X	X	X	X	X	X	X
ALCOHOLIC BEVERAGE DISTRIBUTION	422820																						X			X	X	X
APPAREL MFG.	315212																	X						X		X	X	X
APPLIANCE REPAIR	443111																	X				X	X	X	S	X	X	X
ART DEALER	453920																X	X				X	X	X	X	X	X	X
AUCTION (NON AUTO)	453998																					X	X	X	X	X	X	X
BAIT / TACKLE	451110																				S		X	S		X	X	X
BAKERY RETAIL	722213																X	X			X	X	X	X	X	X	X	X
BAKERY WHOLESALE	422490																						X		X	X	X	X
CONVENIENCE STORE W/ GAS	447110																			S	S	S	S	S		S	S	S
CONVENIENCE STORE WITHOUT GAS	447110																			S	S	S	S	S	S	S	S	S
COMMISSARY	SEE ARTICLE 30																				X[9]		X[9]			X	X	X

Chart Notes:

[1]: Must be constructed to a Single Family-Five (SF-5) standard.
[2]: Allowed on a minimum 20 acre site per Article 26, Section 26.9.1.
[3]: Refer to Article 3, Sections 2.15 & 2.16.
[4]: Reserved
[5]: Specific Use Permit is required when located within 300 feet of any AG, SF, 2F, or MF districts; or if inside a designated overlay district.
[6]: Specific Use Permit is required when located within 900 feet of a similar use.
[7]: Refer to Article 4, Section 11.2
[8]: Specific Use Permit is required when located less than 2500 feet of another group living residential use.
[9]: Refer to Article 4, Section 17.1
[10]: This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.
[11]: Refer to Article 11, Section 14.1
[12]: Refer to Article 4, Section 19
[13]: Refer to Article 4, Section 4.21. Use is prohibited when located within one mile of another smoke shop.
[14]Refer to Article 4, Section 22
15 *Home-based business permitted only when located in a multi-family or mixed-use residential development developed under Chapter 218 of the Texas Local Government Code*

Chart Symbols:

X: Permitted Use
PD: Planned Development District
**: Site Plan Required*
S: Specific Use Permit Required
: Use Not Permitted (Blank Square)

***: Must Comply With All Local and State Regulations*

1997 N.A.I.C.S. U.S.

USE		RESIDENTIAL														SPECIAL			COMMERCIAL/RETAIL							INDUSTRIAL		
RETAIL AND COMMERCIAL USES	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	SF-T	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
GROOMING & HYGIENE SALON	812112																X	X			X	X	X	X	X	X	X	X
DRUG STORE / PHARMACY	446110																X	X		X	X	X	X	X	X	X	X	X
EXTERMINATOR SERVICE	561710																			X	X	X	X	X		X	X	X
EXTERMINATOR (STORAGE)	561710																						S			S	S	S
FARM PRODUCTS FOOD/ WHOLESALE	422480																				X		X		X	X	X	X
FIREWOOD WHOLESALE	421990																										X	X
FLEA MARKET (OUTDOORS)	453310																									S	S	S
FLORIST	453110																X	X		X	X	X	X	X	X	X	X	
FURNITURE STORE (NEW)	442110																X	X		X	X	X	X	X	X	X	X	X
GARDEN CENTER (INSIDE STORAGE)	444220																X	X		X	X	X	X	X	X	X	X	X
GARDEN CENTER (OUTSIDE STORAGE)	444220																	S		S	S	S	S	S	S	S	S	S
GRAVESTONE SALES	453998																						X			X	X	X
GROCERY STORE	445110																X	X		X	X	X	X	X	X	X	X	X
HANDICRAFT STORE	451120																X	X		X	X	X	X	X	X	X	X	
HARDWARE STORE	444130																				X	X	X	X	X	X	X	X
HEAVY MACHINE SALES (OUTSIDE)	421810																						S			X	X	X

Chart Notes:

[1]: Must be constructed to a Single Family-Five (SF-5) standard.
[2]: Allowed on a minimum 20 acre site per Article 26, Section26. 9.1.
[3]: Refer to Article 3, Sections 2.15 & 2.16.
[4]: Reserved
[5]: Specific Use Permit is required when located within 300 feet of any AG, SF, 2F, or MF districts; or if inside a designated overlay district.
[6]: Specific Use Permit is required when located within 900 feet of a similar use.
[7]: Refer to Article 4, Section 11.2
[8]: Specific Use Permit is required when located less than 2500 feet of another group living residential use.
[9]: Refer to Article 4, Section 17.1
[10]: This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.
[11]: Refer to Article 11, Section 14.1
[12]: Refer to Article 4, Section 19
[13]: Refer to Article 4, Section 4.21. Use is prohibited when located within one mile of another smoke shop.
[14]Refer to Article 4, Section 22
15 Home-based business permitted only when located in a multi-family or mixed-use residential development developed under Chapter 218 of the Texas Local Government Code

Chart Symbols:

X: Permitted Use
PD: Planned Development District
**: Site Plan Required*
S: Specific Use Permit Required
: Use Not Permitted (Blank Square)

***: Must Comply With All Local and State Regulations*

1997 N.A.I.C.S. U.S.

USE		RESIDENTIAL														SPECIAL			COMMERCIAL/RETAIL							INDUSTRIAL		
RETAIL AND COMMERCIAL USES	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	SF-T	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
HEAVY MACHINE SALES (INSIDE)	421810																						X			X	X	X
KIOSK (SERVICE)	812990																			X	X	X	X	X	X	X	X	X
LAUNDRY / DC (< 3000 SF)	812320																			X	X	X	X	X	X	X	X	X
LAUNDRY / DC (> 3000 SF)	812230																						X			X	X	X
LAUNDRY DROP OFF / PICK-UP	812230																		X	X	X	X	X	X	X	X	X	X
LAUNDRY (SELF SERVE)	812310																		S	S	S	S	X	X	S	X	X	X
LAWNMOWER SALES / REPAIR	444210																				X	X	X	X		X	X	X
LIVESTOCK (WHOLESALE)	422590																										S	X
LOCKSMITH	561622																			X	X	X	X	X	X	X	X	X
LODGING FACILITY (Hotel, Including Extended Stay) (See Section 4.15)	See Article 30																	S	S		S	S	S	S	S	S	S	
LUMBER SALES (WHOLESALE)	421310																									X	X	X

Chart Notes:

[1]: Must be constructed to a Single Family-Five (SF-5) standard.
[2]: Allowed on a minimum 20 acre site per Article 26, Section 26.9.1.
[3]: Refer to Article 3, Sections 2.15 & 2.16.
[4]: Reserved
[5]: Specific Use Permit is required when located within 300 feet of any AG, SF, 2F, or MF districts; or if inside a designated overlay district.
[6]: Specific Use Permit is required when located within 900 feet of a similar use.
[7]: Refer to Article 4, Section 11.2
[8]: Specific Use Permit is required when located less than 2500 feet of another group living residential use.
[9]: Refer to Article 4, Section 17.1
[10]: This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.
[11]: Refer to Article 11, Section 14.1
[12]: Refer to Article 4, Section 19
[13]: Refer to Article 4, Section 4.21. Use is prohibited when located within one mile of another smoke shop.
[14]Refer to Article 4, Section 22
15 Home-based business permitted only when located in a multi-family or mixed-use residential development developed under Chapter 218 of the Texas Local Government Code

Chart Symbols:

X: Permitted Use
PD: Planned Development District
**: Site Plan Required*
S: Specific Use Permit Required
: Use Not Permitted (Blank Square)

***: Must Comply With All Local and State Regulations*

1997 N.A.I.C.S. U.S.

USE		RESIDENTIAL														SPECIAL			COMMERCIAL/RETAIL							INDUSTRIAL		
RETAIL AND COMMERCIAL USES	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	SF-T	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
MAJOR APPLIANCE STORE	443111																	X			X	X	X	X		X	X	X
MINI – STORAGE *	493220																				S	S	S	S			S	X
MOBILE HOME DEALER	453930																	X					S			X	X	X
NEEDLE WORKSHOP	451130																			X	X	X	X	X	X	X	X	
PAPER PRODUCTS (WHOLESALE)	322299																	X					X		X	X	X	X
PAWN SHOP	522298																										X	
PET SHOP	453910																	X			X	X	X	X	X	X	X	X
PHOTOCOPY / DUPLICATING	561439																	X		X	X	X	X	X	X	X	X	X
PHOTO STUDIO	541921																			X	X	X	X	X	X	X	X	X
PLANT NURSERY	111421																				X		X	X	X	X	X	X
PORTABLE BLDG.	332311																										S	X
PORTABLE CHEMICAL TOILET	562991																										S	
PRIVATE CLUB (W/ ALCOHOL)	722410												S	S	S			S	S	S	S	S	S	S	S	S	S	S

Chart Notes:

[1]: Must be constructed to a Single Family-Five (SF-5) standard.
[2]: Allowed on a minimum 20 acre site per Article 26, Section 26.9.1.
[3]: Refer to Article 3, Sections 2.15 & 2.16.
[4]: Reserved
[5]: Specific Use Permit is required when located within 300 feet of any AG, SF, 2F, or MF districts; or if inside a designated overlay district.
[6]: Specific Use Permit is required when located within 900 feet of a similar use.
[7]: Refer to Article 4, Section 11.2
[8]: Specific Use Permit is required when located less than 2500 feet of another group living residential use.
[9]: Refer to Article 4, Section 17.1
[10]: This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.
[11]: Refer to Article 11, Section 14.1
[12]: Refer to Article 4, Section 19
[13]: Refer to Article 4, Section 4.21. Use is prohibited when located within one mile of another smoke shop.
[14]Refer to Article 4, Section 22
15 Home-based business permitted only when located in a multi-family or mixed-use residential development developed under Chapter 218 of the Texas Local Government Code

Chart Symbols:

X: Permitted Use
PD: Planned Development District
**: Site Plan Required*
S: Specific Use Permit Required
: Use Not Permitted (Blank Square)

***: Must Comply With All Local and State Regulations*

1997 N.A.I.C.S. U.S.

USE		RESIDENTIAL														SPECIAL			COMMERCIAL/RETAIL							INDUSTRIAL		
RETAIL AND COMMERCIAL USES	**NAICS CODE**	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	SF-T	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
RESTAURANT	721110																X	X	X	X	X	X	X	X	X	X	X	X
RESTAURANT (W/ EQUAL TO OR EXCEEDING 75% ALCOHOL SALES) (See Section 4.8.6)	721110																	S	S				S	S	S	S	S	S
RESTAURANT (W/ ALCOHOL SALES NO ENTERTAINMENT) (See Section 4.8.6)	721110																	X	X	S	X	X	X	X	X	X	X	X
RESTAURANT (W/ ALCOHOL SALES INCLUDING ENTERTAINMENT) (See Section 4.8.6)	721110																	S	S	S	S	S	S	S	S	S	S	S
RESTAURANT (W/ EVENT SPACE) (See Section 4.15)																									S			
DRIVE THROUGH /IN RETAIL SALES **	722200																				S	S	S	S	S	S	S	S
DRIVE THROUGH / IN RESTAURANT **	722211																				X^5	X^5	X^5	X^5	S	X^5	X^5	X^5
KIOSK RESTAURANT	722211																	X		X	X	X	X	X	X	X	X	S
LG. RETAIL (W/ GAS SALES)	447110																				S	S	S	S	S	S	S	S
MISC. RETAIL STORE	See Article 30																	X			X	X	X	X	X	X	X	X

Chart Notes:

[1]: Must be constructed to a Single Family-Five (SF-5) standard.
[2]: Allowed on a minimum 20 acre site per Article 26, Section 26.9.1.
[3]: Refer to Article 3, Sections 2.15 & 2.16.
[4]: Reserved
[5]: Specific Use Permit is required when located within 300 feet of any AG, SF, 2F, or MF districts; or if inside a designated overlay district.
[6]: Specific Use Permit is required when located within 900 feet of a similar use.
[7]: Refer to Article 4, Section 11.2
[8]: Specific Use Permit is required when located less than 2500 feet of another group living residential use.
[9]: Refer to Article 4, Section 17.1
[10]: This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.
[11]: Refer to Article 11, Section 14.1
[12]: Refer to Article 4, Section 19
[13]: Refer to Article 4, Section 4.21. Use is prohibited when located within one mile of another smoke shop.
[14]Refer to Article 4, Section 22
15 Home-based business permitted only when located in a multi-family or mixed-use residential development developed under Chapter 218 of the Texas Local Government Code

Chart Symbols:

X: Permitted Use
PD: Planned Development District
**: Site Plan Required*
S: Specific Use Permit Required
: Use Not Permitted (Blank Square)

***: Must Comply With All Local and State Regulations*

1997 N.A.I.C.S. U.S.

USE		RESIDENTIAL														SPECIAL			COMMERCIAL/RETAIL							INDUSTRIAL		
RETAIL AND COMMERCIAL USES	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	SF-T	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
REVERSE VENDING MACHINE	454210																				X		X			X	X	X
RESIDENTIAL WASTE RECYCLING RECEPTACLE	421930																				S	S	S	S		S	S	S
SECURITY LIVING QTRS. AT BUSINESS	561612																		S	S	S	S	S	S		S	S	S
SHOE REPAIR	811430																	X		X	X	X	X	X	X	X	X	X
SMOKE SHOP (See Section 4.21)	See Article 30																				S[12]	S[12]	S[12]	S[12]	S[12]	S[12]	S[12]	S[12]
TAILOR SHOP	811490																	X		X	X	X	X	X	X	X	X	X
TATTOO AND BODY PIERCING STUDIO (PERMANENT COSMETICS AS AN ACCESSORY USE; See Section 4.7.1)	See Article 30																								S[11]	S[11]	S[11]	S[11]
TOOL RENTAL (INDOOR)	444130																						X			X	X	X
TOOL RENTAL (OUTDOORS)	532210																									X	X	X
TRAVEL AGENCY	561510																	X	X	X	X	X	X	X	X	X	X	X
UPHOLSTERY SHOP	451130																				X		X	X	X	X	X	X
VARIETY STORE (See Section 4.17.)	452990																				S[10]	S[10]	S[10]	S[10]	S[10]	S[10]	S[10]	S[10]
WINERY	312130															X							X				X	X

Chart Notes:

[1]: Must be constructed to a Single Family-Five (SF-5) standard.
[2]: Allowed on a minimum 20 acre site per Article 26, Section 26.9.1.
[3]: Refer to Article 3, Sections 2.15 & 2.16.
[4]: Reserved
[5]: Specific Use Permit is required when located within 300 feet of any AG, SF, 2F, or MF districts; or if inside a designated overlay district.
[6]: Specific Use Permit is required when located within 900 feet of a similar use.
[7]: Refer to Article 4, Section 11.2
[8]: Specific Use Permit is required when located less than 2500 feet of another group living residential use.
[9]: Refer to Article 4, Section 17.1
[10]: This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.
[11]: Refer to Article 11, Section 14.1
[12]: Refer to Article 4, Section 19
[13]: Refer to Article 4, Section 4.21. Use is prohibited when located within one mile of another smoke shop.
[14]Refer to Article 4, Section 22
15 Home-based business permitted only when located in a multi-family or mixed-use residential development developed under Chapter 218 of the Texas Local Government Code

Chart Symbols:

X: Permitted Use
PD: Planned Development District
**: Site Plan Required*
S: Specific Use Permit Required
: Use Not Permitted (Blank Square)

***: Must Comply With All Local and State Regulations*

1997 N.A.I.C.S. U.S.

USE	RESIDENTIAL														SPECIAL			COMMERCIAL/RETAIL								INDUSTRIAL		
AUTOMOTIVE *=Subject to Ch. 13, Article XX – "Automotive Related Business Regulations"	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	SF-T	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
AUTO SALES																												
AUTO DEALER*																						S	S		X	X	X
AUTO DEALER * (USED ONLY)																						S	S		X	X	X
AUTO DEALER * (NON-FRANCHISE USED)																									S	S	S
AUTO DEALER (INTERNET ONLY)																						S	S		X	X	X
AUTO SALES* (WHOLESALE)																						S	S		X[5]	X[5]	X[5]
AUTO AUCTION*																										S	S
AUTO EXPORTER																									S	S	S
AUTO SHIPPER																									S	S	S
AUTO-RELATED SERVICES																												
CAR WASH (FULL-SERVICE) *																						S	S		X[5]	X[5]	X
CAR WASH (SELF- SERVICE)																						S	S		S	S	S
AUTO/TRUCK RENTAL* (NO CHAUFFER)																						S			X	X	X
LIMO SERVICE*																						S		X	X	X	
STATE VEHICLE INSPECTION																						X	X		X	X	X
AUTO PARTS SALES* (NEW) For Used Auto Parts, see "Recovery and Salvage"																				S		X	X		X	X	X
AUTO ACCESSORIES* SALES & INSTALLATION																						S			X	X	X
AUTO TIRE/WHEELS* SALES & INSTALLATION (INDOOR DISPLAYS)																						S	S		X	X	X
AUTO TIRE/WHEELS* SALES & INSTALLATION (OUTDOOR DISPLAYS)																						S	S		S	S	S
AUTO TIRE REPAIR*																						S			X	X	X
AUTO DRIVING SCHOOL																					S	S	S		S	S	S

See Chart Notes and Symbols at the End of Section 23

USE	RESIDENTIAL														SPECIAL			COMMERCIAL/RETAIL								INDUSTRIAL		
AUTOMOTIVE *=Subject to Ch. 13, Article XX – "Automotive Related Business Regulations"	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	SF-T	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
OPERATIONS AND PARKING																												
AUTO PARKING (PRIMARY USE)																		S		S	S	X	X	S	X	X	X
AUTO PARKING (ACCESSORY USE)	S	S	S	S	S	S	S	S	S									S	S	S	S	S	S	X	X	X	X
STRUCTURED PARKING											S	X	X	X		S	X	X		S	S	X	X	S	X	X	X
PRIVATE FUEL STATION																									S	S	X
AUTO REPAIR																												
VOCATIONAL SCHOOL (AUTO/MECHANICAL)																						S			S	S	S
AUTO GLASS (REPAIR & TINT)																						S			X	X	X
AUTO INTERIOR SHOP*																						S			X	X	X
AUTO BODY SHOP*																						S			S	S	S
AUTO PAINT SHOP*																						S			S	S	S
AUTO BODY & PAINT SHOP*																									S	S	S
PAINTLESS DENT REPAIR																						S			X	X	X
AUTO REPAIR (MINOR)* Includes Oil Change & Quick Lube																						S	S		X	X	X
AUTO REPAIR (MAJOR)*																									S	S	X
SPECIALTY AUTO REPAIR & TUNING*																						S	S		X	X	X
RECOVERY AND SALVAGE																												
AUTO WRECKER SERVICE*																						S			S	S	S
RETAIL AUTO PARTS (USED)																									S	S	S
AUTO IMPOUND* (PUBLIC / PRIVATE)																									S	S	S
AUTO RE-BUILDER*																									S	S	S
INOPERABLE VEHICLE HOLDING YARD*																										S	S
AUTO SALVAGE YARD*																											S

See Chart Notes and Symbols at the End of Section 23

USE		RESIDENTIAL														SPECIAL			COMMERCIAL/RETAIL								INDUSTRIAL		
TRANSPORTATION & LOGISTICS	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	SF-T	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
AIRCRAFT REPAIR/ MAINTENANCE	488190																									X	X	X
AIR / HELIPORT	488190															X			S				S	S		X	X	X
BICYCLE SALES/REPAIR	451110																				X	X	X	X	X	X	X	X
BOAT DEALER (SALES ONLY)	441222																				S		X	X		X	X	X
BOAT REPAIR/STORAGE	811490																						S			X	X	X
BUS CHARTER	485510																						X			X	X	X
ELECTRIC VEHICLE CHARGING STATION[12]	See Article 30																	X[12]	X[12]	X[12]	X[12]	X[12]	X[12]	X[12]	X[12]	X[12]	X[12]	X[12]	X[12]
FREIGHT TRANSFER TERMINAL	See Article 30																									X[5]	X[5]	X[5]
HEAVY TRUCK OR EQUIPMENT PARKING																										S	S	S
HEAVY TRUCK/HEAVY EQUIPMENT REPAIR	423000 523000																									X[5]	X[5]	X[5]
MOTORCYCLE DEALER	441221																				S		X	X		X	X	X
MOTORCYCLE REPAIR	811490																						S	S		X	X	X
MOTORCYCLE SALES	441221																						X	X		X	X	X

Chart Notes:

[1]: Must be constructed to a Single Family-Five (SF-5) standard.
[2]: Allowed on a minimum 20 acre site per Article 26, Section 26.9.1.
[3]: Refer to Article 3, Sections 2.15 & 2.16.
[4]: Reserved
[5]: Specific Use Permit is required when located within 300 feet of any AG, SF, 2F, or MF districts; or if inside a designated overlay district.
[6]: Specific Use Permit is required when located within 900 feet of a similar use.
[7]: Refer to Article 4, Section 11.2
[8]: Specific Use Permit is required when located less than 2500 feet of another group living residential use.
[9]: Refer to Article 4, Section 17.1
[10]: This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.
[11]: Refer to Article 11, Section 14.1
[12]: Refer to Article 4, Section 19
[13]: Refer to Article 4, Section 4.21. Use is prohibited when located within one mile of another smoke shop.
[14]Refer to Article 4, Section 22
15 Home-based business permitted only when located in a multi-family or mixed-use residential development developed under Chapter 218 of the Texas Local Government Code

Chart Symbols:

X: Permitted Use
PD: Planned Development District
**: Site Plan Required*
S: Specific Use Permit Required
: Use Not Permitted (Blank Square)

***: Must Comply With All Local and State Regulations*

1997 N.A.I.C.S. U.S.

USE		RESIDENTIAL														SPECIAL			COMMERCIAL/RETAIL								INDUSTRIAL		
TRANSPORTATION & LOGISTICS	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	SF-T	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
PASSENGER TERMINAL	485112																						X		X	X	X	X
RR FREIGHT DEPOT	482210																						X			X	X	X
RR ROW	482111	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
RECREATIONAL VEHICLE (RV) PARKING	812903																									X	X	X
RECREATIONAL VEHICLE (RV) SALES	441210																						S	S		X	X	X
RECREATIONAL VEHICLE (RV) SALES WITH REPAIR (INDOORS)	441210																						S			X[5]	X[5]	X[5]
TAXI STAND	485310																				S	S	S	S	X	S	S	S
TRANSIT MAINTENANCE EQUIPMENT FACILITY	488490																						X[5]			X[5]	X[5]	X[5]
TRUCK STOP WITH GAS SALES	447190																						S			X[5]	X[5]	X[5]
VEHICLE MAINTENANCE (PRIVATE)	811111																						S			X	X	X
VEHICLE WASH (PRIVATE)	811192																						S			X	X	X
VOCATIONAL SCHOOL (AUTO/MECHANICAL)	611513																						S			S	S	S
WAREHOUSE/DISTRIBUTION CENTER	See Article 30																									X	X	X
WAREHOUSE, E-COMMERCE FULFILLMENT CENTER	See Article 30																									X	X	X

Chart Notes:

[1]: Must be constructed to a Single Family-Five (SF-5) standard.
[2]: Allowed on a minimum 20 acre site per Article 26, Section 26.9.1.
[3]: Refer to Article 3, Sections 2.15 & 2.16.
[4]: Reserved
[5]: Specific Use Permit is required when located within 300 feet of any AG, SF, 2F, or MF districts; or if inside a designated overlay district.
[6]: Specific Use Permit is required when located within 900 feet of a similar use.
[7]: Refer to Article 4, Section 11.2
[8]: Specific Use Permit is required when located less than 2500 feet of another group living residential use.
[9]: Refer to Article 4, Section 17.1
[10]: This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.
[11]: Refer to Article 11, Section 14.1
[12]: Refer to Article 4, Section 19
[13]: Refer to Article 4, Section 4.21. Use is prohibited when located within one mile of another smoke shop.
[14]Refer to Article 4, Section 22
15 Home-based business permitted only when located in a multi-family or mixed-use residential development developed under Chapter 218 of the Texas Local Government Code

Chart Symbols:

X: Permitted Use
PD: Planned Development District
**: Site Plan Required*
S: Specific Use Permit Required
: Use Not Permitted (Blank Square)

***: Must Comply With All Local and State Regulations*

1997 N.A.I.C.S. U.S.

USE		RESIDENTIAL													SPECIAL			COMMERCIAL/RETAIL								INDUSTRIAL		
MANUFACTURING / MINING AND CONSTRUCTION	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	SF-T	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
ADVANCED MANUFACTURING	See Article 30																									X	X	X
AIRCRAFT MFG.	336411																										X	X
ALCOHOL ** BEVERAGE MFG.	312120 312140																						X[5]	X[5]	X[5]	X[5]	X[5]	X[5]
ALCOHOL ** BEVERAGE MFG. (WITH TASTING ROOM)	312120 312140																						S	S	S	S	S	S
ALCOHOL WHOLESALERS **	424810 424820																						X	X	X	X	X	X
(ALCOHOL) ** BREWPUB (See Section 11.12.1)	312120 312140																				X	X	X		X			
APPAREL MFG.	315999																									X	X	X
ARTISAN MANUFACTURING WITH STOREFRONT	See Article 30																								X			
ASPHALTIC MATERIALS MFG.	324110																										S	S

Chart Notes:

[1]: Must be constructed to a Single Family-Five (SF-5) standard.
[2]: Allowed on a minimum 20 acre site per Article 26, Section 26.9.1.
[3]: Refer to Article 3, Sections 2.15 & 2.16.
[4]: Reserved
[5]: Specific Use Permit is required when located within 300 feet of any AG, SF, 2F, or MF districts; or if inside a designated overlay district.
[6]: Specific Use Permit is required when located within 900 feet of a similar use.
[7]: Refer to Article 4, Section 11.2
[8]: Specific Use Permit is required when located less than 2500 feet of another group living residential use.
[9]: Refer to Article 4, Section 17.1
[10]: This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.
[11]: Refer to Article 11, Section 14.1
[12]: Refer to Article 4, Section 19
[13]: Refer to Article 4, Section 4.21. Use is prohibited when located within one mile of another smoke shop.
[14]Refer to Article 4, Section 22
15 Home-based business permitted only when located in a multi-family or mixed-use residential development developed under Chapter 218 of the Texas Local Government Code

Chart Symbols:

X: Permitted Use
PD: Planned Development District
**: Site Plan Required*
S: Specific Use Permit Required
: Use Not Permitted (Blank Square)

***: Must Comply With All Local and State Regulations*

1997 N.A.I.C.S. U.S.

USE		RESIDENTIAL														SPECIAL			COMMERCIAL/RETAIL								INDUSTRIAL		
MANUFACTURING / MINING AND CONSTRUCTION	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	SF-T	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
CONC. BATCH PLANT (PERMANENT)	327320																										S	S
CONCRETE BATCH PLANT (TEMPORARY)	327320	REQUIRES APPROVAL BY THE CITY COUNCIL																										
NON HAZARDOUS CHEMICALS MFG.	422690																										X	X
CONTRACTOR SHOP (INSIDE ONLY)	811310																						X	X		X	X	X
CONTRACTOR SHOP / OUTSIDE STORAGE	811310																						S			X[5]	X[5]	X[5]
CONTRACTOR SHOP / OUTSIDE STORAGE W/ HEAVY EQUIPMENT	811310																									X[5]	X[5]	X[5]
ELECTRICAL MFG.	311112																									X	X	X
ENGINE / MOTOR REPAIR / MFG.	336312																									X[5]	X[5]	X[5]
FABRICATION / ASSEMBLY METAL PRODUCTS	331111																									X	X	X
FABRICATION / ASSEMBLY PLASTIC PRODUCT	337125																									X	X	X
FLEX INDUSTRIAL	See Article 30																									X	X	X
FOOD CANNING	422490																										X	X

Chart Notes:

[1]: Must be constructed to a Single Family-Five (SF-5) standard.
[2]: Allowed on a minimum 20 acre site per Article 26, Section 26.9.1.
[3]: Refer to Article 3, Sections 2.15 & 2.16.
[4]: Reserved
[5]: Specific Use Permit is required when located within 300 feet of any AG, SF, 2F, or MF districts; or if inside a designated overlay district.
[6]: Specific Use Permit is required when located within 900 feet of a similar use.
[7]: Refer to Article 4, Section 11.2
[8]: Specific Use Permit is required when located less than 2500 feet of another group living residential use.
[9]: Refer to Article 4, Section 17.1
[10]: This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.
[11]: Refer to Article 11, Section 14.1
[12]: Refer to Article 4, Section 19
[13]: Refer to Article 4, Section 4.21. Use is prohibited when located within one mile of another smoke shop.
[14]Refer to Article 4, Section 22
15 Home-based business permitted only when located in a multi-family or mixed-use residential development developed under Chapter 218 of the Texas Local Government Code

Chart Symbols:

X: Permitted Use
PD: Planned Development District
**: Site Plan Required*
S: Specific Use Permit Required
: Use Not Permitted (Blank Square)

***: Must Comply With All Local and State Regulations*

1997 N.A.I.C.S. U.S.

USE		RESIDENTIAL														SPECIAL			COMMERCIAL/RETAIL								INDUSTRIAL		
MANUFACTURING / MINING AND CONSTRUCTION	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	SF-T	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
HAZARDOUS CHEMICAL MFG.	325998																										S	S
HAZARDOUS INDUSTRIAL USE	422490																									S	S	S
IRON / STEEL FOUNDRY	331511																											S
LEATHER TANNING / FINISHING	316110																										S	X
LIGHT MANUFACTURING	See Article 30																									X	X	X
MACHINE SHOP	332710																									X	X	X
MEAT PACKING / SLAUGHTERHOUSE.	311611																											S
MEAT PRODUCTION-MFG.	311615																										S	S
METAL FORGING / STAMPING	332116																											S
METAL STAMPING	332116																										X	X
MINERAL EXTRACTION	333131																										S	S
MOBILE HOME MFG.	321991																										X	X
ON SITE CONSTRUCTION OFFICE	811310	REQUIRES THE APPROVAL OF THE CHIEF BUILDING OFFICIAL																										
OUTSIDE STORAGE	493190																										S	X[5]
OUTSIDE STORAGE (ACCESSORY USE)	493190																						S			X[5]	X[5]	X[5]
PETROLEUM REFINERY	324110																											S
PLATING	332813																										X	X
POULTRY PROCESSING OR SLAUGHTERING	311615																											S
PRINTER (JOB)	323114																						X	X	X	X	X	X

Chart Notes:

[1]: Must be constructed to a Single Family-Five (SF-5) standard.
[2]: Allowed on a minimum 20 acre site per Article 26, Section 26.9.1.
[3]: Refer to Article 3, Sections 2.15 & 2.16.
[4]: Reserved
[5]: Specific Use Permit is required when located within 300 feet of any AG, SF, 2F, or MF districts; or if inside a designated overlay district.
[6]: Specific Use Permit is required when located within 900 feet of a similar use.
[7]: Refer to Article 4, Section 11.2
[8]: Specific Use Permit is required when located less than 2500 feet of another group living residential use.
[9]: Refer to Article 4, Section 17.1
[10]: This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.
[11]: Refer to Article 11, Section 14.1
[12]: Refer to Article 4, Section 19
[13]: Refer to Article 4, Section 4.21. Use is prohibited when located within one mile of another smoke shop.
[14]Refer to Article 4, Section 22
15 Home-based business permitted only when located in a multi-family or mixed-use residential development developed under Chapter 218 of the Texas Local Government Code

Chart Symbols:

X: Permitted Use
PD: Planned Development District
**: Site Plan Required*
S: Specific Use Permit Required
: Use Not Permitted (Blank Square)

***: Must Comply With All Local and State Regulations*

1997 N.A.I.C.S. U.S.

USE		RESIDENTIAL														SPECIAL			COMMERCIAL/RETAIL							INDUSTRIAL		
MANUFACTURING / MINING AND CONSTRUCTION	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	SF-T	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
PRINTER (NEWSPAPER)	323122																						X			X	X	X
RESEARCH LAB (HAZARDOUS)	621512																										S	S
RESEARCH LAB	621511																										X[5]	S
ROLL / DRAW EXTRUDE METAL	333994																						X			X	X	X
RUBBER MFG.	325212																										X[5]	X
SALVAGE (INDOOR)	421930																										S	X
SALVAGE (NON AUTO OUTDOOR)	421930																									S	S	S
SAND / GRAVEL SALES / EXTRACT	212321																										S	S
SANITARY LANDFILL	562212																										S	S
WASTE RECYCLING PROCESSING / TRANS.	562000																									S	S	S
SIGN MFG.	339950																										X	X
TONE / CLAY GLASS MFG.	327112																										X	X
WELDING SHOP	811312																						S			X	X	X
WOODWORKING SHOP	321999																						S				X	X
OIL / GAS EXTRACTION **	211111	DRILLING PERMIT REQUIRED																										

Chart Notes:

[1]: Must be constructed to a Single Family-Five (SF-5) standard.
[2]: Allowed on a minimum 20 acre site per Article 26, Section.26.9.1.
[3]: Refer to Article 3, Sections 2.15 & 2.16.
[4]: Reserved
[5]: Specific Use Permit is required when located within 300 feet of any AG, SF, 2F, or MF districts; or if inside a designated overlay district.
[6]: Specific Use Permit is required when located within 900 feet of a similar use.
[7]: Refer to Article 4, Section 11.2
[8]: Specific Use Permit is required when located less than 2500 feet of another group living residential use.
[9]: Refer to Article 4, Section 17.1
[10]: This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.
[11]: Refer to Article 11, Section 14.1
[12]: Refer to Article 4, Section 19
[13]: Refer to Article 4, Section 4.21. Use is prohibited when located within one mile of another smoke shop.
[14]Refer to Article 4, Section 22
15 Home-based business permitted only when located in a multi-family or mixed-use residential development developed under Chapter 218 of the Texas Local Government Code

Chart Symbols:

X: Permitted Use
PD: Planned Development District
**: Site Plan Required*
S: Specific Use Permit Required
: Use Not Permitted (Blank Square)

***: Must Comply With All Local and State Regulations*

1997 N.A.I.C.S. U.S.

USE		RESIDENTIAL														SPECIAL	COMMERCIAL/RETAIL									INDUSTRIAL		
ENTERTAINMENT USES	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	SF-T	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
AMUSEMENT SERVICES (INDOOR)	713990																				S	S	S	S		X	X	X
AMUSEMENT SERVICES (OUTDOORS)	713110																						S			S	S	S
AMUSEMENT DEVICES ARCADE (> 4)	713120																				S	S	S	S	S	X[5]	X[5]	
ART GALLERY (NON RETAIL)	712110																X	X	X	X	X	X	X	X	X	X	X	X
BILLIARD PARLOR	713990																						S			S	S	S
BINGO PARLOR	713290																				S		S			S	S	
BOAT LAUNCH	336612																											
BOWLING CENTER	713950																						X	X	X	X	X	X
DAY CAMP	713990															X												
DINNER THEATER	711110																	X			X	X	X	X	X	X	X	X
DOMINO PARLOR	713990																	X					X	X	S	X	X	X
SATELLITE DISH (PVT.)	334220	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X	X	X	X	X	X	X
EXHIBITION HALL	531120																						X	X	X	X	X	X
FAIRGROUND	711310																						S			X	X	X
FISHING PIER	713990	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			X	X	X	X	X	X		X	X	X
GOLF COURSE	713910																				X	X	X	X		X	X	X
HEALTH CLUB	713940																				X	X	X	X	X	X	X	X
HORSE RACING / TRAINING	711212																										S	S
MARINA	713930															S												
MEMBER SPORTS	813410															S											X	X
MOTION PICTURE DRIVE IN	512132																						X[5]			X[5]	X[5]	X[5]

Chart Notes:

[1]: Must be constructed to a Single Family-Five (SF-5) standard.
[2]: Allowed on a minimum 20 acre site per Article 26, Section 26.9.1.
[3]: Refer to Article 3, Sections 2.15 & 2.16.
[4]: Reserved
[5]: Specific Use Permit is required when located within 300 feet of any AG, SF, 2F, or MF districts; or if inside a designated overlay district.
[6]: Specific Use Permit is required when located within 900 feet of a similar use.
[7]: Refer to Article 4, Section 11.2
[8]: Specific Use Permit is required when located less than 2500 feet of another group living residential use.
[9]: Refer to Article 4, Section 17.1
[10]: This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.
[11]: Refer to Article 11, Section 14.1
[12]: Refer to Article 4, Section 19
[13]: Refer to Article 4, Section 4.21. Use is prohibited when located within one mile of another smoke shop.
[14]Refer to Article 4, Section 22
15 *Home-based business permitted only when located in a multi-family or mixed-use residential development developed under Chapter 218 of the Texas Local Government Code*

Chart Symbols:

X: Permitted Use
PD: Planned Development District
**: Site Plan Required*
S: Specific Use Permit Required
: Use Not Permitted (Blank Square)

***: Must Comply With All Local and State Regulations*

1997 N.A.I.C.S. U.S.

USE		RESIDENTIAL														SPECIAL			COMMERCIAL/RETAIL								INDUSTRIAL		
ENTERTAINMENT USES	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	SF-T	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
MOVIE THEATER	512131																	X			X	X	X	X	S	X	X	X
MOBILE FOOD COURT*	See Article 30																	S	S	S	S	S	S	S	S	S	S	S
MOBILE FOOD UNIT (See Environmental Services Department for permitting)	See Article 30												X	X	X			X	X	X	X	X	X	X	X	X	X	X
MULTI-PURPOSE SPECIAL EVENT CTR.	See Article 30																				S	S	S	S			S	S
MUSEUM	712110																	X					X	X	X	X	X	X
PALM READER/ PSYCHIC	812990																								S	X		
PARK / PLAYGROUND	713110	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X	X	X	X	X	X	X
RACETRACK	711212																										S	S
RADIO STATION (NO TOWER)	513112																		S		S	S	S	X	X	X	X	X
RADIO STATION W/ TOWER	513112																		S		S	S	S	S		S	S	S
RECREATION CLUB	713940	S	S	S	S	S	S	S	S	S	S	S	X	X	X	S			X	X	X	X	X	X	X	X	X	X
RENT HORSES	713990															X											X	X
SKATING RINK	713940																						S	S	X	X	X	X
SMOKING LOUNGE	713990																	S			S	S	S	S	S	S	S	S
SPECIAL EVENTS (TEMP.)	713990	SEE THE CHIEF BUILDING OFFICIAL																										
STADIUM	711310																						X			X	X	X
SWIMMING POOL	713940	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X	X	X	X	X	X	X
TEEN CLUB	713990																				S		S	S	S		S	
PERFORMING ARTS THEATER	711310																	X			X	X	X	X	X	X	X	X
ZOO	712130																									S	S	S
SEXUALLY ORIENTED BUSINESS	722410	SEE PLANNED DEVELOPMENT DISTRICT 232 (PD-232)																										

Chart Notes:

[1]: Must be constructed to a Single Family-Five (SF-5) standard.
[2]: Allowed on a minimum 20 acre site per Article 26, Section 26.9.1.
[3]: Refer to Article 3, Sections 2.15 & 2.16.
[4]: Reserved
[5]: Specific Use Permit is required when located within 300 feet of any AG, SF, 2F, or MF districts; or if inside a designated overlay district.
[6]: Specific Use Permit is required when located within 900 feet of a similar use.
[7]: Refer to Article 4, Section 11.2
[8]: Specific Use Permit is required when located less than 2500 feet of another group living residential use.
[9]: Refer to Article 4, Section 17.1
[10]: This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.
[11]: Refer to Article 11, Section 14.1
[12]: Refer to Article 4, Section 19
[13]: Refer to Article 4, Section 4.21. Use is prohibited when located within one mile of another smoke shop.
[14]Refer to Article 4, Section 22
15 Home-based business permitted only when located in a multi-family or mixed-use residential development developed under Chapter 218 of the Texas Local Government Code

Chart Symbols:

X: Permitted Use
PD: Planned Development District
**: Site Plan Required*
S: Specific Use Permit Required
: Use Not Permitted (Blank Square)

***: Must Comply With All Local and State Regulations*

1997 N.A.I.C.S. U.S.

USE		RESIDENTIAL														SPECIAL			COMMERCIAL/RETAIL								INDUSTRIAL		
TELECOMMUNICATIONS (See Article 24)	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	SF-T	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
NON-COMMERCIAL RADIO TOWER < 65'	334220	X	X	X	X	X	X	X	X	X	X	X				X												
NON- COMMERCIAL RADIO TOWER > 65'	334220	S	S	S	S	S	S	S	S	S	S	S				S												
TV STATION/ MEDIA STUDIO	513200																		X		X	X	X	X	X	X	X	X
TV STATION WITH TOWER	513200																		S		S	S	S	S		S	S	S
CELL EQUIPMENT WITH NO TOWER	513322	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X	X	X		X	X	X
CELL TOWER </= 85'	513322																		X	X	X	X	X	X		X	X	X
CELL TOWER > 85'	513322																		S				S			S	S	S

Chart Notes:

[1]: Must be constructed to a Single Family-Five (SF-5) standard.
[2]: Allowed on a minimum 20 acre site per Article 26, Section 269.1.
[3]: Refer to Article 3, Sections 2.15 & 2.16.
[4]: Reserved
[5]: Specific Use Permit is required when located within 300 feet of any AG, SF, 2F, or MF districts; or if inside a designated overlay district.
[6]: Specific Use Permit is required when located within 900 feet of a similar use.
[7]: Refer to Article 4, Section 11.2
[8]: Specific Use Permit is required when located less than 2500 feet of another group living residential use.
[9]: Refer to Article 4, Section 17.1
[10]: This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.
[11]: Refer to Article 11, Section 14.1
[12]: Refer to Article 4, Section 19
[13]: Refer to Article 4, Section 4.21. Use is prohibited when located within one mile of another smoke shop.
[14]Refer to Article 4, Section 22
15 Home-based business permitted only when located in a multi-family or mixed-use residential development developed under Chapter 218 of the Texas Local Government Code

Chart Symbols:

X: Permitted Use
PD: Planned Development District
**: Site Plan Required*
S: Specific Use Permit Required
: Use Not Permitted (Blank Square)

***: Must Comply With All Local and State Regulations*

1997 N.A.I.C.S. U.S.

USE		RESIDENTIAL													SPECIAL			COMMERCIAL/RETAIL								INDUSTRIAL		
AGRICULTURE	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-ZLL	SF-A	2F	SF-T	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
ANIMAL SPECIALTY	812910															X											X	X
BULK GRAIN / FEED STORE	493130															X												X
FARMING & CROPS	119980															X												
FARMING & LIVESTOCK	112990															X												
GREENHOUSE (RESIDENTIAL)	111422	X	X	X	X	X	X	X	X	X	X	X				X												
GREENHOUSE RETAIL	111421															X					X	X	X	X	S		X	
HAY / GRAIN / FEED SALES	111199															X							X			X	X	X
LIVESTOCK SALES	112990															X												X
ORCHARD	111331															X											S	
PLANT FARM NURSERY	111421															X												
PLANT NURSERY RETAIL	111421																				X	X	X		S			
STABLES (ACCESSORY USE)	713990	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X												
STABLES (PRIMARY USE)	713990	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S												
VETERINARIAN W/ INDOOR KENNEL	812910															X			X	X	X	X	X	X	X	X	X	X
VETERINARIAN W/ OUTDOOR KENNEL	812910															X							S			X	X	X

Chart Notes:

[1]: Must be constructed to a Single Family-Five (SF-5) standard.
[2]: Allowed on a minimum 20 acre site per Article 26, Section 26.9.1.
[3]: Refer to Article 3, Sections 2.15 & 2.16.
[4]: Reserved
[5]: Specific Use Permit is required when located within 300 feet of any AG, SF, 2F, or MF districts; or if inside a designated overlay district.
[6]: Specific Use Permit is required when located within 900 feet of a similar use.
[7]: Refer to Article 4, Section 11.2
[8]: Specific Use Permit is required when located less than 2500 feet of another group living residential use.
[9]: Refer to Article 4, Section 17.1
[10]: This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.
[11]: Refer to Article 11, Section 14.1
[12]: Refer to Article 4, Section 19
[13]: Refer to Article 4, Section 4.21. Use is prohibited when located within one mile of another smoke shop.
[14]Refer to Article 4, Section 22
15 Home-based business permitted only when located in a multi-family or mixed-use residential development developed under Chapter 218 of the Texas Local Government Code

Chart Symbols:

X: Permitted Use
PD: Planned Development District
**: Site Plan Required*
S: Specific Use Permit Required
: Use Not Permitted (Blank Square)

***: Must Comply With All Local and State Regulations*

1997 N.A.I.C.S. U.S.

Chart Notes:

[1]: Must be constructed to a Single Family-Five (SF-5) standard.
[2]: Allowed on a minimum 20 acre site per Article 26, Section 26.9.1.
[3]: Refer to Article 3, Sections 2.15 & 2.16.
[4]: Reserved
[5]: Specific Use Permit is required when located within 300 feet of any AG, SF, 2F, or MF districts; or if inside a designated overlay district.
[6]: Specific Use Permit is required when located within 900 feet of a similar use.
[7]: Refer to Article 4, Section 11.2
[8]: Specific Use Permit is required when located less than 2500 feet of another group living residential use.
[9]: Refer to Article 4, Section 17.1
[10]: This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.
[11]: Refer to Article 11, Section 14.1
[12]: Refer to Article 4, Section 19
[13]: Refer to Article 4, Section 4.21. Use is prohibited when located within one mile of another smoke shop.
[14]Refer to Article 4, Section 22
15 ***Home-based business permitted only when located in a multi-family or mixed-use residential development developed under Chapter 218 of the Texas Local Government Code***

Chart Symbols:

X: Permitted Use
PD: Planned Development District
****: Site Plan Required***
S: Specific Use Permit Required
: Use Not Permitted (Blank Square)

*****: Must Comply With All Local and State Regulations***

1997 N.A.I.C.S. U.S.

Article 5 | SPECIFIC USES

LAST UPDATE: May 20, 2014

CASE NUMBER: TA140602

ORDINANCE NO. 9699-2014

ARTICLE 5: SPECIFIC USES

Table of Contents

		Page No.
Section 1	*Purpose*	*2*
Section 2	*Authority*	*2*
Section 3	*Compliance*	*2*
Section 4	*Termination of Specific Use Permit*	*3*
Section 5	*Requirements for Alcoholic Beverage Specific Use Permits*	*3*

ARTICLE 5: SPECIFIC USES

SECTION 1 - PURPOSE

5.1.1 The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts.

SECTION 2 - AUTHORITY

5.2.1 The City Council, pursuant to the procedure established in **Article 1 "General Provisions and Procedures,"** and after recommendations by the staff and the Planning and Zoning Commission, may authorize the issuance of a Specific Use Permit for any of the uses indicated in the Use Schedule in **Article 4 "Permissible Uses."**

5.2.2 The City Council may, in the interest of the public welfare and to assure compliance with this ordinance, establish conditions of operation, location, arrangement and construction of any authorized special use. In approving any specific use, the City Council may impose such development standards and safeguards as conditions warrant for the welfare and protection of adjacent properties, and citizenry as a whole as it may be affected by this use.

SECTION 3 - COMPLIANCE

5.3.1 Any applicant for a use authorized only as a specific use shall first obtain a Specific Use Permit pursuant to the procedures in **Article 1 "General Provisions and Procedures,"** and thereafter shall comply with all applicable ordinances, codes, and regulations, as well as with all conditions imposed by the City Council pursuant to this article. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.

5.3.2 All Specific Use Permits approved in accordance with the provisions of this Ordinance shall be referenced on the Official Zoning Map of the City. Such note will be indicated by the letter "S" followed by the identification number.

5.3.3 Surveying and engineering information shall be submitted to the Public Works Department and approved prior to issuance of a Specific Use Permit. Such information shall demonstrate compliance with **Article 14, "Drainage,"** and **Article 15, "Floodplain Management"** of the Unified Development Code.

5.3.4 Upon obtaining a Specific Use Permit, should any business establish thereafter fail to meet the minimum guidelines set forth herein, the City may, after proper notice thereof, initiate proceeding before the Planning and Zoning Commission and the City Council to revoke the Specific Use Permit. Specific Use Permits approval under this Article may be revoked for reasons including, but not limited to, the following: (a) failing to comply with conditions of approval set by the City Council; (b) if the Grand Prairie Police Department files a written request through the City Manager's Office to the City Council asking for a review of the Specific Use Permit on the grounds that the Department has received substantiated complaints about the property involving disorderly conduct, as that term is defined in Section 42.01 of the Texas Penal Code.

SECTION 4 - TERMINATION OF SPECIFIC USE PERMIT

5.4.1 All specific use permits approved in accordance with the provisions of this ordinance in its original form or as hereafter amended shall automatically terminate upon cessation of the use for a period of (6) months. Termination of use shall be determined to be the earliest date that any of the following occur:

A. Disconnection or discontinuance of water and/or electrical services to the specific use permit zoned structure, lease space, lot, or tract of land.

B. Abandonment of the specific use permit zoned structure, lease space, lot, or tract of land (For purpose of this paragraph, "*abandon*" shall mean to surrender occupancy by vacating or ceasing to operate or inhabit subject property).

C. Any specific use permit granted by the City Council shall automatically terminate if a building permit has not been obtained on the premises within one (1) year from the date the ordinance granting the specific use permit is adopted.

D. On any tract of land for which a specific use permit has been granted and the use has ceased as of the date of this ordinance, such specific use permit shall automatically terminate six months after the adoption of this ordinance unless the use has been reinstated by that time.

E. Specific Use Permits in existence as of the date of this ordinance shall automatically terminate one year from the date of this ordinance if a building permit has not been obtained by that time.

F. In the case of a specific use permit for sales of alcohol, the final date of recorded liquor sales as established by form "3-6" of the Texas Alcoholic Beverage Commission (TABC). This daily report is required to be filed on a monthly basis with the TABC office located in Austin, Texas, and is public information available through the auditing department.

SECTION 5 - REQUIREMENTS FOR ALCOHOLIC BEVERAGE SPECIFIC USE PERMITS

Reference **Article 11, "Performance Standards," Section 12, "Requirements for On-Premise Sale and Consumption of Alcoholic Beverages,"** of the Unified Development Code.

Article 6

DENSITY AND DIMENSIONAL REQUIREMENTS

ADOPTED: SEPTEMBER 2, 2025

CASE NUMBER: TAM-08-0003

ORDINANCE NO. 11756-2025

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

Table of Contents

		Page No.
Section 1	*Single Family Development in Varying Zoning Districts*	*2*
Section 2	*Multi-Family and Mixed-Use Residential Developments (Provisions Related to Chapter 218 of Texas Local Government Code)*	*2*
Section 3	*Development Densities*	*2*
Section 4	*Minimum Living Area (Residential)*	*3*
Section 5	*Minimum Lot Size*	*3*
Section 6	*Minimum Yard Setbacks (Residential)*	*4*
Section 7	*Accessory Structures*	*5*
Section 8	*Garage Conversion (Single-Family Residential Only)*	*11*
Section 9	*Building Separation (Residential)*	*12*
Section 10	*Maximum Building Height*	*12*
Section 11	*Maximum Lot Coverage*	*13*
Section 12	*Maximum Floor Area Ratio (F.A.R.)*	*13*
Section 13	*Location of Structures*	*14*
Section 14	*Building Over Common Lot Lines*	*14*
Section 15	Unified Multi Family Development Over Common Lot Lines	*15*
Section 16	*Design Recommendations for Single-Family Residential*	*17*
Section 17	*Design Recommendations for Commercial Buildings*	*18*
Section 18	*Compliance with State Law*	*19*
Tables	*Density and Dimensional Tables:*	*20-24*
6-A	*Single Family Residential Zoning Districts*	*20*
6-B	*Single Family Attached and Townhouse Districts*	*21*
6-C	*Multi-Family Residential Zoning Districts*	*22*
6-D	*Commercial Zoning Districts*	*23*
6-E	*Residential Accessory Structures*	*24*

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

SECTION 1 - SINGLE FAMILY DEVELOPMENT IN VARYING ZONING DISTRICTS

6.1.1 When a Single Family-Attached (SF-A) or Single Family – Townhouse (SF-T) is constructed in a Multi-Family zoning district, such dwelling shall be constructed in accordance with the requirements of the Single Family-Attached or Single Family Townhouse zoning district. Such dwelling units shall only be constructed in subdivisions that were platted for the type of dwelling unit being constructed.

6.1.2 When a single family-detached dwelling is constructed in a Single Family-Attached (SF-A) or Multi-Family 1 (MF-1) zoning district on a platted lot that is one (1) acre or less in size, such dwelling shall be constructed in accordance with the standards established for the Single Family-Five (SF-5) zoning district. If a zero lot-line dwelling is constructed, such dwelling shall be constructed in accordance with the standards established in the Zero Lot-Line (SF-Z) zoning district. Such dwelling units shall only be constructed in subdivisions that were platted for the type of dwelling unit being constructed.

6.1.3 When a Two-Family dwelling is constructed in a Two Family (2F) zoning district, such dwelling shall be constructed in accordance with the standards established for the Single Family-Attached (SF-A) zoning district.

6.1.4 When a single family-detached dwelling is constructed in a Two Family (2F) zoning district on a platted lot that is one (1) acre or less in size, such dwelling shall be constructed in accordance with the standards established for the Single Family-Five (SF-5) zoning district. When a Single Family-Attached (SF-A) or Single Family-Townhouse (SF-T) is constructed in a Two Family (2F) zoning district, such dwelling shall be constructed in accordance with the requirements of the Single Family-Attached or Single Family-Townhouse zoning district.

6.1.5 New single family-detached development intended for four or fewer lots qualifying for development under Subchapter D of Chapter 211 of the Texas Local Government Code, as amended, shall follow development regulations of Subchapter D of Chapter 211 of the Texas Local Government Code, as amended. Development regulations not included in Subchapter D of Chapter 211 of the Texas Local Government Code, as amended, shall follow the requirements for the Single Family Six (SF-6) zoning district.

6.1.6 New single family-detached development intended for five or more lots qualifying for development under Subchapter D of Chapter 211 of the Texas Local Government Code, as amended, shall follow the development regulations of Subchapter D of Chapter 211 of the Texas Local Government Code, as amended. Development regulations not included in Subchapter D of Chapter 211 of the Texas Local Government Code, as amended, shall follow Section 3 of Appendix W.

SECTION 2 – MULTI-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENTS (PROVISIONS RELATED TO CHAPTER 218 OF TEXAS LOCAL GOVERNMENT CODE)

6.2.1 Multi-family and Mixed Use Residential developments are permitted in certain districts pursuant to Chapter 218 of the Texas Local Government Code, as amended, provided such uses have not been otherwise been lawfully prohibited or waived. To the extent that development regulations are not addressed in Chapter 218 of the Texas Local Government Code, development regulations in the base zoning district of MF3 shall apply for Multi-family use and MU shall apply for Mixed-Use Residential use.

6.2.2 To the extent state law prohibits regulation of any density or dimensional standard for Multi-family or Mixed Use Residential developments and such standards have not been otherwise lawfully prohibited or waived, state law shall control, but only to the extent of such prohibition. See Chapter 218 of Texas Local Government Code, as amended.

SECTION 3 - DEVELOPMENT DENSITIES

6.3.1 No lot used for residential purposes shall have a development density (i.e., units per acre) greater than that indicated in **Table 6-A** "*Summary of Density and Dimensional Requirements for Single Family Attached Zoning Districts*" and **Table 6-B** "*Summary of Density and Dimensional Requirements for Single Family Detached and Townhouse District*". In determining the number of dwelling units permissible on a tract of land, fractions shall be rounded downward to the nearest whole number.

6.3.2 Density, area, setback, height and other dimensional requirements:

A. All lots developed for residential purposes shall comply with the density, living area, lot area, minimum setbacks, height, lot coverage and design requirements established in **Table 6-A**, **Table 6-B** and **Table 6-C** for the zoning district(s) in which the lot(s) is/are located.

B. All lots developed with a non-residential use permitted by this code within residential zoning districts shall comply with the density, lot area, height, lot coverage, and design requirements established in **Table 6-D** for the zoning district(s) in which the lot(s) is/are located.

C. All lots developed for non-residential purposes shall comply with the lot area, minimum setbacks, maximum height, floor area ratio (F.A.R.) and landscaping requirements established in **Table 6-D** for the zoning district(s) in which the lot(s) is/are located.

SECTION 4 - MINIMUM LIVING AREA (SINGLE FAMILY RESIDENTIAL)

6.4.1 No dwelling unit shall have a gross living area of less than the number of square feet indicated in **Table 6-A,** *"Summary of Density and Dimensional Requirements for Single Family Residential Zoning Districts",* and **Table 6-B** "*Summary of Density and Dimensional Requirements for Single Family Detached and Townhouse District*" unless otherwise listed below.

A. New single family-detached residential dwellings located on lots which were of official record prior to January 1, 1968, shall be allowed to build a house with a minimum of 960 square feet of living area, only if the following apply:

1. When more than 50% of the total dwellings on both sides of the block on the same street upon which a new building is to be placed, measured from the block's intersecting streets, do not meet the minimum living area requirements of the zoning district; and,

2. When more than 50% of the total lots on both sides of the block on the street upon which a new dwelling is to be placed, measured from the block's intersecting streets,

are developed.

SECTION 5- MINIMUM LOT SIZE

6.5.1 All lots shall have at least the minimum area, width and depth as indicated in the appropriate table set forth in this article:

A. A building permit may be issued on unplatted property if three (3) of the following conditions apply:

1. The tract has a duly executed, correct, recorded deed;

2. The tract is a minimum of 50 by 120 feet (fifty by one hundred twenty feet);

3. The tract is un-platted and has been established by metes and bounds since October 18, 1960 and has remained in the same configuration;

4. The lot is being assessed for City taxes; or

5. The lot conforms to existing zoning district regulations, other than lot area, width and depth.

B. The Unified Development Code does not affect any duly executed, correct, recorded plat prior to its enactment; and, therefore does not require existing plats to be changed to meet newly imposed requirements.

C. A platted parcel of land that was complete, correct and duly filed prior to adoption of this Code shall be exempt from meeting any new lot width, depth and/or square footage requirements.

D. Minimum required lot area, width and depth shall be in accordance with the provisions of **Table 6-A** or **Table 6-B**, and no lot existing at the time of passage of this code shall be reduced in size below the minimum requirements set forth herein. Lots located on a cul-de-sac or "eyebrow" may be reduced in width or depth by no more than 10 feet from that required in **Table 6-A** or **Table 6-B**, but in no case may have less than 30 feet of width at the front lot line. All other area requirements of **Table 6-A** or **Table 6-B** shall still apply.

E. Corner lots in residentially zoned areas not subject to Appendix W shall be required to have a minimum lot width equal to the minimum lot width listed in **Table 6-A** or **Table 6-B** plus 5 feet.

F. Key lots in residentially zoned areas shall be required to have a minimum lot width equal to the minimum lot width listed in **Table 6-A** or **Table 6-B**, plus 10 feet.

G. Non-conforming lots which were official lots of record at the time of passage of this code, regardless of current zoning, shall be exempt from the minimum lot area, width and depth requirements of **Table 6-A** or **Table 6-B**. However, all other prescriptions as set forth herein shall be in conformance with the existing zoning ordinance except for minimum side yard

setbacks on residentially zoned lots. Minimum side yard setbacks for non-conforming residentially zoned lots shall comply with the minimum side yard setback requirements established for the lowest density-zoning district in which the lot width would be considered conforming.

SECTION 6 - MINIMUM YARD SETBACKS (RESIDENTIAL)

6.6.1 No portion of any residence may be located on any lot closer to any lot line or to the street right-of-way line than is authorized in the tables set forth in this article, unless otherwise listed below:

A. Eaves, roof extensions, fireplaces, bay windows, architectural wing walls (which shall meet the fencing requirements), may project into the required front, side or rear yard setbacks for a distance not to exceed twenty-four (24) inches.

B. Every part of a required side or rear yard shall be open and unobstructed by a residence or accessory structures, unless otherwise provided, to the sky from a point thirty (30) inches above the ground level of the graded lot, except for accessory structures, as permitted in **Subsection 6.6.1 (A)**, and landscape planting and lighting.

C. This Section shall also apply to zero lot-line residences. If the zero lot-line subdivision was platted prior to the date of adoption of this code such plat shall determine whether the projections shall cross or encroach over a property line.

D. Where lots have double street frontage (other than corner lots), with both the front and rear lot line adjoining a street right-of-way, a required front yard setback shall be provided on both streets, unless a screening fence is required along the rear of the lots, in which case the standard rear yard setback regulations shall apply.

E. Where the residential frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage.

F. Where a building line has been established by a plat approved by the Director (or his designee) or the Planning and Zoning Commission and filed with the appropriate County, and such line requires a greater front, side or rear yard setback than is prescribed by this code for the district in which the building line is located, the front, side or rear yard setback established by this code shall take a precedence over such building line established by the plat. Where a building line is established by an ordinance approved by the City Council, the required front, side or rear yard shall comply with the setback so established by such ordinance.

G. Any structure legally constructed prior to January 1, 1972, which has a minimum front yard setback of 25 feet, a minimum side yard setback of 5 feet, and a minimum rear yard setback of 10 feet shall be deemed to be in conformance with the required setbacks prescribed in **Table 6-A**, **Table 6-B** and **Table 6-C**.

H. In the event that the City takes an act or action which transforms a previously conforming structure into a non-conforming structure for purposes of front, side and rear yard setbacks, then such structure shall be deemed to be in conformance with the required setbacks

prescribed in **Table 6-A**, **Table 6-B** and **Table 6-C**.

SECTION 7 - ACCESSORY STRUCTURES

6.7.1 Definitions and Standards for Specific Accessory Structures

6.7.1.1. 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. All carports, detached or attached, shall conform to the density and dimensional requirements prescribed in Table 6E of this code.

A. Rear yard carports are permitted in any single-family residential zoning district in the City of Grand Prairie provided the proposed carport conforms to the standards in Section 6.7.1.1.D.

B. Front yard and side yard carports in any single-family residential zoning district in the City of Grand Prairie, may be permitted only by Special Exception. If the proposed carport conforms to the distance requirement in Section 6.7.1.C and to the standards in Section 6.7.1.1.D, the Planning and Development Director or designee may administratively approve the Special Exception.

C. Prior to granting a Special Exception, the Planning and Development Director or designee must determine that at least one other legally permitted front yard or side yard carport is located within eight hundred (800) feet of the subject property as measured in a straight line from the nearest property line of the subject property to the nearest property line of the parcel where the existing carport is located.

D. For constructing a carport in a residential zoning district, the carport shall conform to each of the following standards:

a. The width of the carport shall not exceed 26 feet;

b. The total area of the carport shall not exceed 500 square feet;

c. The ridgeline of the carport shall not exceed the height of the house, as defined in Article 30, "Definitions";

d. The carport shall be set back a minimum of five (5) feet from all property lines adjacent to public rights-of-way;

e. The carport shall be set back a minimum of three (3) feet from all internal property lines, and any projection or overhang of eaves, gutters, or other roof

elements that protrude into the established building setback may not exceed twenty-four (24") inches in accordance with Section 6.6.1.A of this Article;

f. The carport shall not encroach, intrude, or overhang any easements that have been established on the subject property;

g. All areas beneath the roof of the carport shall be paved with a city approved paving material prior to the applicant's use of the carport;

h. It is recommended that the carport be constructed of materials, color, roofing type and roof pitch that are fully consistent and harmonious with the primary residential structure, and shall in appearance and function be an integral part of the primary structure;

i. The carport shall not pose a negative impact on any of the adjacent or surrounding properties based on its proposed location, design, or visual impact to the streetscape; and

j. The carport shall not create a visual obstruction to motorists.

E. If any of the above noted minimum carport standards are not met or if a carport request is denied by the Planning and Development Director or designee, the Zoning Board of Adjustment and Appeals may accept an appeal and grant a Special Exception to construct a carport upon finding that the applicant has a hardship particular to the individual property which cannot be remedied in any other reasonable way.

F. Carports, regardless of zoning or site location, exclusive of perimeter boundary line setbacks of the development, are permitted by right in any mobile home park or single-family detached housing condominium development upon written approval of the development's governing body and/or Management Company. If no such body exists, it is recommended carports in a mobile home park be constructed of material similar to the mobile home and shall meet the square footage, height, and setback requirements for carports in other residential districts.

6.7.1.2 Covered Patios or Porches: A covered, open-air entrance or exit to a residence that either extends from the interior of the residence 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 are open-air structures if they are open (not enclosed) on two or more sides. Totally enclosed and climate controlled porches, or "sun room" type additions, are a habitable addition to the residence and are required to meet all requirements for a habitable space (Reference **Article 6, "Density and Dimensional Requirements"**).

Covered patios or porches will be subject to the rules and regulations listed for accessory structures in Section 6 of this Article with the exception of the following provisions:

1. Covered patios and porches are additions to the residence and shall be calculated as part of the building footprint of the residence. In no case should a covered porch result in the residence exceeding the maximum lot coverage stipulated in Section 10 of this article.

2. Covered patios and porches maybe attached to or contiguous with the residence.

3. For the purposes of this section, covered porches that are attached or contiguous with the residence are an addition to the residence and are subject to the same building setbacks established for the primary structure. If the covered patio is detached from the primary structure, it shall be classified as an accessory structure and conform to the requirements of accessory structures listed in Table 6E of this Article.

4. Covered porches shall not exceed the total height of the residence to the top of the roof.

6.7.1.3 Garage (Residential): An attached or detached accessory structure 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 residence. Such accessory structure shall have a minimum of three or more enclosed side walls and have an operational door large enough to drive a standard sized vehicle through it. Attached and detached residential garages satisfy the off street parking requirements stipulated in **Article 10, "Parking and Loading Standards."** Such buildings shall 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**.

Residential garages are subject to the rules and regulations listed for accessory structures in Section 6 of this Article with the exception of the following provisions:

1. It is recommended that detached residential garages be constructed in a manner and design consistent in materials and color as the primary structure, and clad in materials as defined in **Section 6.16.1**.

2. The maximum square footage for a detached residential garage shall follow the requirements of Table 6E of this Article. The Zoning Board of Adjustment and Appeals may grant an exception per **Section 6.7.5** of this ordinance.

3. Detached residential garages are required to meet the setbacks stipulated for the primary structure.

4. All garages are required to have a city approved concrete drive and approach.

6.7.1.4 Greenhouse: A building or enclosure whose roof and/or sides are made of glass or other approved transparent 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.

1. Greenhouses are EXEMPT from masonry recommendations as long as 90% or more of the exterior of the structure is covered in an approved transparent or translucent material. Greenhouses are subject to all other rules and regulations listed for accessory structures in Section 6 of this Article.

6.7.1.5 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").

Pergolas will be subject to the rules and regulations listed for accessory structures in Section 6 of this Article with the exception of the following provisions:

1. Pergolas shall not exceed a maximum of 500 square feet in area.

2. Pergolas may be attached to or contiguous with the primary structure and shall not be subject to lot coverage limitations.

Note: Any type or variation of an accessory structure not explicitly addressed in Section 6.7.1 of this Article is subject to all standards and regulations established in Section 6 for accessory structures.

6.7.2 Yard Setbacks for Accessory Structures

A. For any detached accessory use or structure, not exceeding 10 feet in maximum height in a single family or multi-family residential zoning district (excluding detached garages), the side and rear yard setback from the property line shall be a minimum of three (3) feet.

B. If any accessory use or structure exceeds 10 feet in maximum height, the side and rear yard setbacks established for the primary structure shall apply.

C. Height for accessory uses or structures shall follow the requirements of Table 6E of this Article. The Zoning Board of Adjustment and Appeals may grant an exception per **Section 6.7.5** of this ordinance.

D. If an easement exists adjacent to a property line and such easement encroaches into the yard by less than three (3) feet; the accessory structure or use shall have a minimum setback of three (3) feet from such property lines. If the easement is greater than three (3) feet, the accessory structure or use may be located directly adjacent to such easement. Under no circumstances shall any structure overhang an easement.

E. No detached accessory use or structure shall be allowed in the front yard. However, on key lots and double frontage lots which have front yards on two or more street frontages, a swimming pool, spa, hot tub, sauna, playhouse, gazebo or other accessory structure not exceeding eight (8) feet in total height may be placed within three (3) feet of the side and/or rear street property line, as determined by the orientation of the main structure, if the yard in which the accessory structure is placed is encompassed by a minimum six (6) foot tall

solid fence.

F. No detached accessory use or structure shall be allowed in the required rear or side yard setback established for the principal structure when such rear or side yard is adjacent to a street. However, a swimming pool, spa, hot tub, sauna, playhouse, gazebo, or other accessory structure not exceeding eight (8) feet in total height may be placed in accordance with paragraphs A., B., and C. above if the yard in which the accessory structure is placed is encompassed by a minimum six (6) foot high solid fence.

G. Attached accessory uses or structures shall comply with the front, side and rear setbacks and height restrictions established for the primary structure. Carports, attached or detached, shall conform to the setbacks stipulated in Table 6E of this Article.

H. No buildings or other improvements or growths, except fences, vegetation, driveways and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across drainage easements, access easements and easements intended for the mutual use and accommodation of all public utilities.

I. No improvements, which may obstruct the flow of water, may be constructed or placed in drainage easements. Vegetation, not considered low-lying vegetation, may only be placed in easements after written approval is obtained from all the utilities using the easements and the City of Grand Prairie Public Works Department. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintenance and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

J. No structure or other improvements, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across, easements intended for the use and accommodation of a single public utility or other entity unless such structures or improvements are specifically authorized by the public utility or other entity to which the easement has been dedicated. Such authorization shall be submitted in written form from the utility or entity that has rights to the easement in a manner determined acceptable by the Building Official. Any construction so authorized shall be subject to all other requirements of this Code. The public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with construction, maintenance or efficiency of its respective system.

K. The City of Grand Prairie, shall at all times have the full right of ingress or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

6.7.3 Maximum Square Footage for Accessory Structures on a Residential Lot

A. The square footage of an accessory structure includes all areas under roof, which is established as any portion of the structure that is obstructed to the sky at a point of 30 inches above the ground level of the graded lot. Pergolas are not considered to be under roof and are not calculated in the square footage for an accessory structure.

B. For a residential lot or tract less than 0.5 acres (one-half acre), the total of the square footage of all accessory structures shall not exceed 50% (fifty percent, one-half) of the footprint of the primary structure. In no case shall the total square footage of the primary structure and accessory structures exceed the maximum lot coverage for the zoning district.

C. For a residential lot or tract 0.5 acres (one-half acre) or greater, the total of the square footage of all accessory structures shall not exceed 10% (ten percent, one-tenth) of the square footage of the total area of the residential lot or tract of land. In no case shall the total square footage of the primary structure and accessory structures exceed the maximum lot coverage for the zoning district.

D. In any case, the maximum permissible size for a single accessory structure shall follow the requirements of Table 6E of this Article. The Zoning Board of Adjustment and Appeals may grant an exception per **Section 6.7.5** of this ordinance.

E. Residential properties are permitted to have a maximum of three (3) accessory structures on a single lot. Total square footage for the primary structure and accessory structures shall not exceed the maximum lot coverage for the zoning district.

6.7.4 Building Construction for Accessory Structures

A. For All Residential Lots or Tracts:

1. Accessory structures that are 200 square feet or less are permitted to be constructed of metal with a baked enamel finish.

2. Accessory structures larger than 200 square feet may be allowed to be constructed of metal with a baked enamel finish if the structure is located behind the front setback line.

6.7.5 Variances to the Accessory Structure Requirements

The Zoning Board of Adjustments and Appeals may grant a variance to the building construction requirements for accessory structures or to requirements for residential accessory structure standards in a Planned Development District. In authorizing a variance, the Board may establish conditions and safeguards to ensure the proposed structure is compatible with adjacent structures and will not have an adverse impact on the surrounding properties.

6.7.6 In considering a variance to a requirement for an accessory structure, the Board shall consider the following factors:

A. That the structure is not intended to be used as a dwelling and does not contain any elements of a dwelling - such as facilities for food preparation, sleeping and bathrooms.

B. Whether separate utility hook-ups are proposed for the structure.

C. The extent to which windows may impact adjacent properties when a two-story structure is proposed.

SECTION 8- GARAGE CONVERSION (SINGLE-FAMILY RESIDENTIAL ONLY)

6.8.1 The Planning and Development Director or designee may grant a Special Exception to the regulations established in Section 10.7.2 of Article 10 for the purpose of allowing an attached garage to be converted into habitable living space, provided:

A. A minimum of two (2) on-site parking spaces are provided.

B. At least one other legally permitted garage conversion is located within 300 feet of the subject property as measured in a straight line from the nearest property line of the subject property to the nearest property line of the parcel where the existing garage conversion is located.

6.8.2 If any of the above noted minimum garage conversion standards are not met or if a garage conversion request is denied by the Planning and Development Director, the Zoning Board of Adjustment and Appeals may accept an appeal and grant a Special Exception to the regulations established Section 10.7.2 of Article 10 for the purpose of converting a garage into habitable living space.

SECTION 9 – BULDING SEPARATION (RESIDENTIAL)

6.9.1 Where a multi-family building or buildings are arranged to create one or more enclosed inner courts, the faces of all opposite walls in such courts shall be a minimum distance of twenty (20) feet apart, and no balcony or canopy shall extend into such minimum court area.

6.8.2 The minimum distance from water's edge of the beam of the pool to the house shall be six (6) feet unless a letter signed and seal by an engineer is submitted stating that the location of the pool will not adversely affect the structural stability of the foundation of the house. In no case shall the pool water's edge be less than three (3) feet from the house.

A. Such plans indicating the design for any such structure shall be submitted to the Building Inspection Department for review in connection with the issuance of a building permit.

B. Setback distances for in-ground swimming pools, spas, hot tubs and saunas shall be measured to the water's edge of the pool, spa, etc.

SECTION 10 - MAXIMUM BUILDING AND STRUCTURE HEIGHT

6.10.1 Subject to the remaining provisions of this Section, building height limitations in the various zoning districts shall be as indicated **Table 6-A**, **Table 6-B, Table 6-C** and **Table 6-D** of this Article.

6.10.2 Subject to **Subsection 6.10.3** below, the following features may be constructed 15' higher than the maximum height requirement of the zoning district in which the structure is located:

A. Chimneys, church spires, elevator shafts and similar structural appendages not intended as places of occupancy or storage.

B. Flagpoles and similar devices.

C. Heating and air conditioning equipment, solar collectors and similar equipment, fixtures, and devices.

6.10.3 The features listed in **Subsection 6.10.2** above may be constructed 15 feet higher than the maximum height requirements of the zoning district in which the structure is located if they conform to the following requirements:

A. Not more than 30% of the total roof area may be consumed by such features, except in the case of solar panels, which may consume up to 75% of the roof surface.

B. The features described in **Subsection 6.10.2** above must be set back from the edge of the roof a minimum distance of one (1) foot for every foot by which such features extend above the roof surface of the principal building to which they are attached.

C. They do not interfere with existing or proposed avigation easements as described in **Article 7, "Special Districts", Section 2, "Airport Height/Hazard Overlay Districts",** and shown in **Appendix N, "Hazard Zoning,"** ordinances/maps/airport zoning maps.

6.10.4 Variances to the requirements listed in **Subsection 6.10.3** above may be allowed, on a case-by-case basis, by the Zoning Board of Adjustments and Appeals upon submission and approval of elevation drawings of the subject structure.

6.10.5 Notwithstanding the height limitations herein, in any zoning district, the vertical distance from the ground to a point of access to a roof surface of any non-residential building may not exceed the height designated in the Building or Fire Code unless the Fire Chief or his designee certifies that such building is designed to provide adequate access for firefighting personnel or certifies that the building is otherwise designed or equipped to provide adequate protection against the dangers of fire.

6.10.6 Any structure that overhangs a designated fire lane, as well as any canopy that overhangs a gasoline service station pump island, shall have a minimum vertical clearance of 14 feet.

SECTION 11 - MAXIMUM LOT COVERAGE

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

6.11.2 The total lot coverage shall not exceed the maximum lot coverage established in **Table 6-A**, **Table 6-B, Table 6-C** and **Table 6-D** of this Article. The remaining area shall be considered open space and shall be open to the sky as provided for in **Subsection 6.6.1 (B)**.

SECTION 12 - MAXIMUM FLOOR AREA RATIO (F.A.R.)

6.12.1 ***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.

6.12.2 ***Floor Area Ratio (F.A.R.):*** The ratio between the total square footage of gross floor space in a 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 (Floor Area/Lot Area = F.A.R. %).

6.12.3 No lot used for non-residential purposes shall have a development intensity (i.e., floor area ratio) greater than that indicated in **Table 6-D** "*Dimensional Requirements for Commercial Zoning Districts*".

SECTION 13 - LOCATION OF STRUCTURES

6.13.1 Only one (1) principal structure used for single family or two-family residential purposes may be located upon a single platted lot or unplatted tract. The structure shall front upon a public street or approved means of access, other than an alley, with a frontage access of not less than thirty (30) feet in width. If the property is a legal lot of record, the thirty-foot width requirement shall not apply.

6.13.2 All other non-residential and multifamily uses may have more than one (1) principal structure, on a lot or tract, when each structure complying with all applicable zoning requirements, and fronts on a public street other than an alley.

SECTION 14- BUILDING OVER COMMON LOT LINES

6.14.1 The construction of buildings over common lot lines shall be permitted on lots under common ownership without having to replat under the following conditions:

A. That the owner(s) of two (2) or more platted lots which abut each other on the side and/or rear yards shall be allowed to construct a principal structure or an accessory structure across the interior side and/or rear yard lot lines only if the subject lots were established by a plat approved by the City of Grand Prairie prior to January 2, 2007.

B. That the new building construction covers and clearly encroaches over the interior side and/or rear yard lot line.

C. That the principal structure and/or accessory structure being constructed across the interior side and/or rear yard lot shall not encroach over any existing utility easements or rights-of-way established by a filed plat or separate recording instrument. Such easements or rights-of-way shall be abandoned in accordance with the procedure administered by the

Engineering Division of the Planning and Development Department.

D. For single-use structures, the proposed use of the structure shall be in conformance with the zoning district designation established for all lots over which said single-use structure is crossing.

E. For multi-use structures (such as multi tenant buildings), where a proposed use is situated across two or more lots with different zoning district designations, the demised premises for such use shall be used in conformance with the zoning district designation established for each lot it crosses.

F. That the required parking for the use(s) shall be contained on the lot in which the majority of the building square footage is located, or a shared parking agreement shall be established in accordance with **Article 10, Section 11** of this Code. Such agreement shall be recorded in the deed records, or other applicable division, of the County government.

6.14.2 The owner shall demonstrate compliance with all applicable requirements of this Section by submitting an application for a building permit for the construction of a principal use structure or accessory structure over an interior lot line. The permit application will be reviewed and either approved or denied based on compliance with all applicable city codes and regulations. All remaining exterior side and/or rear yard requirements specified for the zoning district in which the lots are located shall remain applicable to the combined lots. No more than one principal structure located within zoning districts A, SF-E, SF-1, SF-2, SF-3, SF-4, SF-5, SF-6, SF-ZLL, SF-A, SF-T, and 2-F may be constructed upon any two (2) or more lots which have been combined pursuant to this Section. In the event of conveyance of any excess portion of a combined lot to another owner, no structure shall be constructed on the conveyed portion nor shall it be added to another lot for any zoning or building permit purposes until such time as the affected properties have been replatted and combined with the adjoining lot or lots as provided by law.

6.14.3 Upon construction of a structure over an interior lot line, the individual sale of the lots is thereafter prohibited until such time as the affected properties have been replatted and combined with the adjoining lot or lots under common ownership as provided by law.

SECTION 15 – UNIFIED MULTI-FAMILY DEVELOPMENT OVER COMMON LOT LINES

6.15.1 When a platted lot is used together with one (1) or more contiguous platted lots for a single multi-family use or unified multi-family development, all of the lots so used shall be considered a single lot for the purposes of applying the development standards of the Unified Development Code, without requirement to replat, under the following conditions.

A. That the owner(s) of two (2) or more platted lots, that are adjoining and contiguous, that desire to establish a single multi-family use or unified multi-family development, shall entry into a Declaration of Lot Combination. (see Section 6.15.2)

B. That the zoning district designation of all lots included within the single multi-family use or unified multi-family development shall be the same.

C. That the minimum development standards; including, but not necessary limited to: setbacks, lot coverage, parking, landscaping, buffering, fencing, and signage, shall be applied to the single multi-family use or unified multi-family development as if the multiple contiguous lots are a single lot, providing:

   a. That the density and maximum lot coverage of each individual platted lot is not transferred to another lot or lots contained within the single multi-family use or unified multi-family development; and

   b. That no more than 25% of the required off-street parking of each individual platted lot shall be transferred to another lot or lots contained within the single multi-family use or unified multi-family development; and

   c. That new building construction shall not encroach over any internal property lines contained within the single multi-family use or unified multi-family development.

D. That the new building shall not be allowed to encroach over any existing utility easements or rights-of-way established by plat or separate recording instrument. Such easements or rights-of-way shall be abandoned in accordance with the procedure administered by the Engineering Division of the Planning and Development Department.

E. That the single multi-family use or unified multi-family development shall be reviewed and approved by the City Council in accordance with the Article 16: Site Plan Approval.

6.15.2 Declaration of Lot Combination

A. The Director of Planning and Development or designee shall prescribe the form and content for a complete Declaration of Lot Combination made pursuant to this section.

B. The landowner shall submit to the Director of Planning and Development or designee a signed and notarized "Declaration of Lot Combination" on the form made available by the Director of Planning and Development or designee, which includes the following:

   a. Legal description of all lots to be combined;

   b. Site plan depicting all proposed improvements;

   c. Acknowledgement that the lots are combined for the purpose of development only;

   d. Acknowledgement that the combined lots may only be uncombined provided that the common elements that tie the individual parcels together as one are altered, removed, or made whole in such a fashion so that each individual lot is once again able to meet the minimum development standards as a standalone lot;

   e. Acknowledgement that all covenants, restrictions, or provisions pertaining to the lots to be combined shall remain in full force and effect.

C. The proposed Declaration of Lot Combination shall be reviewed by the applicable review and decision-making bodies at the same time the Site Plan is reviewed.

D. Upon receipt of the final Declaration of Lot Combination, the Director of Planning and Development or designee shall check the Declaration of Lot Combination to ascertain its compliance with these regulations and the action of the Planning and Zoning Commission and City Council, as applicable. When the copy of the Declaration of Lot Combination has been checked and found to meet all requirements, the developer shall submit to the Director of Planning and Development or designee an adequate number of copies as needed to be signed for filing at the appropriate county. The Director of Planning and Development or designee shall stamp on each of the copies the certificate of approval of the Planning and Zoning Commission attested by the Chairman of the Planning and Zoning Commission, and the Director of Planning and Development or his designee, when such Declaration of Lot Combination has been approved. The developer shall have the responsibility to record said Declaration of Lot Combination with the County Clerk at Dallas, Tarrant, Johnson and/or Ellis County, Texas, within one year of the date of the final approval.

SECTION 16 – DESIGN RECOMMENDATIONS FOR SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL

6.16.1 Newly-constructed single-family and two-family residential dwellings should substantially conform to the established architectural theme, appearance, material, or color palette of the surrounding neighborhood. If no discernible architectural theme has been established, any building façade directly visible from a public or private right-of-way should be constructed of 100% masonry or other durable, high-quality material such as architectural metal or engineered wood.

a. This calculation includes the wall below the fascia board at the roof line on single-family, two-family, multi-family, or non-residential structures and excludes doors and windows.

b. The following building materials are considered masonry:

i. Stone, standard-size full-width brick, cultured stone and/or thin tile brick;

ii. Exterior portland cement plaster (stucco) with three coats over metal lath or wire fabric lath (excludes EIFS except where specified);

iii. Fiber Cement Siding (as defined in the most recently adopted Building Code).

6.16.2 If a new single-family detached residential dwelling is located on a lot of official record prior to July 18, 2017, stucco or fiber cement siding shall be considered masonry material only if each of the following applies:

A. When fewer than 50% of the total lots on both sides of the block on the street upon which a new dwelling is to be placed, measured from the block's intersecting streets, are developed;

B. The use of these materials is not prohibited by any private covenant or deed restriction

applicable to the property;

C. The Director of Development Services or designee determines that the use of stucco or fiber cement siding will not have an adverse impact on the surrounding neighborhood.

6.16.3 It is recommended that a detached accessory structure designed and used as a garage shall be clad in the same material as the residence. All other residential detached accessory structures shall comply with the building construction requirements of **Section 6.7.4** of this ordinance.

6.16.4 The City of Grand Prairie reserves the right to withhold or condition its approval of a permit for residential construction, reconstruction, addition, or renovation until such time as the homeowner or applicant secures permission or approval from the Homeowner's Association (HOA) having jurisdiction over exterior materials and appearance, if an HOA is in effect at the time of permitting.

6.16.5 Single-family lot landscaping shall include four (4) three inch caliper trees and a total of 30 gallons of shrubs.

1. Each residence at the time of occupancy shall have the following minimum landscaping:

   a. Two three-inch caliper trees shall be planted in front of each residence with two additional three-inch caliper trees to be located per homeowner/builder preference.

   b. Tree and shrub species shall be planted in accordance with the City of Grand Prairie approved tree and plant list contained in Article 8 of the Unified Development Code.

   c. Shrubs shall be provided for each house in any size increment totaling a minimum of 30 gallons per residential lot.

   d. Residential lots shall be fully sodded in accordance with the requirements of the *Unified Development Code* with full irrigation equipped with wind, rain and freeze sensors for front and side yards.

2. Developments which meet design recommendations for single-family residences found in Section 6.16.1 shall be credited two trees per lot.

SECTION 17 – DESIGN RECOMMENDATIONS FOR COMMERCIAL BUILDINGS

6.17.1 To ensure the durability, long-term value, and desirability of commercial areas in the city, when a building is intended for commercial use, mixed use, or other non-residential and non-industrial use, and not within a Corridor Overlay, every wall (excluding doors and windows) should be of 100% masonry construction or other high-quality durable material such as architectural metal or engineered wood.

A. Masonry is defined as:

   a. Hard fired (kiln fired) brick, face or building brick with a troweled mortar bond finish;

   b. Stone, including granite, sandstone, slate, limestone, marble or other hard and

durable all weather stone;

c. Split-faced, fluted, sandblasted or textured concrete masonry units, textured or sandblasted concrete tilt-wall, cultured stone and/or thin tile brick. Ashlar, cut stone, and dimensional stone construction techniques are acceptable;

d. Exterior portland cement plaster (stucco) with three coats over metal lath or wire fabric lath (excludes EIFS);

e. Fiber Cement Siding, excluding lap siding (as defined in the most recently adopted Building Code and approved by the Building Official).

B. To promote visual variety and avoid blank or monolithic walls, each side of a commercial building that is adjacent to any street right of way, regardless of setback, should be constructed of no more than 75% of a single material from 6.17.1. The remaining 25% of the wall surface should consist of one or more of the remaining materials from Section 6.17.1.A and be of a contrasting color from the other 75% of the wall.

C. Exposed concrete tilt-wall wall surfaces should include reveals with a minimum two inch width, punch-outs, or integrated form liner on at least fifteen percent (15%) of each exposed concrete finished wall surface.

D. Use of Glass Features

a. The use of glass as a significant element (at least 15% on each side) is encouraged for commercial buildings to provide natural light within a building and avoid blank or monolithic appearance.

b. The use of glass curtain wall is recommended on commercial buildings of two stories or greater in height.

c. The use of glass facade as an alternative to the facade materials mentioned elsewhere in this section is recommended on commercial buildings of three stories or greater in height.

E. A developer that follows the design recommendations contained herein may request that City Council grant relief from one of the following development requirements:

a. Building height requirements, up to 20% relief.

b. Landscaping requirements, up to 30% relief.

c. Parking requirements, up to 15% relief.

SECTION 18 – COMPLIANCE WITH STATE LAW

To the extent any provision of this Article or the Unified Development Code conflicts with Texas law, the provision shall be construed so as to be in compliance with state law, where possible. If it is not possible to

construe a given provision in a manner that is compliant with state law, the provision shall not be enforced.

Table 6A
Summary of Density and Dimensional Requirements for Single Family Detached Residential Zoning Districts

ZONING DISTRICTS		AGRICULTURE	SF-ESTATE	SF-ONE	SF-TWO	SF-THREE	SF-FOUR	SF-FIVE	SF-SIX	SF-Z	SMALL LOT DEVELOPMENT [6]
DESIGNATION		A	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-Z	SLD
MAXIMUM DENSITY (DWELLING UNITS PER ACRE)		0.2	1.0	3.6	4.5	5.2	5.8	8.7	8.7	8.7	-
MINIMUM LIVING AREA (SQ. FT.) [1]		1,600	2,600	2,400	2,200	2,000	1,800	1,600	1,400	1,400	1,000
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	5 ACRE	1 ACRE	12,000	9,600	8,400	7,200	6,500	5,000	5,000	3,000
	WIDTH [2]	100	150	80	80	70	60[5]	60[5]	50[5]	50[5]	30
	DEPTH	150	150	120	120	120	110	100	100	100	75
MINIMUM YARD SETBACKS (FEET)	FRONT	40	40	30	30	30	25	25	25	25	15
	REAR	25	25	10	10	10	10	10	10	10	10
	REAR ALLEY	10	25	10	10	10	10	10	10	10	10
	REAR ARTERIAL	20	40	30	30	30	20	20	20	20	10
	INTERIOR SIDE	10	12	8	6	6	6	5	5	0/10	5
	SIDE ON STREET	15	15	15	15	15	15	15	15	15	5
	GARAGE DOOR [3]	20	25	20	20	20	20	20	20	20	10
	BETWEEN BUILDINGS	6	6	6	6	6	6	6	6	6	6
MAXIMUM HEIGHT (SEE ARTICLE 30 FOR DEFINITION)		25	30	30	25	25	25	25	25	25	3 STORIES
MAXIMUM LOT COVERAGE (IN %)		15	50	50	50	50	50	50	50	40	70

Notes:

[1]: Residential lots encroaching into a designated floodplain shall have a minimum lot size of one (1) acre, or the encroaching floodplain shall be dedicated as a Storm Water Management Area to the City of Grand Prairie.

[2]: Lot width shall be increased by five (5) feet for corner lots (Section 6.4.1.E) and by ten (10) feet for key lots (Section 6.4.1.F).

[3]: This requirement refers to the setback for rear entry garage doors only.

[4]: Measured below the fascia board at roofline excluding doors, windows, boxed or bay windows, dormers, areas under covered porches one story in height, and other architectural projections.

5: Lots developed under Appendix W shall measure a minimum of 65 feet at the building line for each unit proposed.

6: Small Lot Development under Subchapter D of Chapter 211 of the Local Government Code, as amended, shall follow development regulations of Subchapter D of Chapter 211 of the Local Government Code, as amended. Development regulations not contained in Subchapter D of Chapter 211 of the Local Government Code, as amended, shall follow requirements for SF-6 or Appendix W. Refer to Section 6.1.5 and 6.1.6.

Table 6B
Summary of Density and Dimensional Requirements for Single Family Attached and Townhouse Districts

ZONING DISTRICTS		SF-ATTACHED *(attached duplex configuration with a garage for each unit similar to a single family home)*	SF-TOWNHOUSE
DESIGNATION		SF-A	SF-T
MAXIMUM DENSITY (DWELLING UNITS PER ACRE)		11.0	13.2
MINIMUM LIVING AREA (SQ. FT.) [1]		1,200 PER UNIT	1,150 TO 1,299=30% 1,300=70%
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	4,000 PER UNIT	1,680 TO 3,299=30% 3,300=70% [3]
	WIDTH	60 [2]	21 TO 29=30% 30=70% [3]
	DEPTH	100	80 TO 99=30% 100=70% [3]
MINIMUM YARD SETBACKS (FEET)	FRONT	1-2 UNITS = 25 3-4 UNITS = 30	17
	REAR	10	10
	REAR ALLEY	10	10
	REAR ARTERIAL	20	20
	INTERIOR SIDE	6	5 (NOT ATTACHED) 0 (ATTACHED)
	SIDE ON STREET	15	15
	GARAGE DOOR [4]	20	20
	BETWEEN BUILDINGS	6	0 [5]
MAXIMUM HEIGHT (SEE ARTICLE 30 FOR DEFINITION)		25	35 (3 STORIES) [6]
MAXIMUM LOT COVERAGE (IN %)		**50**	60

Notes:

[1]: Residential lots encroaching into a designated floodplain shall have a minimum lot size of one (1) acre, or the encroaching floodplain shall be dedicated as a Storm Water Management Area to the City of Grand Prairie.

[2]: Lot width shall be increased by five (5) feet for corner lots (Section 6.4.1.E) and by ten (10) feet for key lots (Section 6.4.1.F).

[3]: Minimum lot size adjoining a collector or arterial thoroughfare to be 3,300 square feet with a minimum lot width of 30 feet.

[4]: This requirement refers to the setback for rear entry garage doors only.

[5]: The distance between a primary structure and an accessory structure shall be ten (10) feet.

[6]: Measured below the fascia board at roofline excluding doors, windows, boxed or bay windows, dormers, areas under covered porches one story in height, and other architectural projections.

Table 6C
Summary of Density and Dimensional Requirements for Multi-Family Residential Zoning Districts

ZONING DISTRICTS		MULTI FAMILY- ONE	MULTI FAMILY- TWO	MULTI FAMILY- THREE	CENTRAL AREA
DESIGNATION		MF-1	MF-2	MF-3	CA
MAXIMUM DENSITY		12 DU/AC[1]	18 DU/AC[1]	26 DU/AC[1]	3:1 FAR
MINIMUM LIVING AREA (SQ. FT.) [2]		600	600	600	450
MAXIMUM SINGLE-BED UNITS (IN %)		60	60	60	NA
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	12,000	12,000	12,000	12,000
	WIDTH	100	100	100	100
	DEPTH	120	120	120	120
MINIMUM YARD SETBACKS (FEET)	FRONT	30 (5 IF UNITS FRONT STREET)	30 (5 IF UNITS FRONT STREET)	30 (5 IF UNITS FRONT STREET)	5 (0 IF BUILDING FRONTS MAIN STREET)
	REAR	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	30
	REAR ALLEY	30+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	30+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	30+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	10
	INTERIOR SIDE	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	15
	SIDE ON STREET	30 (10 IF UNITS FRONT STREET)	30 (10 IF UNITS FRONT STREET)	30 (10 IF UNITS FRONT STREET)	5 (0 IF BUILDING FRONTS MAIN STREET)
	BETWEEN BUILDINGS [4]	15	15	15	10
MAXIMUM HEIGHT (FT)		50	50	60 (50[3])	70

Summary of Additional Requirements (Appendix W, Section 3.I):

Amenities shall be provided in accordance with Section 3.II.F.

Multi-family development shall contain security gates at all entrances to the complex.

A main entrance feature shall be provided. The entrance feature shall be consistent with the basic architectural theme of the development.

Exterior design and masonry composition shall be developed according to Section 3.I.A.

A maximum of 20% material substitution is allowed

Flat roofs shall utilize articulation and cornice treatments according to Section 3.I.A.9.

Community mail box kiosks shall be architecturally integrated into the development and be equipped with internal lighting.

Windows and balconies shall be oriented not to have a direct line-of-sight into adjacent units. Units above the 1st story shall be designed so that they do not look directly onto private patios or backyards.

For Off-Street Parking Standards for Multi Family Uses Reference Appendix W, Section 3.III.

✓ **For Signage Requirements for Multi Family Uses Reference Article 9, *Sign Standards*, and Appendix G, *Design Guidelines, for Signage*, UDC.**

Notes:

[1]: Units per building determined at site plan review.

[2]: Plus 250 square feet per additional bedroom.

[3]: Within 100 feet of one and two family residential zoning.

[4]: The distance between a primary structure and an accessory structure or between two accessory structures is permitted to be a minimum of six (6) feet.

Table 6D
Summary of Density and Dimensional Requirements for Commercial Zoning Districts

ZONING DISTRICTS		OFFICE	NEIGHBORHOOD SERVICES	GENERAL RETAIL	GENERAL RETAIL ONE	COMMERCIAL	COMMERCIAL ONE	CENTRAL BUSINESS DISTRICT (CENTRAL AREA)	HEAVY COMMERCIAL	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL
DESIGNATION		O	NS	GR	GR-1	C	C-1	CBD (CA)	HC	LI	HI
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	50,000	22,500	5,000	5,000	5,000	5,000	5,000	10,000	15,000	15,000
	WIDTH [1]	50	150	50	50	50	50	50	100	100	100
	DEPTH [2]	100	150	100	100	100	100	100	100	150	150
MINIMUM YARD SETBACKS (FEET)	FRONT	25 [1]	25 [1]	25 [1]	25 [1]	25 [1]	25 [1]	0	25 [1]	25 [1]	25 [1]
	REAR	0	0	0	0	0	0	0	0	0	0
	REAR ADJACENT RESIDENTIAL	20	20	20	20	20	20	20	20	25	25
	SIDE [2]	*SEE TABLE B*	*SEE TABLE B*	*SEE TABLE B*	*SEE TABLE B*	*SEE TABLE B*	*SEE TABLE B*	*SEE TABLE B*	*SEE TABLE B*	*SEE TABLE B*	*SEE TABLE B*
	SIDE ADJACENT RESIDENTIAL [2]	*SEE TABLE A*	*SEE TABLE A*	*SEE TABLE A*	*SEE TABLE A*	*SEE TABLE A*	*SEE TABLE A*	*SEE TABLE A*	*SEE TABLE A*	*50*	*50*
	BETWEEN BUILDINGS	0	0	0	0	0	0	0	0	25	25
MAXIMUM HEIGHT		25	25	25	25	25	50	50	50	50 [3]	50
MAXIMUM FLOOR AREA RATIO (FAR)		.25:1	.25:1	.35:1	.35:1 [4]	.5:1	1:1 [4]	2:1 [4]	1:1	1:1 [4]	1:1
MINIMUM REQUIRED LANDSCAPING (IN %) [6,7]		10%	10%	5%	10%	10%	5%	5% [8]	10%[7]	10%[7]	10%[7]

Table A: Building Height Table

Setback	Building Height
10 Ft.	<15 Ft.
20 Ft.	<25 Ft.
30 Ft.	<50 Ft.
40 Ft.	>50 Ft.

Table B: Building Height Table

Setback	Building Height
10 Ft.	<25 Ft.
15 Ft.	<35 Ft.
25 Ft.	>35 Ft.

Notes:

[1]: Corner lots adjacent to an arterial shall have a minimum of 175 ft. of frontage on that arterial. Corner lots adjacent to major arterials with a free right turn lane may not have a driveway within 300 ft. of the intersection. An exception to these requirements may be granted at the time of platting if no drives are located on the property within those parameters.

[2]: When a property is adjacent to one or more streets all setbacks adjacent to a street are considered to be front yard setbacks.

[3]: The building may be built higher pending approval of variance from the Zoning Board of Adjustments and Appeals.

[4]: Floor Area Ratio (FAR) may be increased with the approval of a Specific Use Permit.

[5]: Optional 30 ft. wide landscape strip along the total length of the street permitted in lieu of required percentage.

[6]: Institutional land uses (i.e. churches, schools, and government facilities) require a minimum landscaping percentage of 10% in all districts (**Article 8; Section 5.2**).

[7]: See Appendix X Landscaping Requirements

[8]: Percentage of undeveloped area (**Article 8; Section 5.2**).

*Multi-Family developed under Chapter 218 of the Texas Local Government Code, as amended, shall follow the development regulations of Chapter 218 of the Texas Local Government Code, as amended. Development regulations not specified in Chapter 218 of the Texas Local Government Code, as amended, shall follow requirements for the MF-3 zoning district.

Table 6E
Summary of Density and Dimensional Requirements for Residential Accessory Structures

RESIDENTIAL ACCESSORY STRUCTURES		ACCESSORY STRUCTURE (NOT IN LIST BUT EXCEEDING 36 INCHES IN HEIGHT) [1]	CARPORTS [2]	COVERED PATIOS OR PORCHES [3]	DETACHED GARAGE [4]	GREEN HOUSE	PERGOLAS
MAXIMUM SQUARE FOOTAGE [IN SQ .FT.] (LESS THAN ½ ACRE)		MAX 50% OF THE SQ. FT. OF THE PRIMARY STRUCTURE[5]	500[5]	SEE NOTE [3]	MAX 50% OF THE SQ. FT. OF THE PRIMARY STRUCTURE[5]	MAX 50% OF THE SQ. FT. OF THE PRIMARY STRUCTURE[5]	500
MAXIMUM SQUARE FOOTAGE [IN SQ .FT.] (½ ACRE LOT OR GREATER)		MAX 10% OF THE SQ. FT. OF THE TOTAL LOT AREA[6]	500[6]	SEE NOTE [3]	MAX 10% OF THE SQ. FT. OF THE TOTAL LOT AREA [6]	MAX 10% OF THE SQ. FT. OF THE TOTAL LOT AREA [6]	500
MINIMUM YARD SETBACKS FOR STRUCTURES NOT EXCEEDING TEN (10) FEET IN TOTAL HEIGHT (FEET)	FRONT [7]	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	REAR	3	3	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3	3
	REAR ALLEY	3	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3	3
	REAR ON ARTERIAL	3 [8]	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3 [8]	3 [8]
	INTERIOR SIDE	3	3	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3	3
	SIDE ON STREET	3 [8]	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3 [8]	3 [8]
	SIDE ON ARTERIAL	3 [8]	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3 [8]	3 [8]
MINIMUM YARD SETBACKS FOR STRUCTURES EXCEEDING TEN (10) FEET IN TOTAL HEIGHT (FEET)	FRONT	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	REAR	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	REAR ALLEY	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	REAR ON ARTERIAL	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	INTERIOR SIDE	SAME AS THE PRIMARY STRUCTURE	3	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	SIDE ON STREET	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	SIDE ON ARTERIAL	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
MAXIMUM HEIGHT (FEET)		22	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	22	22	14
MAXIMUM WALL HEIGHT (FEET) (LESS THAN 200 SF)[11]		10	N/A	N/A	10	10	10
MAXIMUM WALL HEIGHT (FEET) (GREATER THAN 200 SF)[11]		12	N/A	N/A	12	12	12
MINIMUM MASONRY CONTENT [IN %] (200 SQ. FT. OR LESS)		0%	N/A	N/A	0%	0%	N/A
MINIMUM MASONRY CONTENT [IN %] (GREATER THAN 200 SF) [9]		100% [9]	N/A	N/A	100% [9]	0%	N/A

Notes:

[1]: Residential properties are permitted to have a maximum of three (3) accessory structures. Total square footage for the primary structure and accessory structures shall not exceed the maximum lot coverage for the zoning district.

[2]: Front and side carports in single family zoning districts require a special exception from the Zoning Board of Adjustments and Appeals. See Section 6.6.1.1 for the requirements for a special exception.

[3]: Covered porches and patios are considered to be additions to the primary structure and are calculated as part of the building footprint of the primary structure. A covered porch or patio should not cause the primary structure to exceed the total lot cover stipulated for a property. If the covered patio is detached from the primary structure, it shall be classified as an accessory structure and follow the requirements of accessory structures listed in Table 6E of this Article.

[4]: Detached residential garages are required to have a city approved concrete drive approach.

[5]: Section 6.6.3.B: The total square footage of all accessory structures shall not exceed 50% of the footprint of the primary structure. Total square footage for the primary structure and accessory structures shall not exceed the maximum lot coverage for the zoning district.

[6]: Section 6.6.3.C: The total square footage of all accessory structures shall not exceed 10% of the square footage of the total area of the residential lot. Percentage shall be calculated using the primary structure lot, not multiple lots. Total square footage for the primary structure and accessory structures shall not exceed the maximum lot coverage for the zoning district.

[7]: No accessory use or structure shall be allowed in the front yard. However, on key lots and double frontage lots which have front yards on two or more street frontages, accessory structures not in excess of eight feet (8') in total height may be placed within three feet (3') of the side and/or rear yard street property line, as determined by the orientation of the primary structure, if the yard in which the structure is placed is encompassed by a minimum six foot (6') solid fence

[8]: No accessory use or structure shall be allowed in the side or rear yard setback established for the primary structure if the side or rear yard is adjacent to a street. However, accessory structures not in excess of eight feet (8') in total height may be placed within three feet (3') of the side and/or rear yard street property line, as determined by the orientation of the primary structure, if the yard in which the structure is placed is encompassed by a minimum six foot (6') solid fence.

[9]: Exterior material exceptions may be allowed. Exterior materials shall adhere to the standards set forth in the ICC building code, including metal. Accessory structures larger than 200 sq. ft. may be allowed to be constructed of metal with a baked enamel finish if the structure is located behind the front setback line. Exterior color, roofing type, and roof pitch shall be consistent with the primary residential structure.

[10]: To assure adherence with HOA regulations, an HOA approval letter shall be required for HOA regulated neighborhoods with submittal of the residential accessory structure permit.

[11]: Wall height shall be measured from the finished floor elevation (FFE) to the top of the plat line supporting the roof.

Article 7 | SPECIAL DISTRICTS

LAST UPDATE: September 2, 2025

CASE NUMBER: TAM-25-08-0003

ORDINANCE NO. 11756-2025

ARTICLE 7: SPECIAL DISTRICTS

SECTION 1 – PLANNED DEVELOPMENT DISTRICT (PD) 2
SECTION 2 – AIRPORT HEIGHT/HAZARD OVERLAY DISTRICTS 10
SECTION 3 – HOSPITAL DISTRICT 11
SECTION 4 – IH-20 CORRIDOR OVERLAY DISTRICT 11
SECTION 5 – BELT LINE CORRIDOR OVERLAY DISTRICT 11
SECTION 6 – LIGHT INDUSTRIAL-LIMITED STANDARDS SUFFIX ZONING DISTRICT 11
SECTION 7 – CENTRAL BUSINESS OVERLAY DISTRICTS 12
SECTION 8 – SH-161 CORRIDOR OVERLAY DISTRICT 12
SECTION 9 – LAKE RIDGE CORRIDOR OVERLAY DISTRICT 12
SECTION 10 – IH-30 CORRIDOR OVERLAY DISTRICT 12
SECTION 11 – SH-360 CORRIDOR OVERLAY DISTRICT 12

ARTICLE 7: SPECIAL DISTRICTS

SECTION 1 – PLANNED DEVELOPMENT DISTRICT (PD)

7.1.1 Purpose

The Planned Development (PD) District is intended to provide for combining and mixing uses into integral land use units such as industrial parks, industrial office and commercial center; service centers; shopping centers; planned residential developments or multiple or mixed housing types, or any combination of uses which may be planned and developed as integral land use units under unified ownership.

The purposes of the Planned Development Districts include, but are not limited to the following:

A. To allow diversification of uses, structures, and open spaces and to promote flexibility of design in a manner compatible with existing and permitting land uses on abutting properties;

B. To preserve the natural amenities and environmental assets of the land by encouraging the preservation and improvement of open space;

C. To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services;

D. To promote the efficient use of land to facilitate a more economic arrangement of buildings, land uses and utilities.

7.1.2 Permissible Uses

Any use or combination of uses otherwise authorized by these zoning regulations is permitted in the Planned Development Zoning District, if such use or uses is consistent with the land use plan and meets the standards for the development plan approved by the City Council, as may be amended from time to time. Approved uses shall be listed in a use schedule in the ordinance establishing the district.

7.1.3 Procedures

Any person having a proprietary interest in any property one acre or more in size may file an application for a PD Zoning District.

Such application shall be submitted and processed as a zoning amendment in accordance with the requirements of this Article and **Article 1, "General Provisions and Procedures"** of the Unified Development Code.

Upon approval of the PD Zoning District, the applicant may submit development plans, which shall be reviewed and approved in accordance with the procedures and pursuant to the site development standards contained in this Article.

Each Planned Development (PD) ordinance is incorporated by reference into this Section. Every Planned Development approved under the provisions of this Section shall be considered as an amendment to the UDC as applicable to the property involved. In carrying out the development of

a Planned Development, the development schedule shall be complied with, and such conditions as are specified for the development of a PD shall be construed as conditions precedent to the granting of a Certificate of Occupancy (CO) and compliance as required by the City of Grand Prairie.

7.1.4 Pre-application Conference

An applicant for a Planned Development District may request a pre-application conference with the Director of Planning or designee prior to formal application. At the pre-application conference, the applicant is requested to present a draft concept plan that incorporates the following:

A. Delineation of site boundaries

B. General site layout

C. Proposed residential development densities based on usable/build able land

D. Proposed land use plan

E. Approximate gross square footage of non-residential uses, where applicable

F. Projected building heights

G. General topographic conditions

H. Significant environmental features, including flood plains and water courses

I. Delineation of approximate acreage for each land use specified

J. The proposed landscaping plan

K. The proposed location of screening fences along principal and minor arterials that are delineated on the City's adopted Thoroughfare Plan

L. Proposed traffic generation

Based on the information provided by the applicant, the Director of Planning or designee shall provide initial comments concerning the merits of the proposed development and shall inform the applicant of any additional requirements for preparation of formal PD application.

7.1.5 Formal Application

The applicant shall submit the concept plan, with the proposed zoning change, as well as any proposed covenants and restrictions. A subdivision plan meeting the submittal requirements of **Article 12 "Platting,"** of the Unified Development Code may also be submitted. That applicant may submit, for a single-family detached development, a preliminary plat in lieu of a development plan, for the first phase or phases of the project for approval in conjunction with adoption of the PD District.

The applicant shall submit the required number of copies of the concept plan. The original shall be drawn on reproducible Mylar by a registered architect, landscape architect, registered surveyor, or registered engineer. The plan shall include the following:

A. Date, appropriate engineering scale, north arrow, vicinity map, name of owner and name of person preparing the land use plan. A metes and bounds description of the overall tract with topographic contours, equal to currently approved Public Works contour maps of the City, but in no case to exceed five-foot intervals to provide for adequate staff review.

B. A written description of the existing and permitted land uses of the area surrounding the proposed PD Zoning District.

C. A written description of the proposed land use and density projections relating to the proposed PD goals.

D. Location of flood plains, water bodies, creeks, marshes, drainage areas, major tree groupings, rock outcroppings, and any other significant natural features.

E. Location of all proposed screening between the site and adjacent property and between land uses within the site.

F. A categorical listing of the total acreage for each land use, and the height, floor area, setbacks, landscaping, off-street parking and other appropriate standards for each proposed land use area.

G. A preliminary drainage plan of the area showing the size and location of each existing and proposed structure, the approximate volume of water generated by the development of the site, the proposed method of disposing of said water, and any other information pertaining to drainage which may be required by the Director of Public Works.

H. Designation and location of open space and common areas and proposed parks and recreation areas for the entire site.

I. A separate graphic plan and phasing schedule of the entire site depicting each separate phase of development, the use or uses within each phase, and the maximum number and type of residential dwelling units proposed for each phase, if applicable.

J. Landscaping will be in accordance with **Article 8 "Landscaping and Screening"** of the Unified Development Code Compliance by a professional architect's, landscape architect's, or engineer's note acceptable.

K. The location of collector and arterial streets, proposed in the development, right-of-way widths, the location of access points to abutting streets and highways and if required by Traffic Engineering, the proposed traffic generation.

L. The proposed method of providing water and sewer service, and any other information pertaining to drainage, which may be required by the Director of Public Works.

The applicant shall submit, for City review, any proposed covenants, conditions, restrictions, and agreements that govern the use, maintenance and operation of any commonly owned areas, structures and facilities.

7.1.6 Approval Process

Upon receipt of a completed application, the Director of Planning shall forward the request for the PD District to the Planning and Zoning Commission, together with his report, for its review.

The Planning and Zoning Commission shall give notice and shall conduct a public hearing on the request, whereupon it shall make its recommendation to the City Council, in the manner of a zoning amendment. The notice shall identify the proposed uses set forth in the schedule of uses submitted as part of the land use plan. The Commission may simultaneously make its recommendation on the application for plat approval submitted by the applicant in accordance with the standards set forth in **Article 12 "Platting"** of the Unified Development Code. A residential subdivision plat submitted in lieu of a development plan must be approved.

The City council shall give notice and shall conduct a public hearing on the request for a PD District, after consideration of the recommendations of the Planning and Zoning Commission, in the manner of a zoning amendment. The Council may approve the request subject to such conditions relating to the height, floor area, density, setback, landscaping, off-street/on-site parking and all other applicable standards as are necessary to implement the preservation of the health, safety and general welfare of the community. The City Council, upon consideration of the recommendation of the Commission regarding plat approval, shall approve a subdivision plat submitted by the applicant, which meets the standards set forth in **Article 12 "Platting"** of the Unified Development Code.

If the applicant has included a request for approval of the first phase of the development plan, the Council shall take action on such request in the manner provided in this Article.

7.1.7 Site Plan

No construction or development within the PD District may commence, and no building permit may be issued unless a site plan has been approved for that phase of the project, which is consistent with the approved concept use plan.

A site plan that is not consistent with the approved concept plan and the Planned Development Ordinance shall not be approved.

Upon approval of the PD Zoning District, the applicant may submit a site plan to the Director of Planning or designee for each phase, in accordance with the phasing schedule of the concept plan, which shall contain the following information:

A. Approval Criteria

In approving or denying, a site plan submitted under this Article, the following criteria shall be considered:

1. Safety of the motoring and pedestrian public using the facility and area surrounding the site;

2. Safety from fire hazards and required means of fire control;

3. Protection from flooding and water damage;

4. Noise and lighting glare elements and effect of such on adjacent neighborhoods;

5. Relation of signs to traffic control and effect on adjacent properties;

6. Adequate off-street parking and loading facilities for the uses specified;

7. Appropriateness of ingress and egress points for access, parking and loading, including existing and proposed ingress/egress/access easements and internal circulation, and protection of the public health by surfacing on all parking areas to control dust;

8. Landscaping and screening provisions appropriately placed per this Code's requirements;

9. Site coverage by structures and other improvements and resulting impact assessed as to conformance with code requirements;

10. Sitting of structures and other improvements relative to required setbacks, height limitations, and other density and dimensional requirements; and

11. Such other measures as might secure and protect the public health, safety, morals and general welfare.

B. Site Plan Content

Required site plans shall be prepared on a standard sheet size of 24" X 36" and at an engineering scale of up to 1" = 100'-0". Plans for residential projects of 4,000 square feet or more in gross floor area or 10,000 square feet or more in total land area and non-residential projects of 2,000 square feet or more in gross floor area of 10,000 square feet or more in total land area shall be prepared by a registered architect, surveyor, landscape architect or engineer. Other basic information to be shown on each site plan shall include:

1. General Information:

- North arrow
- Total site acreage
- Submission date
- Scale, written and graphic (engineering scale only)
- Vicinity map
- Names of designer, developer, and owner
- Address of designer, developer, and owner
- Telephone number of designer, developer, and owner
- Location, dimension, and bearings of all subject property lines

- Adjacent subdivision names and property lines
- Adjacent land uses and structures

2. *Structures:*

- Location, dimensions and use of all existing and proposed facilities
- Setback and separation distances
- Facade elevations (all sides and exposures)
- Percent exterior masonry content
- Proposed residential density if applicable
- Proposed location of screening fences along principal and minor arterials shown on the adopted Thoroughfare Plan.

3. *Streets and Sidewalks:*

- Location and width of all rights-of-way
- Location and dimensions of all pavement and curbing
- Location and width of all sidewalks
- Location and width of all ingress/egress points
- Location and width of all medians and median breaks

4. *Off-Street Parking and Loading Areas:*

- Number, location and dimension of spaces
- Type of surface material of parking facility
- Dimension of aisles, driveways, maneuvering areas and curb return radii
- Distance between spaces and adjacent rights-of-way
- Location of all existing and proposed fire lanes and hydrants
- Proposed lighting diagram is required if not in accordance with **Article 10 "Parking and Loading", Section 16 "Glare and Lighting Standards"** of the Unified Development Code

5. *Landscaping:*

- Location and size of plant materials
- Number and type of each landscape element
- Height and type of all fencing or buffering
- Height of all planters, sculptures and decorative screens
- Location and type of trash receptacles screening

6. *Drainage:*

- Direction of water flow
- Quantity of on and off size water generation
- Topographic contours at intervals equal to currently approved Public Works contour maps of the City, or five (5) foot contours, whichever is less.
- Points of concentrated water discharge

B. *Submittal Requirements*

1. The applicant shall provide at time of submittal the fees, application forms and certification as required. In addition, the applicant shall submit the site plan documents in accordance with the procedure described in **Article 16, "Site Plan Approval"** of the Unified Development Code.

2. The site plan for the first phase of the land use plan may be considered and approved simultaneously with approval of the Planned Development District.

3. The Director of Planning or designee shall forward the site plan, together with report, to the Planning and Zoning Commission, which shall review the plan and make its recommendation to the City Council, in accordance with the procedures set forth in **Article 1, "General Provisions and Procedures"** of the Unified Development Code.

4. The City Council shall consider the Site Plan at a public hearing advertised and conducted in accordance with the procedures set forth in **Article 1, "General Provisions and Procedures"** of the Unified Development Code. The City Council may make modifications thereto as are consistent with the concept plan and the intent and purpose of these Planned Development District regulations.

5. For Single Family detached development, a final plat can serve as a site plan in accordance with **Article 12 "Platting."** of the Unified Development Code

7.1.8 Administrative Approval of Site Plans

A. The Chief Building Official and Planning Director may approve a site plan for development within a planned development under the following conditions:

1. The site plan is for the development of a use or uses allowed by the planned development district, and is not for the purpose of designating the allowable land uses on a particular tract or tracts; or

2. The purpose of the site plan is to allow the expansion of an existing building if the proposed expansion is consistent with the existing building's facade materials, architectural style and colors, and the proposed expansion meets all the requirements of the planned development ordinance; and

3. The proposed development meets all the specific requirements of the planned development ordinance; i.e., landscaping, facade materials, screening regulations, setbacks, use restrictions, signage, parking, etc.; and

4. The site plan meets all requirements of City ordinances.

B. If the planned development ordinance does not establish specific guidelines for land uses, landscaping, facade treatment, screening, setbacks, signage, parking, etc., then the minimum standards of the following table shall apply. For example, if a planned development is for General Retail uses, the Chief Building Official and Planning Director may approve a site plan, which meets GR-1 standards. If a planned development is for Commercial uses, the Chief

Building Official and Planning Director may approve a site plan, which meets C-1 standards. If a planned development is for Office uses, the Chief Building Official and Planning Director may approve a site plan, which meets O-1 standards. Otherwise, the City Council must approve the site plan.

1. ***Single Family:*** All single family development must meet the requirements contained in the planned development ordinance or the single family zoning district that is closest to the one referenced in the planned development ordinance.

2. ***Multi-Family:*** All multi-family development must meet the requirements contained in the planned development ordinance or the multi-family district that is closest to the one referenced in the planned development ordinance.

3. ***Office (O):*** Shall meet Office-One (O-1) district requirements.

4. ***Office-One (O-1):*** Shall meet Office-One (O-1) district requirements.

5. ***Neighborhood Service (NS):*** Shall meet General Retail-One (GR-1) district requirements regarding landscaping, masonry and screening.

6. ***General Retail-One (GR-1):*** Shall meet GR-1 district requirements.

7. ***General Retail (GR):*** Shall meet GR-1 district requirements.

8. ***Commercial-One (C-1):*** Shall meet C-1 district requirements.

9. ***Commercial-Office (C-O):*** Shall meet C-1 district requirements.

10. ***Commercial (C):*** Shall meet C-1 district requirements.

11. ***Heavy Commercial (HC):*** Shall meet HC district requirements.

12. ***Industrial Park (IP):*** Shall meet IP district requirements.

13. ***Light Industrial (LI):*** Shall meet LI district requirements.

14. ***Heavy Industrial (HI):*** Shall meet HI district requirements.

C. In coordination of requirements between the planned development ordinance and the above-mentioned districts in Section 2, the more specific requirement shall apply. In the case of conflicts, the planned development ordinance shall govern if the requirement is specific and not general in nature.

D. In cases where there is disagreement between an applicant and City staff, or where an applicant requests that a requirement of a zoning district listed in Section B above not be applied to a site plan, then the site plan shall be processed for approval by the City Council after Planning and Zoning Commission recommendation, in accordance with **Article 16, "Site Plan Approval,"** of the Unified Development Code, and upon payment of the fee normally assessed for site plan

approval by the City Council, with credit given for any fees already paid.

7.1.9 Development Standards

The following open space standards shall apply to approval of the land use plan; common open space shall be provided at a minimum ratio of 0.01 acres for each residential unit. All private park areas shall have grounds and equipment maintained in an attractive manner. The dedication of such areas to open space uses and appropriate covenants and restrictions shall assure the maintenance costs associated with such areas.

The following site development standards shall be considered minimum standards for approval of the site plan unless modified by the City Council consistent with the land use plan:

A. Setback, landscaping, and off-street parking standards that are as restrictive as those established for the particular districts in which the use would ordinarily be permitted;

B. Utility and transportation standards as established in **Article 12 "Platting;"**

C. Drainage standards as established in **Article 14 "Drainage;"**

D. Performance standards for manufacturing, processing, fabricating, packing or storage uses, as set forth in **Article 11 "Performance Standards."**

7.1.10 Development Schedule

A development-phasing schedule shall be submitted, indicating the phasing of the proposed development.

The development schedule shall, if adopted and approved by the City Council, become part of the ordinance creating such Planned Development (PD) District, and shall be adhered to by the owner, developer, and successors in the interest.

The Planning and Zoning Commission or City Council may, if in their opinion the owner or owners of the property are failing or have failed to meet the approved schedule, initiate proceedings to amend the ordinance of the Planned Development (PD) District, or remove provisions of the two ordinances that are in conflict. The Director of Planning shall submit a recommendation to the Planning and Zoning Commission, which shall determine which standard shall prevail.

7.1.11 Amendments to Approved Site Plans

Reference **Article 16 "Site Plan Approval"** and Section 11 "Amendments to Approved Site Plans".

SECTION 2 – AIRPORT HEIGHT/HAZARD OVERLAY DISTRICTS

7.2.1 Purpose

The purpose of the Airport Hazard District is to prevent the establishment of hazards or obstructions to air navigation and to persons or property on the ground. Height/Hazard Overlay Districts for Dallas/Fort Worth International Airport and Grand Prairie Municipal Airport are found in **Appendix N**.

SECTION 3 – HOSPITAL DISTRICT

7.3.1 Purpose

The (HD) Hospital District is established to create a single area in which the physical and mental health needs of the citizenry can be accommodated in a comprehensive fashion with support facilities that complement the health care land uses; and to provide compatibility among land uses by application of stringent site planning and aesthetic design. The Hospital District Ordinance and requirements are given in **Appendix O**.

SECTION 4 – IH-20 CORRIDOR OVERLAY DISTRICT

7.4.1 Purpose

The IH-20 Corridor Overlay District is an overlay district which adds development standards to the existing base zoning district. This district is intended to increase the quality of development through design and development standards. The overlay district boundaries are depicted in **Appendix F**.

SECTION 5 – BELT LINE CORRIDOR OVERLAY DISTRICT

7.5.1 Purpose

The purpose of the Belt Line Corridor Overlay District is to provide support for the development of a unified area designated as a family-oriented recreational destination with the City of Grand Prairie and the Metroplex. It is intended to blend with Lone Star Park at Grand Prairie racetrack and utilize the natural areas, open space and water features of the Trinity River to create a recreational and equestrian centered park-like environment. The Belt Line Corridor Overlay District boundaries are depicted in Appendix F.

SECTION 6 – LIGHT INDUSTRIAL-LIMITED STANDARDS SUFFIX ZONING DISTRICT

7.6.1 Purpose

The Light Industrial-Limited Standards Suffix (LI-LS) District is established to create a limited industrial zone (See Figure 1 in **Appendix Q**) that provides for various industrial uses pursuant to the Light Industrial zoning district with certain development standards reduced as specified. This district ordinance is located in **Appendix Q**.

SECTION 7 – CENTRAL BUSINESS OVERLAY DISTRICTS

7.7.1 Purpose

The Central Area Overlay Districts are established to enhance and facilitate improvements and redevelopment in the Central Business District Corridor of Main St. and Jefferson St. The overlay districts are intended to encourage support facilities that complement existing and recommended land uses and to provide compatibility among land uses by application of development standards including site planning, landscaping, signage, and urban design. The Central Business Districts ordinances are located in **Appendix R**.

SECTION 8 – SH-161 CORRIDOR OVERLAY DISTRICT

7.8.1 Purpose

The purpose of the SH-161 Corridor Overlay District is to provide continuity in Grand Prairie's major freeways by extending the development standards and criteria adopted for IH-20, Lake Ridge, IH-30, and SH-360 to the SH-161 Corridor. The SH-161 Corridor Overlay District boundaries are depicted in Appendix F.

SECTION 9 – LAKE RIDGE CORRIDOR OVERLAY DISTRICT

7.9.1 Purpose

The Lake Ridge Corridor Overlay District adds development standards to the existing base zoning district along a line 500 feet either side of the centerline of Lake Ridge Parkway, from IH-20 to Cedar Hill. The Lake Ridge Corridor Overlay District boundaries are depicted in Appendix F.

SECTION 10 – IH-30 CORRIDOR OVERLAY DISTRICT

7.10.1 Purpose

The IH-30 Corridor Overlay District adds development standards to the existing base zoning district. This district is intended to increase the quality of development through design and development standards. The IH-30 Corridor Overlay District boundaries are depicted in Appendix F.

SECTION 11 – SH-360 CORRIDOR OVERLAY DISTRICT

7.11.1 Purpose

The SH-360 Corridor Overlay District adds development standards to the existing base zoning district. This district is intended to increase the quality of development through design and development standards. The SH-360 Corridor Overlay District boundaries are depicted in Appendix F.

Article 8

LANDSCAPE AND SCREENING

LAST UPDATE: NOVEMBER 19, 2024

CASE NUMBER: TAM-24-09-0009

ORDINANCE NO. 11649-2024

ARTICLE 8: LANDSCAPE AND SCREENING

Table of Contents

		Page No.
Section 1	*Purpose*	*2*
Section 2	*Definitions*	*2*
Section 3	*Applicability*	*9*
Section 4	*Irrigation Plan*	*13*
Section 5	*Landscape Enhancements*	*27*
Section 6	*Landscaping for Residential Development*	*29*
Section 7	*Submittal Requirements*	*30*
Section 8	*Public Improvement Districts*	*35*
Section 9	*Screening*	*35*
Section 10	*Fencing*	*47*
Section 11	*Fencing Exceptions*	*58*
Section 12	*Dimensional Gap Between Abutting Residential Fences*	*59*
Section 13	*Fence Maintenance*	*60*
Section 14	*Gated Entryway*	*61*
Section 15	*Exhibits and Recommended Varieties*	*61*
Section 16	*Tree Protection and Mitigation*	*75*

ARTICLE 8: LANDSCAPE AND SCREENING

SECTION 1 - PURPOSE

8.1.1. It is the purpose of this article to preserve the existing natural environment, minimize the amount of irrigation whenever possible, and provide landscape amenities, setbacks and screening that promote a positive urban image, quality development and enhanced property values. It is also the intent of this article and the City of Grand Prairie to preserve existing trees whenever possible and discourage clear cutting of lots for development. Landscaping shall also be used to promote safety and foster a pedestrian environment as appropriate. All landscaping shall have the characteristics of an organism, in the manner of a living plant.

SECTION 2 - DEFINITIONS

8.2.1. For the purpose of this article, the following definitions shall supersede all previous interpretations in the Unified Development Code.

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.

***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.

Artificial Lot: Portion of a one 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, or as further defined in **Section 8.5.1.B**.

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.

Backflow Prevention: The mechanical prevention of reverse flow, or back siphonage, of non-potable water from an irrigation system into the potable water source.

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.

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 vehicular drives that may intersect the buffer yard and which shall be the minimum width necessary to provide pedestrian or vehicular access.

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.

Building Pad: The actual foundation area of a building and a reasonable area around the foundation necessary for construction and grade transitions.

Clear Cutting: The removal of all of the trees or a significant majority of the trees within an area of land.

Completion of Irrigation System Installation: When the landscape irrigation system has been installed, all minimum standards ***have been*** met, all tests ***have been*** performed, and the irrigator is satisfied that the system is operating correctly.

Consulting: The act of providing advice, guidance, review or recommendations related to landscape irrigation systems or other professional services.

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 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 (***see*** **Exhibit 3**).

Cross-Connection: An actual or potential connection between a potable water source and an irrigation system that may contain contaminates or pollutants or any source of water that has been treated to a lesser degree in the treatment process.

Cut/Fill: Areas where the natural ground level has been excavated (cut) or fill brought in.

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.

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.

Director: The Development Review Committee, or his or her designated agent.

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.

Drip Line: A vertical line running through the outermost portion of the canopy of a tree and extending to the ground. (***see*** **Exhibit 3**)

Electrified fence: A fence energized with an electrical current.

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.

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.

Gross Site Area: Area used to calculate landscape requirements. This area is calculated as follows:

For Undeveloped Sites: All areas of a site, except required buffer yards.

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

Head-to-Head Spacing: The spacing of spray or rotary heads equal to the manufacturer's published radius of the head.

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.

Hydraulics: The science of dynamic and static water; the mathematical computation of determining pressure losses and pressure requirements of an irrigation system.

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.

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).

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).

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.

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.

Irrigation Services: Selling, designing, installing, maintaining, altering, repairing, servicing, permitting, providing consulting services regarding, or connecting an irrigation system to a water supply.

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.

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).

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.

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).

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.

Landscape Irrigation: The science of applying the necessary amount of water to promote or sustain healthy growth of plant material or turf.

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.

Mainline: A pipe within an irrigation system that delivers water from the water source to the individual zone valves.

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 evapotranspiration 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.

Major 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.

Master Valve: A remote control valve located after the backflow prevention device that controls the flow of water to the irrigation system mainline.

Matched Precipitation Rate: The condition in which all sprinkler heads within an irrigation zone apply water at the same rate.

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.

New Development: 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.

New Installation: With reference to irrigation systems, is an irrigation system installed at a location where one did not previously exist.

Parkway: The area of public right-of-way located between the curb or edge of pavement and the property line.

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 such as the irrigation services relating to an irrigation system.

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.

Potable Water: Water that is suitable for human consumption.

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 valve. It is also known as a Pressure Vacuum Breaker Back-siphonage Prevention Assembly.

Protective Barrier: Permanent fence or wall that restricts direct access to the energized portions of an electrified fence. Permanent shall mean not being able to be removed, lifted or relocated without the use of a tool or equipment.

Protective Fencing: Snow fencing, chain link fence, orange vinyl construction fencing or similar fencing with a minimum four-foot approximate height.

Reclaimed Water: Domestic or municipal wastewater which has been treated to a quality suitable for beneficial use, such as landscape irrigation.

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.

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.

Replacement Tree: A tree that is selected and planted in accordance with **Section 8.6.2**.

Secure area: The area bounded by the electrified fence.

Static Water Pressure: The pressure of water when it is not moving.

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.

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.

Target Hardening: The use of landscape features, such as planters, foliage, trees, CPTED fences, or artwork, to make a designated site impenetrable.

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.

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.

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.

Tree, Specimen: A tree, other than an understory tree, which has a diameter of six inches or greater measured four and one-half feet above the ground; and an understory tree that has a diameter of two inches or greater measured 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.

Tree, Street: Trees, on land lying between property lines on either side of all streets, avenues, or ways within the City.

Tree, Understory: A tree ***that*** has significant positive characteristics worthy of preservation and that does not typically attain great size.

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.

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.

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.

Zone Valve: An automatic valve that controls a single zone of a landscape irrigation system.

SECTION 3 - APPLICABILITY

8.3.1. The provisions of this Article apply to all development within the corporate limits of the City, subject to the exemptions in **Section 8.3.1.5.B**. Existing landscaping and screening that was lawfully in place on or before December 1, 2006, but which does not conform to amended regulations of this revised article shall be lawful non-conforming in regards to landscaping and screening requirements.

8.3.1.1. Residential Landscaping

A. Construction of new structures for which a building permit is required except construction or expansion of one-family and two-family dwellings. Landscape requirements do not apply to structures that do not create or expand building square footage or to temporary structures such as job shacks associated with construction activities.

B. Single-family detached, single-family attached and single-family townhome residential uses shall conform to the requirements prescribed in this section.

C. Residential developers and property owners may select a native/adaptive vegetation, traditional vegetation or combination landscaping option at the time of development. Non-potable and/or grey water may be used in a landscaping plan designed by a licensed landscape architect using a drip irrigation (zoned) system with separate flows for turf and plant areas. Controls shall be weather-based with moisture, wind, and freeze sensors. The underground irrigation system shall be a minimum of 12 inches below grade level and designed by a licensed professional Irrigator, a registered Landscape Architect, Architect, or Engineer. (**refer to** *Article 8751; Texas Revised Civil Statutes and the Texas Board of Irrigators*)

D. Where possible single-family neighborhoods adjacent residential development will be buffered through the use of landscaping, berms, fences, walls or open space to mitigate adverse effects.

E. Residential lots with front or side yards adjoining a designated collector or arterial thoroughfare shall have a rain, wind, and freeze sensor installed with every new irrigation system.

8.3.1.2. Non-Residential Landscaping

A. A minimum of 75% of all required landscape areas shall be located in the front yard between the building line and the front property line. For lots with multiple street frontages, a minimum of 75% of all required landscape areas shall be located in the yards abutting the street with the greatest pavement width, unless the Development Review Committee approves a modification to this requirement. When an artificial lot or a building expansion is separated from a property abutting a street frontage, the required landscape areas may be located anywhere on the site subject to this section.

B. Expansion of structures used for non-residential uses that increase the footprint of existing structures by less than 30%, and that add less than 3,000 square feet to existing structures are not subject to additional landscaping requirements.

C. Expansions that exceed either the 30% or the 3,000 square foot criteria are subject to the landscape requirements stipulated in this Article.

D. Parking lot construction and or expansion by more than 30% of the parking area will be required to meet the same landscaping standards as the district in which they are located or the use associated with the parking.

E. All landscape materials shall be installed prior to the issuance of a certificate of occupancy. Upon completion of installation of all plant materials, the owner or agent shall notify the Department of Planning and Development of the completion of the installation and shall request an inspection. Verification by the Building Inspection Division of the installation being in compliance with this article and/or the approved landscape plan shall be required prior to obtaining a certificate of occupancy unless otherwise authorized.

F. Modification of Landscape Requirements: The Development Review Committee or their designee may approve minor changes of this section due to unusual topographic constraints, sight restrictions, sitting requirements, preservation of existing stands of native trees or similar conditions. These minor changes may vary the location of required landscape materials, but may not reduce the amount of required landscape area or the required amount of landscape materials. The landscape plan shall be submitted and shall specify the modifications requested and present a justification for such modifications.

8.3.1.3. Landscaping Adjacent to Public Right-of-Way

A. ***Street Trees:*** Street trees shall be provided in all districts, excluding Single Family and Two Family Districts (except where indicated by this Section), and along designated arterials and collectors as identified on the Thoroughfare Plan.

B. ***Visibility:*** Trees shall not be planted within the visibility triangle areas of any street, valley and/or driveway intersections (subject to transportation's current ordinance). At the time of building permit review, the Director of Transportation or a designee may extend the visibility triangle areas adjacent to street, alley, and/or driveway intersections accessing or near a curvilinear street section in which sight easement and visibility demands are greater than for a straight street section. All trees and landscaping must also comply with any sight easement restrictions established on the property.

C. ***Crime Prevention Through Environmental Design (CPTED):*** The City will reduce the probability of crime by requiring lighting, maintaining sightlines, reducing fence height, and any other means deemed necessary by the Development Review Committee on a case-by-case basis.

D. ***Screening:*** Landscaping, berms, fencing, walls, and open space will be the primary method for screening public spaces from private land uses.

8.3.1.4. Revitalization of Older Developed Areas

To revitalize an area, landscaping shall be provided that is compatible with the zoning district and urban design standards to which the area is being revitalized. Landscaping shall also include environmental design elements for crime prevention.

8.3.1.5. Exceptions, Exemptions and Appeals

A. *Exceptions*

1. An application for an exception to the landscaping and screening standards and the tree requirements for an existing developments may be granted by the Zoning Board of Adjustments and Appeals if one of the two following circumstances exist:

    a. The existing development does not have adequate permeable area to support the required landscaping.

    b. The existing on-site landscaping, and/or the proposed landscaping meets the intent of the City's landscaping requirements.

B. *Exemptions.* The following situations are not subject to the landscaping and screening requirements stipulated in this Article:

1. Expansion of existing one-family and two-family dwellings;

2. Structures that do not create or expand building square footage or to temporary structures such as job shacks associated with construction activities.

3. Expansion of structures used for non-residential uses that increase the footprint of existing structures by less than 30%, or that add less than 3,000 square feet to existing structures. Expansions that exceed either the 30% or the 3,000 square foot criteria are subject to these landscape requirements.

4. Change in use of an existing structure, unless the structure is expanded in accordance with Section 8.3.1.5.C.

5. Except as stated elsewhere, all properties zoned for single-family, single-family attached and single-family townhome uses in which a preliminary or final plat has been approved before June 1, 2006 shall be exempt from the requirements of Article 8. This exemption does not apply to schools, churches or government facilities on residentially zoned properties.

6. ***Stormwater Facilities:*** Structures designed to manage stormwater runoff (e.g. 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). Stormwater facilities will be landscaped as outlined in **Article 17** of the iSWM Design Manual for Site Development (see current version of Drainage Design Manual).

C. *Appeals*

1. A hearing before the Planning and Zoning Commission shall be set for the next meeting following the filing of an appeal by the applicant with the Director.

2. The City Council shall hear all appeals of decisions made by the Planning and Zoning Commission. All decisions of the Council in this regard shall be final.

3. The Planning Director shall have the discretion to modify landscaping requirements in the CPTED area(s) to promote natural access control and surveillance, territorial reinforcement and target hardening.

SECTION 4 – LANDSCAPE IRRIGATION PROGRAM

8.4.1. The provisions of this article are to be in compliance with TCEQ Landscape Irrigation Rule 2007-027-344-CE, effective January 1, 2009, as established by the 80th Legislative Session in consultation with the Irrigator Advisory Council. The rule sets standards for irrigation system design, installation, operation, water conservation, and duties and responsibilities of licensed irrigators and irrigator inspectors. It also exempts certain irrigation systems from permitting requirements.

8.4.1.1. Valid license required:

Any person who connects an irrigation system to the water supply within the city or the city's extraterritorial jurisdiction, commonly referred to as the ETJ, must hold a valid license, as defined by Title 30, Texas Administrative Code, Chapter 30 and required by Chapter 1903 of the Texas Occupations Code, or

as defined by Chapter 365, Title 22 of the Texas Administrative Code and required by Chapter 1301 of the Texas Occupations Code.

8.4.1.2. Exemptions:

A property owner is not required to be licensed in accordance with Texas Occupations Code, Title 12, §1903.002C(1) if he or she is performing irrigation work in a building or on a premises owned or occupied by the person as the person's home. A home or property owner who installs an irrigation system must meet the standards contained in Title 30, Texas Administrative Code, Chapter 344 regarding spacing, water pressure, spraying water over impervious materials, rain or moisture shut-off devices or other technology, backflow prevention and isolation valves.

8.4.1.3. Permit Required:

Any person installing an irrigation system within the territorial limits or extraterritorial jurisdiction (ETJ) of the city is required to obtain a permit from the Planning and Development Department of the City of Grand Prairie. Any plan approved for a permit must be in compliance with the requirements of this article of the Unified Development Code.

Exemptions:

1. An irrigation system that is of an on-site sewage disposal system, as defined by Section 355.002, Health and Safety Code; or

2. An irrigation system used on or by an agricultural operation as defined by Section 251.002, Agriculture Code; or

3. An irrigation system connected to a groundwater well used by the property owner for domestic use.

8.4.1.4. Backflow Prevention Methods and Devices

A. Any irrigation system that is connected to the potable water supply must be connected through a backflow prevention method approved by the Texas Commission on Environmental Quality (TCEQ). The backflow prevention device must be approved by the American Society of Sanitary Engineers; or the Foundation for Cross-Connection Control and Hydraulic Research, University of Southern California; or the Uniform Plumbing Code; or any other laboratory that has equivalent capabilities for both the laboratory and field evaluation of backflow prevention assemblies. The backflow prevention device must be installed in accordance with the laboratory approval standards or if the approval does not include specific installation information, the manufacturer's current published recommendations.

B. If conditions that present a health hazard exist, one of the following methods must be used to prevent backflow;

1. *An air gap may be used if:*
   a. There is an unobstructed physical separation; and
   b. The distance from the lowest point of the water supply outlet to the flood rim of the fixture or assembly into which the outlet discharges is at least one inch or twice the diameter of the water supply outlet, whichever is greater.

2. *Reduced pressure principle backflow prevention assemblies may be used if:*
   a. The device is installed at a minimum of 12 inches above ground in a location that will ensure that the assembly will not be submerged; and
   b. Drainage is provided for any water that may be discharged through the assembly relief valve.

3. *Pressure vacuum breakers may be used if:*
   a. No back-pressure condition will occur; and
   b. The device is installed at a minimum of 12 inches above any downstream piping and the highest downstream opening. Pop-up sprinklers are measured from the retracted position from the top of the sprinkler.

4. *Atmospheric vacuum breakers may be used if:*
   a. No back-pressure will be present;
   b. There are no shutoff valves downstream from the atmospheric vacuum breaker;
   c. The device is installed at a minimum of six inches above any downstream piping and the highest downstream opening. Pop-up sprinklers are measured from the retracted position from the top of the sprinkler;
   d. There is no continuous pressure on the supply side of the atmospheric vacuum breaker for more than 12 hours in any 24-hour period; and
   e. A separate atmospheric vacuum breaker is installed on the discharge side of each irrigation control valve, between the valve and all the emission devices that the valve controls.

C. Backflow prevention devices used in applications designated as health hazards must be tested upon installation and annually thereafter.

[If the city chooses to permit the use of double check valves:]

D. If there are no conditions that present a health hazard, double check valve backflow prevention assemblies may be used to prevent backflow if the device is tested upon installation and test cocks are used for testing only.

E. If a double check valve is installed below ground:

1. Test cocks must be plugged, except when the double check valve is being tested;

2. Test cock plugs must be threaded, water-tight, and made of non-ferrous material;

3. A y-type strainer is installed on the inlet side of the double check valve;

4. There must be a clearance between any fill material and the bottom of the double check valve to allow space for testing and repair; and

5. There must be space on the side of the double check valve to test and repair the double check valve.

F. If an existing irrigation system without a backflow-prevention assembly requires maintenance, alteration, repair, or service, the system must be connected to the potable water supply through an approved, properly installed backflow prevention method before any major maintenance, alteration, repair, or service is performed.

G. If an irrigation system is connected to a potable water supply through a double check valve, pressure vacuum breaker, or reduced pressure principle backflow assembly and includes an automatic master valve on the system, the automatic master valve must be installed on the discharge side of the backflow prevention assembly.

H. The irrigator shall ensure the backflow prevention device is tested by a licensed Backflow Prevention Assembly Tester prior to being placed in service and the test results provided to the local water purveyor and the irrigation system's owner or owner's representative within ten business days of testing of the backflow prevention device.

8.4.1.5. Specific Conditions and Cross-Connection Control

A. Before any chemical is added to an irrigation system connected to the potable water supply, the irrigation system must be connected through a reduced pressure principle backflow prevention assembly or air gap.

B. Connection of any additional water source to an irrigation system that is connected to the potable water supply can only be done if the irrigation system is connected to the potable water supply through a reduced-pressure principle backflow prevention assembly or an air gap.

C. Irrigation system components with chemical additives induced by aspiration, injection, or emission system connected to any potable water supply must be connected through a reduced pressure principle backflow device.

D. If an irrigation system is designed or installed on a property that is served by an on-site sewage facility, as defined in Title 30, Texas Administrative Code, Chapter 285, then:

1. All irrigation piping and valves must meet the separation distances from the On-Site Sewage Facilities system as required for a private water line in Title 30, Texas Administrative Code, Section 285.91(10);

2. Any connections using a private or public potable water source that is not the city's potable water system must be connected to the water source through a reduced pressure principle backflow prevention assembly as defined in Title 30, Texas Administrative Code, Section 344.50; and

3. Any water from the irrigation system that is applied to the surface of the area utilized by the On-Site Sewage Facility system must be controlled on a separate irrigation zone or zones so as to allow complete control of any irrigation to that area so that there will not be excess water that would prevent the On-Site Sewage Facilities system from operating effectively.

8.4.1.6. Water Conservation

All irrigation systems shall be designed, installed, maintained, altered, repaired, serviced, and operated in a manner that will promote water conservation as defined in the Definitions section of this ordinance.

8.4.1.7. Irrigation Plan Design: Minimum Standards

A. An irrigator shall prepare an irrigation plan for each site where a new irrigation system will be installed. A paper or electronic copy of the irrigation plan must be on the job site at all times during the installation of the irrigation system. A drawing showing the actual installation of the system is due to each irrigation system owner after all new irrigation system installations. During the installation of the irrigation system, variances from the original plan may be authorized by the licensed irrigator if the variance from the plan does not:

1. Diminish the operational integrity of the irrigation system;

2. Violate any requirements of this ordinance; and

3. Go unnoted in red on the irrigation plan.

B. The irrigation plan must include complete coverage of the area to be irrigated. If a system does not provide complete coverage of the area to be irrigated, it must be noted on the irrigation plan.

C. All irrigation plans used for construction must be drawn to scale. The plan must include, at a minimum, the following information:

1. The irrigator's seal, signature, and date of signing;

2. All major physical features and the boundaries of the areas to be watered;

3. A North arrow;

4. A legend;

5. The zone flow measurement for each zone;

6. Location and type of each:
   a. Controller; and
   b. Sensor (for example, but not limited to, rain, moisture, wind, flow, or freeze);

7. Location, type, and size of each:
   a. Water source, such as, but not limited to a water meter and point(s) of connection;
   b. Backflow prevention device;
   c. Water emission device, including, but not limited to, spray heads, rotary sprinkler heads, quick-couplers, bubblers, drip, or micro-sprays;
   d. Valve, including but not limited to, zone valves, master valves, and isolation valves;
   e. Pressure regulation component; and
   f. Main line and lateral piping;

8. The scale used; and

9. The design pressure.

8.4.1.8. Design and Installation: Minimum Requirements

A. No irrigation design or installation shall require the use of any component, including the water meter, in a way, which exceeds the manufacturer's published performance limitations for the component.

B. *Spacing*

1. The maximum spacing between emission devices must not exceed the manufacturer's published radius or spacing of the device(s). The radius or spacing is determined by referring to the manufacturer's published specifications for a specific emission device at a specific operating pressure.

2. New irrigation systems shall not utilize aboveground spray emission devices in landscapes that are less than 48 inches not including the impervious surfaces in either length or width and which contain impervious pedestrian or vehicular traffic surfaces along two or more perimeters. If pop-up sprays or rotary sprinkler heads are used in a new irrigation system, the sprinkler heads must direct flow away from any adjacent surface and shall not be installed closer than four inches from a hardscape, such as, but not limited to, a building foundation, fence, concrete, asphalt, pavers, or stones set with mortar.

3. Narrow paved walkways, jogging paths, golf cart paths or other small areas located in cemeteries, parks, golf courses or other public areas may be exempted from this requirement if the runoff drains into a landscaped area.

C. *Water pressure*

Emission devices must be installed to operate at the minimum and not above the maximum sprinkler head pressure as published by the manufacturer for the nozzle and head spacing that is used. Methods to achieve the water pressure requirements include, but are not limited to, flow control valves, a pressure regulator, or pressure compensating spray heads.

D. *Piping*

Piping in irrigation systems must be designed and installed so that the flow of water in the pipe will not exceed a velocity of five feet per second for polyvinyl chloride (PVC) pipe.

E. *Irrigation Zones*

Irrigation systems shall have separate zones based on plant material type, microclimate factors, topographic features, soil conditions, and hydrological requirements.

F. *Matched precipitation rate*

Zones must be designed and installed so that all of the emission devices in that zone irrigate at the same precipitation rate.

G. Irrigation systems shall not spray water over surfaces made of concrete, asphalt, brick, wood, stones set with mortar, or any other impervious material, such as, but not limited to, walls, fences, sidewalks, streets, etc.

H. *Master valve*

When provided, a master valve shall be installed on the discharge side of the backflow prevention device on all new installations.

I. *PVC pipe primer solvent*

All new irrigation systems that are installed using PVC pipe and fittings shall be primed with a colored primer prior to applying the PVC cement in accordance with the Uniform Plumbing Code (Section 316) or the International Plumbing Code (Section 605).

J. *Rain or moisture shut-off devices or other technology*

All new automatically controlled irrigation systems must include sensors or other technology designed to inhibit or interrupt operation of the irrigation system during periods of moisture or rainfall. Rain or moisture shut-off technology must be installed according to the manufacturer's published recommendations. Repairs to existing automatic irrigation systems that require replacement of an existing controller must include a sensor or other technology designed to inhibit or interrupt operation of the irrigation system during periods of moisture or rainfall.

K. *Isolation valve*

All new irrigation systems must include an isolation valve between the water meter and the backflow prevention device.

L. *Depth coverage of piping*

Piping in all irrigation systems must be installed according to the manufacturer's published specifications for depth coverage of piping.

1. If the manufacturer has not published specifications for depth coverage of piping, the piping must be installed to provide minimum depth coverage of six inches of select backfill, between the top of the pipe and the natural grade of the topsoil. All portions of the irrigation system that fail to meet this standard must be noted on the irrigation plan. If the area being irrigated has rock at

a depth of six inches or less, select backfill may be mounded over the pipe. Mounding must be noted on the irrigation plan and discussed with the irrigation system owner or owner's representative to address any safety issues.

2. If a utility, man-made structure or roots create an unavoidable obstacle, which makes the six-inch depth coverage requirement impractical, the piping shall be installed to provide a minimum of two inches of select backfill between the top of the pipe and the natural grade of the topsoil.

3. All trenches and holes created during installation of an irrigation system must be backfilled and compacted to the original grade.

M. *Wiring irrigation systems*

1. Underground electrical wiring used to connect an automatic controller to any electrical component of the irrigation system must be listed by Underwriters Laboratories as acceptable for burial underground.

2. Electrical wiring that connects any electrical components of an irrigation system must be sized according to the manufacturer's recommendation.

3. Electrical wire splices which may be exposed to moisture must be waterproof as certified by the wire splice manufacturer.

4. Underground electrical wiring that connects an automatic controller to any electrical component of the irrigation system must be buried with a minimum of six inches of select backfill.

N. Water contained within the piping of an irrigation system is deemed to be non-potable. No drinking or domestic water usage, such as, but not limited to, filling swimming pools or decorative fountains, shall be connected to an irrigation system. If a hose bib (an outdoor water faucet that has hose threads on the spout) is connected to an irrigation system for the purpose of providing supplemental water to an area, the hose bib must be installed using a quick coupler key on a quick coupler installed in a covered purple valve box and the hose bib and any hoses connected to the bib must be labeled “non potable, not safe for drinking.” An isolation valve must be installed upstream of a quick coupler connecting a hose bib to an irrigation system.

O. Beginning January 1, 2010, either a licensed irrigator or a licensed irrigation technician shall be on-site at all times while the landscape irrigation system

is being installed. When an irrigator is not onsite, the irrigator shall be responsible for ensuring that a licensed irrigation technician is on-site to supervise the installation of the irrigation system.

8.4.1.9. Completion of Irrigation System Installation

Upon completion of the irrigation system, the irrigator or irrigation technician who provided supervision for the on-site installation shall be required to complete four items:

A. A final "walk through" with the irrigation system's owner or the owner's representative to explain the operation of the system;

B. The maintenance checklist on which the irrigator or irrigation technician shall obtain the signature of the irrigation system's owner or owner's representative, date, and seal the checklist. If the irrigation system's owner or owner's representative is unwilling or unable to sign the maintenance checklist, the irrigator shall note the time and date of the refusal on the irrigation system's owner or owner's representative's signature line. The irrigation system owner or owner's representative will be given the original maintenance checklist and a duplicate copy of the maintenance checklist shall be maintained by the irrigator. The items on the maintenance checklist shall include but are not limited to:

1. The manufacturer's manual for the automatic controller, if the system is automatic;

2. A seasonal (spring, summer, fall, winter) watering schedule based on either current/real time evapotranspiration or monthly historical reference evapotranspiration (historical ET) data, monthly effective rainfall estimates, plant landscape coefficient factors, and site factors;

3. A list of components, such as the nozzle, or pump filters, and other such components; that require maintenance and the recommended frequency for the service; and

4. The statement, "This irrigation system has been installed in accordance with all applicable state and local laws, ordinances, rules, regulations or orders. I have tested the system and determined that it has been installed according to the Irrigation Plan and is properly adjusted for the most efficient application of water at this time."

C. A permanent sticker which contains the irrigator's name, license number, company name, telephone number and the dates of the warranty period shall be affixed to each automatic controller installed by the irrigator or irrigation technician. If the irrigation system is manual, the sticker shall be affixed to the original maintenance checklist. The information contained on the sticker must be printed with waterproof ink, and include;

D. The irrigation plan indicating the actual installation of the system must be provided to the irrigation system's owner or owner representative.

8.4.1.10. Maintenance, Alteration, Repair, or Service of Irrigation Systems

A. The licensed irrigator is responsible for all work that the irrigator performed during the maintenance, alteration, repair, or service of an irrigation system during the warranty period. The irrigator or business owner is not responsible for the professional negligence of any other irrigator who subsequently conducts any irrigation service on the same irrigation system.

B. All trenches and holes created during the maintenance, alteration, repair, or service of an irrigation system must be returned to the original grade with compacted select backfill.

C. Colored PVC pipe primer solvent must be used on all pipes and fittings used in the maintenance, alteration, repair, or service of an irrigation system in accordance with the Uniform Plumbing Code (*Section 316*) or the International Plumbing Code (*Section 605*).

D. When maintenance, alteration, repair or service of an irrigation system involves excavation work at the water meter or backflow prevention device, an isolation valve shall be installed, if an isolation valve is not present.

8.4.1.11. Reclaimed Water

Reclaimed water may be utilized in landscape irrigation systems if:

1. There is no direct contact with edible crops, unless the crop is pasteurized before consumption;

2. The irrigation system does not spray water across property lines that do not belong to the irrigation system's owner;

3. The irrigation system is installed using purple components;

4. The domestic potable water line is connected using an air gap or a reduced pressure principle backflow prevention device, in accordance with Title 30, Texas Administrative Code, Section 290.47(i) (relating to Appendices);

5. A minimum of an eight inch by eight inch sign, in English and Spanish, is prominently posted on/in the area that is being irrigated, that reads, "RECLAIMED WATER – DO NOT DRINK" and "AGUA DE RECUPERACIÓN – NO BEBER"; and

6. Backflow prevention on the reclaimed water supply line shall be in accordance with the regulations of the city's water provider.

8.4.1.12. Advertisement Requirements

A. All vehicles used in the performance of irrigation installation, maintenance, alteration, repair, or service must display the irrigator's license number in the form of "LI_____" in a contrasting color of block letters at least two inches high, on both sides of the vehicle.

B. All forms of written and electronic advertisements for irrigation services must display the irrigator's license number in the form of "LI_____." Any form of advertisement, including business cards, and estimates which displays an entity's or individual's name other than that of the licensed irrigator must also display the name of the licensed irrigator and the licensed irrigator's license number. Trailers that advertise irrigation services must display the irrigator's license number.

C. The name, mailing address, and telephone number of the commission must be prominently displayed on a legible sign and displayed in plain view for the purpose of addressing complaints at the permanent structure where irrigation business is primarily conducted and irrigation records are kept.

8.4.1.13. Contracts

A. All contracts to install an irrigation system must be in writing and signed by each party and must specify the irrigator's name, license number, business address, current business telephone numbers, the date that each party signed the agreement, the total agreed price, and must contain the statement, "Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ), MC-178, P.O. Box 13087, Austin, Texas 78711-3087. TCEQ's website is: www.tceq.state.tx.us." All contracts must include the irrigator's seal, signature, and date.

B. All written estimates, proposals, bids, and invoices relating to the installation or repair of an irrigation system(s) must include the irrigator's name, license number, business address, current business telephone number(s), and the statement: "Irrigation in Texas is regulated by the Texas Commission On Environmental

Quality (TCEQ) (MC-178), P.O. Box 13087, Austin, Texas 78711-3087. TCEQ's web site is: www.tceq.state.tx.us."

C. An individual who agrees by contract to provide irrigation services as defined in Title 30, Texas Administrative Code, Section 344.30 (relating to License Required) shall hold an irrigator license issued under Title 30, Texas Administrative Code, Chapter 30 (relating to Occupational Licenses and Registrations) unless the contract is a pass-through contract as defined in Title 30, Texas Administrative Code, Section 344.1(36) (relating to Definitions). If a pass-through contract includes irrigation services, then the irrigation portion of the contract can only be performed by a licensed irrigator. If an irrigator installs a system pursuant to a pass-through contract, the irrigator shall still be responsible for providing the irrigation system's owner or through contract, the irrigator shall still be responsible for providing the irrigation system's owner or owner's representative a copy of the warranty and all other documents required under this chapter. A pass-through contract must identify by name and license number the irrigator that will perform the work and must provide a mechanism for contacting the irrigator for irrigation system warranty work.

D. The contract must include the dates that the warranty is valid.

8.4.1.14. Warranties for Systems

A. On all installations of new irrigation systems, an irrigator shall present the irrigation system's owner or owner's representative with a written warranty covering materials and labor furnished in the new installation of the irrigation system. The irrigator shall be responsible for adhering to terms of the warranty. If the irrigator's warranty is less than the manufacturer's warranty for the system components, then the irrigator shall provide the irrigation system's owner or the owner's representative with applicable information regarding the manufacturer's warranty period. The warranty must include the irrigator's seal, signature, and date. If the warranty is part of an irrigator's contract, a separate warranty document is not required.

B. An irrigator's written warranty on new irrigation systems must specify the irrigator's name, business address, and business telephone number(s), must contain the signature of the irrigation system's owner or owner's representative confirming receipt of the warranty and must include the statement: "Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ), MC-178, P.O. Box 130897, Austin, Texas 78711-3087. TCEQ's website is: www.tceq.state.tx.us."

C. On all maintenance, alterations, repairs, or service to existing irrigation systems, an irrigator shall present the irrigation system's owner or owner's representative a written document that identifies the materials furnished in the maintenance, alteration, repair, or service. If a warranty is provided, the irrigator shall abide by the terms. The warranty document must include the irrigator's name and business contact information.

8.4.1.15. Duties and Responsibilities of City Irrigation Inspectors

A licensed irrigation inspector shall enforce the ordinance of the city, and shall be responsible for:

1. Verifying that the appropriate permits have been obtained for an irrigation system and that the irrigator and installer or irrigation technician, if applicable, are licensed;

2. Inspecting the irrigation system;

3. Determining that the irrigation system complies with the requirements of this chapter;

4. Determining that the appropriate backflow prevention device was installed, tested, and test results provided to the city;

5. Investigating complaints related to irrigation system installation, maintenance, alteration, repairs, or service of an irrigation system and advertisement of irrigation services; and

6. Maintaining records according to this chapter.

8.4.1.16. Items not covered by this ordinance

Any item not covered by this ordinance and required by law shall be governed by the Texas Occupations Code, the Texas Water Code, Title 30 of the Texas Administrative Code, and any other applicable state statute or Texas Commission on Environmental Quality rule.

8.4.1.17. Fees

The city council may create a schedule of fees for obtaining and renewing an irrigation permit. These fees will be in amounts sufficient to cover the city's costs in issuing and renewing the permits, including, but not limited to, staff time and other overhead costs as stated in **Article 22, "Fee Schedule,"** of the Unified Development Code.

8.4.1.18. Enforcement

A. The city shall have the power to administer and enforce the provisions of this chapter as may be required by governing law. Any person, firm, corporation or agent who shall violate a provision of this code, or fails to comply therewith, or with any of the requirements thereof, is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of the ordinance codified in this chapter is declared to be a nuisance.

B. Any person violating any provision of chapter shall, upon conviction, be fined a sum not exceeding $2000.00. Each day that a provision of this chapter is violated shall constitute a separate offense. An offense under this chapter is a Class C misdemeanor, punishable by a fine of up to $2000.00.

C. Nothing in this chapter shall be construed as a waiver of the city's right to bring a civil action to enforce the provisions of this chapter and to seek remedies as allowed by law, including, but not limited to the following:

1. Injunctive relief to prevent specific conduct that violates the ordinance or to require specific conduct that is necessary for compliance with the ordinance; and

2. Other available relief.

SECTION 5 – LANDSCAPE ENHANCEMENTS

8.5.1. A landscape plan that complies with the provisions of this article and stipulates whether native/adaptive (or combination) landscaping will be used shall be submitted to the Building Official prior to the issuance of a building permit for any development for which building permits are required and to which this article applies. The landscape plan will be one component of the Site Plan and will be certified by a certified landscape architect. It is recommended that developers also develop a general outdoor annual water budget as a guideline for irrigation design and long-term landscape management. (**see** *National Association of Home Builders Model Green Home Building Guidelines, December 13, 2004*)

A. Irrigation requirements may also be met/supplemented by the harvesting of rainwater using an approved rainwater collection system.

B. Artificial Lot: If a developer wishes to develop a portion of a one-acre or larger tract, the developer may request that the Development Review Committee delineate the portion of the tract to be developed as an artificial lot, for purposes of calculating landscape requirements for the development. Artificial lots may be delineated in any type of development, including schools and churches. All artificial lots shall meet the following requirements:

1. Contain the entire area on which the development is to occur, including all paved areas; and

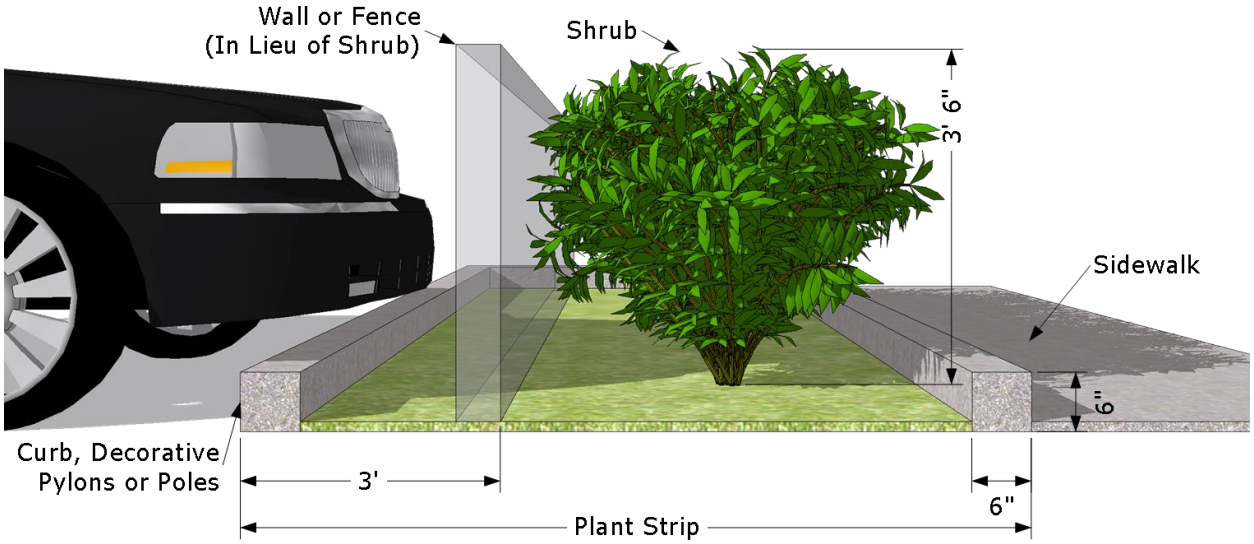
2. Contain a land area of less than 50% of the entire tract, or, if the proposed artificial lot contains more than 50% of the entire tract, the Development Review Committee must determine that a

substantial amount of the tract is not affected by the proposed development; and

3. Be delineated on the landscape plan.

C. ***Vehicle Protection:*** All required landscape areas, planters, walls, and/or fences adjacent to vehicle use areas shall be protected by wheel stops, curbs, or other physical barriers (see Figure 1).

Figure 1: Vehicle Protection



D. The Development Review Committee, upon receipt of a landscape plan may approve types of landscaping, other than those listed in Exhibit 5.

E. In no case shall man-made landscape plant material be submitted for the required landscape vegetation.

F. Due to seasonal considerations, if the developer cannot establish permanent turf, they shall be required to stabilize the landscape areas to prevent erosion with temporary grasses or turf (rye, fescue, etc.), until permanent landscaping is installed as stated in **Section 8.5.1**.

8.5.2. ***Landscaping Required by Zoning Districts:*** Construction projects subject to this section shall provide landscape areas from 4% to 15% of the total site plan as specified by the Concept Plan, Planned Development and/or Site Plan. (*See Chart A below*)

Chart A: Landscape Requirement by Zoning District

Zoning District	*Landscaping Percentage*
Neighborhood Services (NS)	*10%*
Office (O)	*10%*
General Retail (GR)	*5%*
General Retail-One (GR-1)	*10%*
Commercial (C)	*5%*
Commercial-One (C-1)	*10%*
Central Area (CA) & CBD[1]	*5%*
Heavy Commercial (HC)[2]	*10%*
Light Industrial (LI)[2]	*10%*
Heavy Industrial (HI)[2]	*10%*
Hospital District (HC)	*10%*
Institutional Uses	*10% in Single Family (SF) and Two Family (2F) Districts; Same % of the Zoning District in the Non-Residential Districts*
Multi-Family-One (MF-1)[3]	*15%*
Multi-Family-Two (MF-2)[3]	*15%*
Multi-Family-Three (MF-3)[3]	*15%*
Planned Development (PD)	*[Use Closest Related Zoning District]*
Agricultural (A)[4]	*4%*

Notes:

1. ***Percentage of undeveloped area.***
2. ***See Appendix X.***
3. ***Where not being used for agricultural purposes.***
4. ***Institutional Uses are considered to be Churches, Schools, and Governmental Facilities.***

SECTION 6 – LANDSCAPING FOR RESIDENTIAL DEVELOPMENT

8.6.1. Landscaping requirements for single-family detached, single family attached, and single-family townhome residential uses.

A. Each residence at the time of occupancy shall have the following minimum landscaping:

1. Tree planting requirement.

a. For lots containing 5,000 square feet or less: One three-inch caliper tree planted in front of each residence. Tree species shall be in accordance with the City of Grand Prairie approved tree list (See Exhibit 5). Large and medium trees may NOT be planted beneath utility lines.

b. For lots greater than 5,000 square feet in area: One three-inch caliper tree shall be planted in front of each house with a second three-inch caliper tree to be located per Developer/Owner preference. Tree species shall be in

accordance with the City of Grand Prairie approved tree list (See Exhibit 5). Large and medium trees may NOT be planted beneath utility lines.

2. Front yard shrubs shall be provided for each residence in any size increment totaling a minimum of 30-gallons per residential lot. Shrub species to be in accordance with the City of Grand Prairie approved shrub list (**see** *Exhibit 5*).

3. Residential lots may contain up to 40% of landscape area in groundcover.

B. The Developer/Owner shall receive credit towards the single-family residential tree planting requirement for utilizing existing trees in accordance with criteria prescribed in **Section 8.7.2.2** paragraphs (a) through (h), except that existing trees that die shall be replaced if the remaining trees are less that the amounts prescribed in **Section 8.7.2.1**.

C. City staff shall administratively approve building setback variances for the purpose of preserving existing trees.

8.6.2. Landscaping requirements for Multi-Family Landscaping

The minimum amount of required landscaping shall include 15% of the total site plan area as specified by the Concept Plan, Planned Development and/or Site Plan.

SECTION 7 – SUBMITTAL REQUIREMENTS

8.7.1 **Submittals and Requirements.**

Landscaping shall consist of two or more of the following types of planting materials including but not limited to planted grass, trees, shrubs, ground cover (up to 40% of landscape area), and/or other forms of plant material and may include the use of berms. The use of native or adapted plant material is encouraged to reduce irrigation requirements.

A. A landscape plan submission must consist of two copies of blue line or black line prints. The plan shall be drawn at a scale of 1-inch equals 50 feet or larger (e.g., 1 inch equals 40 feet, 1 inch equals 30 feet, etc.) and be on a standard drawing sheet of a size not to exceed 24 inches by 36 inches. A plan, which cannot be drawn in its entirety on a 24 inches by 36 inches sheet, must be drawn with appropriate match lines on two or more sheets.

B. The following information shall ALSO be shown on the required landscape plan:

1. Date, scale, north point, and the names, addresses and telephone numbers of both the property owner and the person preparing the plan;

2. Location of existing boundary lines and dimensions of the lot;

3. Approximate centerlines of existing water courses, the location of the floodway and floodplain, and the location of existing and proposed streets and alleys, utility easements, driveways, and sidewalks on or adjacent to the lot;

4. Project name, street address, and lot and block description;

5. Calculation of gross site area showing all existing and proposed structures, parking and access, other paved areas, and all required buffer yard areas;

6. Calculation of required landscape area and percentages of ground cover and turf;

7. Location and dimensions of areas to be landscaped and total amount of landscaped area;

8. Location, number, species and planting size of all trees, shrubs;

9. Groundcover including both required and actual materials provided;

10. Location and coverage of required irrigation system per **Section 8.4.1**;

11. Delineation of artificial lot, if applicable, including depiction of all proposed and existing structures, access drives, appurtenant parking and other paved areas proposed for expansion or new construction; and

12. The location of overhead utility lines.

13. Any additional requirements as promulgated by the Director.

8.7.2 **Planting Materials.**

8.7.2.1 Trees

All new trees required to meet the landscaping requirement shall be a minimum three-inch caliper measured at a height of 6 inches above the ground. If a trunk tree splits into multiple trunks below the 6-inch level, then the multiple trunk trees are measured:

1. Measure largest trunk circumference;
2. Remaining trunks, measure circumference divided by two;

Sum of (1) and (2) for the total circumference, divide total by 3.14 for caliper.

For every 500 square feet of required landscape area, or fraction thereof, of required landscape area, one tree of three-inch caliper or larger is required. Trees shall be located on the site in the following sequence:

1. Street trees shall be planted a minimum of 25 linear feet apart and a maximum of 50 linear feet apart along collectors and arterials (the Director of Planning or his designee can permit the clustering of street trees);
2. Parking lot trees shall be located in the parking area (one tree for each 20 parking spaces);
3. The remaining required trees may be located throughout the site. Street trees and parking lot trees are included in the total tree requirements and are not in addition to that requirement.

Trees may NOT be planted beneath utility lines.

Up to 50% of the required number of parking lot trees may be replaced by five-gallon shrubs at the rate of one-tree equals ten (10) shrubs. Shrubs cannot be substituted for street trees.

Existing trees of three-inch caliper (measured at a height of 4.6 feet above the ground) or larger may be substituted for required landscaping trees of equal size. (**see** *Exhibit 6 for planting detail*).

8.7.3 **Tree Credits.**

A. Existing trees may be used to fulfill tree-planting requirements pertaining to screening and landscaping if such trees are in a healthy and growing condition. When existing trees are used to fulfill screening and landscape requirements, their locations shall be accepted, and the formal spacing requirements of the screening and landscape standards may be waived. Protected Tree species can be used for tree credit according to Section 16: Tree Protection Standards. If existing trees are used for credit, the developer shall submit a tree protection plan according to Section 8.16.6.A and protect trees during construction according to Section 8.16.7.

B. Residential property owners shall maintain and preserve all minimum required trees on their property that were required by ordinance at the time the residential lot was initially developed. Waivers to this requirement shall be granted under the following conditions:

   1. Where the existence of such trees poses a threat to the health and/or safety of the general public, or
   2. To trees that expire naturally due to no negligence of the property owner.

C. If a single-family residential development preserves an average of 30 or more trees per acre, the minimum lot size within the development or subdivision may be reduced by ten (10)

percent below base zoning district requirements. Use of preserved areas for this provision is subject to the following:

1. Area of preservation may be dedicated to the City, including land required by the City's Park Department, or to be maintained by a Homeowner's Association or Public Improvement District,

2. The City reserves the right to require maintenance by a Homeowner's Association, PID, trust, or other entity if acceptance of the open space dedication is not in the best interests of the City.

3. A tree survey is required to be approved with the Final Plat when utilizing this provision for credit (see Tree survey, Section 8.16.6.B).

D. View Obstruction

Trees shall not be planted within the visibility triangle areas of any street, alley and/or driveway intersections (subject to transportation's current ordinance). At time of building permit review, the Director of Transportation or designee may extend the visibility triangle areas adjacent to street, alley, and/or driveway intersections accessing or near a curvilinear street section in which sight easement and visibility demands are greater than for a straight street section. (**see Article 23, "Master Transportation Plan,"** of the Unified Development Code) All trees and landscaping must also comply with any sight easement restrictions established on the property.

E. Additional Trees

For every 3-inch caliper tree planted in addition to those required by this article, the required landscape area may be reduced by 200 square feet, provided however, the minimum required landscape area may not be reduced to less than 50 % of the original requirement.

F. Shrubs

In order to meet the landscaping requirement, shrubs shall be a minimum five-gallon container size and meet the standards of the American Association of Nurserymen. (See Exhibit 7 for planting detail). For every 50 square feet, or fraction thereof, of required landscape area, one shrub a minimum of five gallons in size is required. Up to 50% of the required number of shrubs may be replaced by three-inch caliper trees at the rate of 10 shrubs equals one tree.

1. In addition to required trees and shrubs, all of the required landscape area must be covered with grass, organic mulch, or live groundcover (up to 40% of landscape area). A native/adaptive materials landscape plan that reflects a variety of native or adapted plant materials having low maintenance and water requirements is encouraged.

2. All plant materials, including replacement trees, shall be specified and planted with plants using the standards of most recently published version of the American Standards for Nursery Stock, by the American Association of Nurserymen. All plants shall be clearly tagged by the providing nursery for easy inspection with the Botanical Name. All landscaping shall be installed according to sound horticultural practices, in a manner designed to encourage quick establishment and healthy growth (**see Exhibits 6** *and* **7**).

3. All required landscape areas shall be located outside the exterior perimeter of the footprint of a building or structure.

4. Whenever practical, topsoil that is removed during construction shall be stored onsite and conserved for later use in required planting areas or topsoil of native type may be imported and placed to a depth of six inches in all landscaped areas while also maintain a level of no more than three inches within the critical root zone.

8.7.4 **Maintenance.**

All required landscaping shall be kept neat, healthy, and free of weeds and debris. Upon written notification, any dead or deteriorated plants shall be removed and replaced within 30 days from date of notification. Replacement plants may be selected from Exhibit 5 for fulfilling the requirements of the article. In the event the developer uses trees not identified in Exhibit 5, the requested tree must be submitted to the Director for approval. The owner shall maintain all landscape materials in good condition in accordance with the terms of this article.

When an automatic, underground irrigation system has been required, it must be maintained as required by the manufacturer's specification, in an operable condition and used on a regular basis. Regular use of such system will be verified by water utility records.

8.7.5 **Temporary Landscaping.**

If a developer cannot establish the required landscaping on a site due to seasonal considerations, a delay of up to six months in the installation of such landscaping may be allowed by the Director of Planning and Development. 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. No final Letter of Compliance or Certificate of Occupancy shall be issued for a development until either the permanent, required

landscaping is installed or the temporary landscaping is replaced by permanent landscaping within six months.

8.7.6 **Lighting.**

Reference **Article 10, "Parking and Loading Standards," Section 15, "Glare and Lighting Standards."**

SECTION 8 – PUBLIC IMPROVEMENT DISTRICTS

8.8.1 The City of Grand Prairie encourages and may require the creation of Public Improvement Districts (PIDs) under Chapter 372 of the Texas Local Government Code. A PID is a defined geographical area established to provide specific types of improvements or maintenance within the area, which are financed by assessments against the property owners within the area. The following improvements may be included within a PID:

A. Landscaping and irrigation;
B. Erection of fountains, distinctive lighting and signs;
C. Construction/improvement of perimeter fencing;
D. Construction/improvement of sidewalks;
E. Acquiring/installing pieces of art or decorations;
F. Acquiring/constructing or improving entry features; and
G. Establishing or improving parks

SECTION 9 – SCREENING

It is the intent of the screening and fencing provisions of the UDC that applicants for all required screening and non-required fencing, both public and private, shall obtain a permit prior to beginning construction. A site plan of an acceptable scale shall be submitted for review prior to issuance of a fence permit, which clearly indicates the location of the fence with reference to the property line, the height of the fence, and the materials to be used in its construction.

8.9.1 **Public Right-Of-Way.**

Landscaping located in the right-of-way shall not be counted toward the on-site landscaping requirement, unless otherwise provided for in this article.

A. All plantings within the parkways and medians shall be reviewed and approved by the Public Works Department, Transportation Services Department, and the Parks and Recreation Department.

B. The Directors of Transportation, Public Works and Parks and Recreation may modify these requirements based on site conditions.

C. The Directors of Transportation, Public Works and Parks and Recreation may disallow any landscape materials to be placed in the parkway when a street widening is proposed.

8.9.1.1 ***Parkways.***

A. A permit is required for irrigation system within the parkway or median. Such encroachment application shall be made to the Director or designated representative by submittal of a site plan. Landscape materials, irrigation systems and the Departments of Transportation, Public Works, and Parks and Recreation shall approve their placement subject to the following requirements:

1. All plant material, except grass, located within the parkway shall be no closer than eight feet laterally from the face of curb and no more than 24" in height. The plant material shall be located so that pedestrians can walk parallel to the street within the parkway whether a paved sidewalk is or is not provided.

2. Public visibility easement of seven feet by 60 feet is required, by ordinance, at the intersection of two streets and eight feet by 70 feet at all driveways. (**see Article 23, "Master Transportation Plan,"** of the Unified Development Code)

8.9.1.2 ***Mow Strip for Landscaping Within Center Median of Thoroughfares.***

Reinforced concrete mow curbs 18 inches wide x 5 inches deep should be provided to separate all planted areas from turf areas. All mow curbs shall have true radii and be tangent to adjacent segments. A minimum radius of 100 feet is recommended to allow for ease of maintenance with large equipment.

8.9.1.3 ***Sidewalks.***

Specifications for the construction of sidewalks are given in **Article 10, "Platting," Section 26**, and in **Appendix H, "Sidewalk Matrix"** of the Unified Development Code. Where sidewalks abut a perimeter fence or wall, the pavement shall fill the gap between the column and the fence or mow strips the width of the pilaster may be used.

8.9.2 **Adjacent Public Right-of-Way.**

8.9.2.1 ***Street Trees.***

Street trees shall be provided in all districts, excluding Single Family and Two-Family Districts except where indicated by this Section, along designated

arterials and collectors as identified on the Thoroughfare Plan. Where street trees front a property, they may be credited toward the total number of trees required by the Landscape Plan. Large or medium street trees may NOT be planted beneath overhead utility lines.

A. Landscape materials, irrigation systems and their placement shall be approved by the Departments of Transportation, Public Works and Parks and Recreation subject to the following requirements:

5. Plant materials 24 inches or greater in height and located within the parkway shall be no closer than eight feet, laterally, from the back of the curb and four feet, laterally, from the sidewalk.
6. All landscaping shall be located so that pedestrians can walk parallel to the street within the parkway whether a paved sidewalk is or is not provided.

B. Street trees shall not be located within eight feet of back of curb and shall NOT be planted between the curb and sidewalk. Trees must be spaced a minimum of 25 linear feet apart, and a maximum of 50 linear feet apart measured along the property line and/or linear frontage. The Development Review Committee may allow the clustering of trees due to topographic or physical conditions.

C. Be of the species listed in *Exhibit 5*.

D. Have one type of fence treatment a minimum of six feet from said tree to allow access for maintenance on major thoroughfares behind the street tree buffer.

E. Street trees are not required in Single Family and Two Family Districts, in accordance with this Section except where property backs up to a designated arterial or collector.

1. Such street trees shall be installed at the time of construction of the arterial or collector, or at the time of development of the subdivision adjacent to such roadway by the developer and shall be accepted as part of the road improvements by the Director of Public Works.

2. The two-year maintenance bond for the road improvements shall also cover the street trees, and the developer shall be responsible for maintenance and replacement of such trees.

3. Issuance of building permits within the subdivision may be subject to compliance with this requirement.

F. No structure, object, or plant of any type may obstruct vision from a height of 24 inches to a height of 12 feet above the street grade and eight feet above the sidewalk, including, but not limited to, trees, shrubs, buildings, fences, walks, signs, cars, trucks, etc.

G. The Directors of Transportation, Public Works and Parks and Recreation may modify these requirements based on site conditions.

H. The Directors of Transportation, Public Works and Parks and Recreation may disallow any landscape materials to be placed in the parkway when a street widening is proposed.

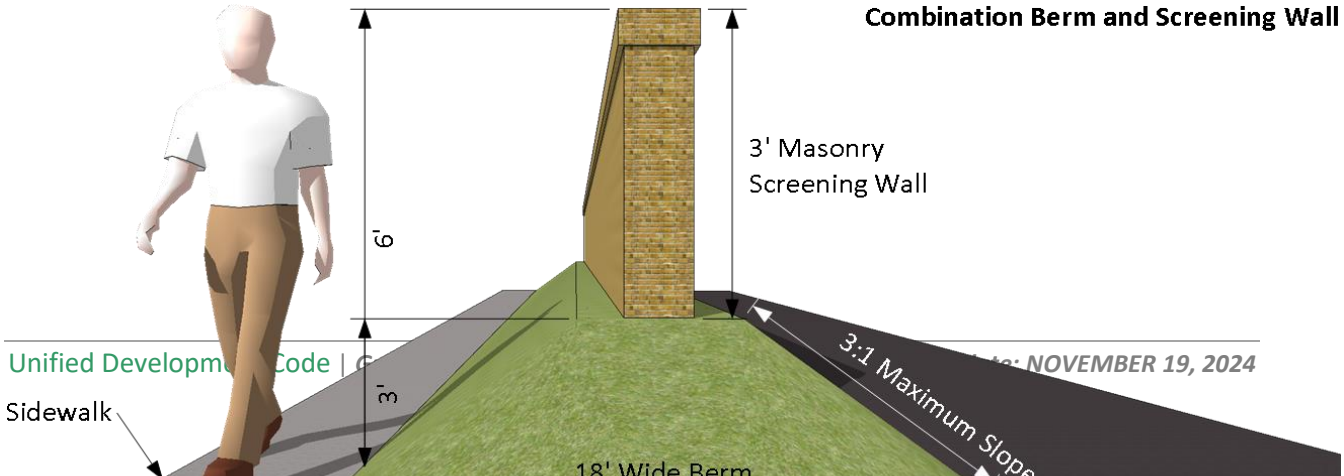
I. No trees, except under story trees, shall be planted within 25 feet of a street light or where they significantly inhibit the projection of illumination on the street surface to a point midway between the light in question and the adjacent street light.

J. Plants that are thorny, such as Pyracantha, or bear non-edible fruit that may cause illness, such as Pyracantha or China Berry, and other landscape features, which may pose an unusual health or safety problem, are prohibited.

8.9.2.2 ***Parking Areas Adjacent to Public Right-of-Way.***

Loading docks and trucks berths: **See Appendix X for buildings greater than 20,000 square feet.** For buildings less than 20,000 square feet or property under 5 net acres, a combination of opaque walls, screening fences, trees, shrubs, which are a minimum or eight feet in height, landscaped berms, or landscape areas that must be used to screen loading dock areas from view from the public street right-of-way adjacent to residential and/or retail areas; or from adjacent collectors and/or arterial streets that are defined in the Master Transportation Plan (*defined as a major street in figures below*). Screening shall be eight feet in height and of sufficient length to screen the maximum size trailer that can be accommodated on site.

Figure 2: Berm Screening Options



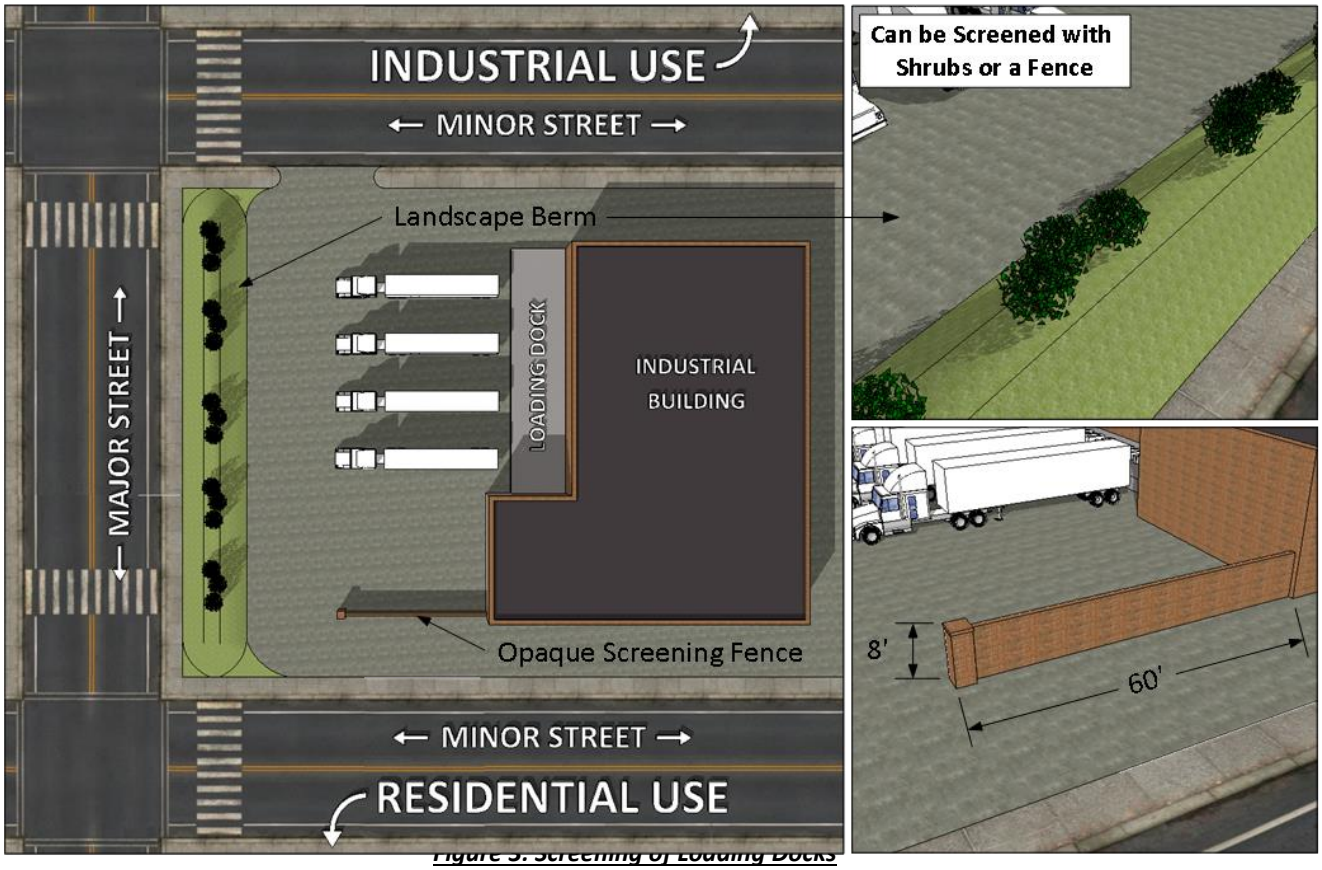


Figure 5: Screening of Loading Docks

Example: *Docks and berths that accommodate a sixty (60) foot trailer shall be screened with a sixty (60) foot wall parallel to the berth. A minor street, with residential uses located across the street, will require the parallel screening. A major street will require the parallel screening regardless of the type of land uses located across the street.*

8.9.2.3 ***Designated Easements.***

A. Water and Sewer Lines:

1. Landscaping within all designated easements on site shall be restricted to grasses, ground covers, or decorative rock or gravel.

2. The City of Grand Prairie shall not be responsible for any tree damaged by work on water or sewer lines in an easement. If required trees are damaged or destroyed by such work, those requirements may be waived at the discretion of the Director.

3. No trees shall be planted over water and/or sewer lines.

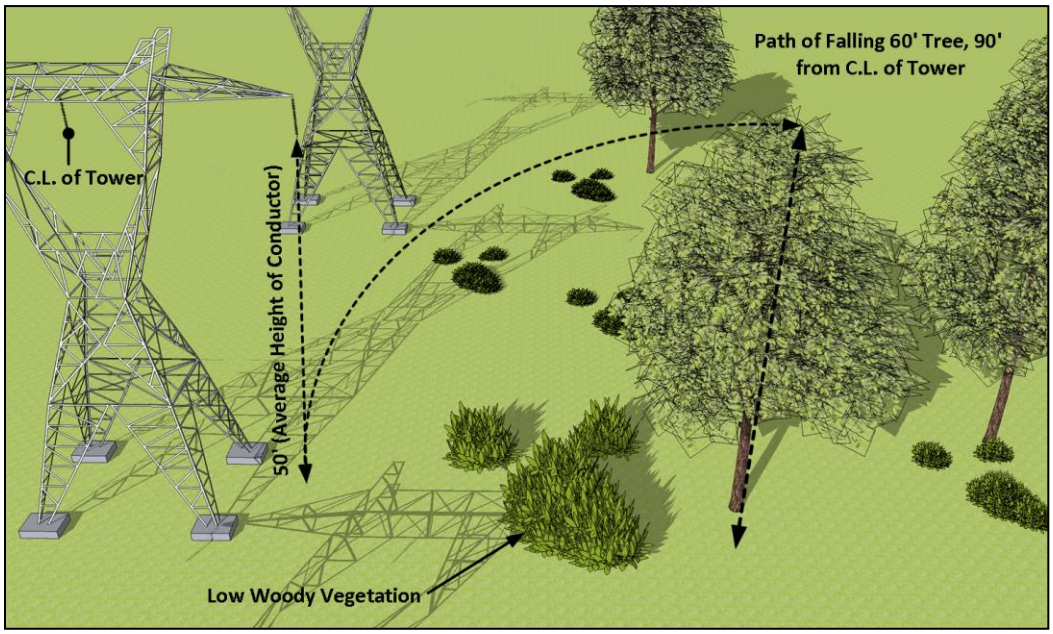
4. Rainwater harvesting devices may not be placed within utility easements or required setbacks.

B. Overhead Electrical Transmission Lines and Fiber Optic Lines:

1. Plant material within the parkway shall be restricted to grasses, ground cover, or aggregate rock and/or gravel, (not to include climbing ground covers such as ivy, honeysuckle, etc.) and medium size shrubs (six to ten feet) keeping a minimum of one mature spread from each tower and/or three feet from each pole.

2. If a transmission line is located within a subdivision or a public or private Recreational area, no tree shall be planted which obtains a matured height that will pass within five feet of a transmission line conductor if it fell directly toward the line.

Figure 4: Trees Planted Near a Transmission Line Tower



C. Transmission Line Tower Within a Subdivision:

If a transmission line is located within a subdivision or a public or private recreational area, no tree shall be planted which obtains a matured height that will pass within five feet of a transmission line conductor if it fell directly toward the line.

8.9.2.4 ***Parking Areas.***

A. One tree shall be provided for each 20 parking spaces in all non-residential developments; however, no car parking space shall be located greater than 100 feet from the center of a tree. Trees shall be a minimum of three-inch caliper measured four and one-half feet from the ground and planted within a planting island with a minimum dimension of five feet in width. The tree-planting island must be further planted with a ground cover, grass, or shrubs and may be counted toward the total required square footage of required landscaping.

B. Parking areas shall be screened along all streets by a minimum three-foot high solid shrub hedges when mature, berm, fence, or combination of these. The height shall be measured from the finished grade of the parking lot at the front property line. In no case shall the slope of a berm exceed 3:1 unless it is retained on the private property side of the berm by usage of Millsap stone or similar non-porous material.

C. In CPTED areas/neighborhoods, shrubbery shall be no more than three feet high for clear visibility.

D. Runs of parking spaces within multi-family developments shall be limited to a maximum of 10 spaces without a landscaped island. However, up to 20 spaces may be permitted in situations where it is required to save existing trees.

8.9.3 **Residential Screening.**

8.9.3.1. ***Thoroughfare Screening Fences at Subdivision Entrance.***

Required screening fences fronting along designated arterial or collector streets shall extend (or turn) into and along the side or rear lots lines, where such conditions exist, of residential lots that abut the local residential entry street(s) extending into the subdivision from the arterial or collector street. The extended (or turned) portion of said screen fence shall not encroach into the required front yard setback for any residential lot. Thoroughfare screening for residential development shall conform to the requirements found in Appendix W.

8.9.3.2. ***Required Fences.***

All single family detached, single-family attached and two-family residential lots which back up to a collector and/or an arterial shall require a continuous screening fence in accordance with the following provisions.

A. The developer of lots platted after May 1, 1998 shall be required to construct a continuous screening fence along all lots which back up to a collector and/or an arterial as follows.

1. For lots where City Council has approved an ordinance requiring a specific fence or a fence was required by a note on the plat, a fence shall be constructed in accordance with the requirements of that ordinance or plat.
2. For all other lots, the screening fence shall meet the requirements for a "Type 1" screening fence as defined in **Section 8.9.1** of this ordinance or, where the view beyond the fence is of a landscaped front or side yard, a "Type 2" fence as defined in **Section 8.9.2** of this ordinance.

B. The developer of lots platted between November 20, 1990 (the date the Unified Development Code was adopted) and May 1, 1998 shall be required to construct a continuous screening fence along all lots which back up to a collector and/or an arterial as follows:

1. For lots where City Council has approved an ordinance requiring a specific fence or a fence was required by a note on the plat, a fence shall be constructed in accordance with the requirements of that ordinance or plat.

2. For lots where a uniform fence has been constructed, as determined by the Development Review Committee as a uniform fence of consistent design and materials on more than 80% of the lots in a subdivision adjacent to a street, a fence shall be constructed which is built to the same standards and materials as the established uniform fence.

3. For all other lots a fence shall be constructed which meets the requirements for a "Type 3" screening fence as defined in **Section 8.9.3** of this ordinance.

C. For lots platted prior to November 20, 1990, a continuous screening fence shall be required along all lots which back up to a collector and/or an arterial as follows:

1. For lots where City Council has approved an ordinance requiring a specific fence or a fence was required by a note on the plat, a fence shall be constructed in accordance with the requirements of that ordinance or plat.

2. Where a specific type of fence has been established adjacent to an arterial or collector in a development where no fence has been formally required by an ordinance or plat, the existing fence must be replaced or

repaired with a fence built to the same standards as the established fence. An established fence shall be a fence determined by the Development Review Committee as a uniform fence of consistent design and materials, which is in place on more than 80% of the lots in that subdivision on that block adjacent to a collector or arterial. Chain link or other fence types more than 50% transparent shall not be considered a solid screening fence.

D. If a required screening fence was not installed at the time of development, the screening fence shall be installed by the builder at the time of construction of the house on the subject lot.

E. Detention Ponds: The perimeter boundary of a detention/retention pond, or a portion thereof, that is situated within 120 feet of a street right-of-way designated on the Master Transportation Plan as a Collector or Arterial thoroughfare shall be fenced with a four-foot high wrought iron type fence, equal in design to a Type 2 screening fence as specified in **Section 8.9.2** of the Grand Prairie Unified Development Code. Any portion of said fence for pond that either directly adjoins or is situated within 15 feet of the designated street right-of-way shall contain brick columns. Said brick columns shall equal or exceed the height of the fence and be spaced a maximum of 24 feet apart on center along the designated street right-of-way. Otherwise, no brick columns shall be required for fences that do not adjoin, or are situated more than 15 feet from the designated street right-of-way.

F. The use of a chain link type fence as a substitute to the above requirement shall be considered by City staff if there are intervening structures or mature landscaping (existing or proposed) that would effectively screen the fence from view along the designated street right-of-way.

8.9.3.3. ***Common Lot to be established for Thoroughfare Screening Fences.***

New residential subdivisions platted after May 20, 2003 with required thoroughfare screening fences shall require the establishment of a separate common lot for the placement of required fences along designated arterial or collector streets. Said common lot (s) shall be dedicated to the mandatory homeowners association or public improvement district at time of final platting and shall measure no less than 10 feet in depth.

8.9.3.4. ***Upgraded Residential Fencing across the Street from Front Yards.***

Side or rear yard residential fences constructed after May 20, 2003 and not subject to the requirements of Appendix W that are located across a street from a front yard condition shall be constructed as a uniform fence to Type 3 standards with cement fiberboard panels or planks, or with an approved

equivalent material, as described in **Section 8.9.3**. Such fences shall be constructed such that stringers are not visible along the public street and shall be maintained by a mandatory property-owners association and/or a public improvement district ("PID") as required by **Section 8.7.1**.

8.9.4 **Required Screening Regulations for Multi-Family Development.**

All multi-family development shall provide a screening fence in accordance with the following provisions.

A. All multi-family development shall be required to erect a "Type 1" fence on property lines adjacent to any property which is zoned for single-family detached, single family attached or single-family townhome residential uses.

B. All multi-family development shall be required to erect a "Type 3" fence on property lines adjacent to any other use except as provided in paragraph "A" above.

C. All multi-family development shall be required to erect a "Type 2" fence adjacent to street right-of-way.

8.9.5 **Non-Residential Screening.**

All non-residential development shall provide a screening fence in accordance with the following provisions.

A. All non-residential development, except for schools and day care centers, shall be required to erect a "Type 1" fence on property lines adjacent to any property which is zoned for single family detached, single family attached, two-family, and multi-family residential uses.

B. All schools and day care centers shall be required to erect a "Type 3" fence on property lines adjacent to any property, which is zoned for single-family detached, single-family attached or two-family residential uses.

C. Religious institutions shall be required to erect a "Type 2" fence along all property lines adjacent to any property, which is zoned for single-family detached, single-family attached or two-family residential uses.

8.9.6 **Required Screening Regulations for Outside Storage.**

All outside storage shall require a screening fence in accordance with the following provisions.

A. All outside storage shall be required to be screened with a "Type 1" fence on any property line adjacent to any property which is zoned for single family detached,

single family attached, two-family, and multi-family residential uses or for any outside storage area within 40 feet of street right-of-way line. All screening fences for outside storage must be setback a minimum of 25 feet from any street right-of-way line.

B. All outside storage shall be required to be screened with a "Type 3" fence on property lines adjacent to any other use except as provided in paragraph "A" above.

8.9.7 **Other Screening Requirements.**

8.9.7.1. ***Mechanical and Electrical Equipment.***

All non-residential building mechanical and electrical equipment other than utility service and equipment, located adjacent to the building, thoroughfare or a residentially zoned area shall be screened from view. Rooftop equipment shall be concealed from eye-level public view from all areas of a public street right-of-way and from eye level public view of any residentially zoned property. Roof mounted equipment shall be screened with a 36 inch parapet of architecturally compatible material similar to that used on the main building. Sufficient clearance shall be provided and maintained between the equipment and the screening to provide adequate access for maintenance and ventilation. No roof-mounted equipment shall be within three feet of the roof perimeter.

Continue on Next Page …

8.9.7.2. ***Refuse***

Areas reserved for refuse storage shall be screened by a solid non-transparent masonry wall similar in material to the main structure and shall have a screening gate, which shall remain closed except when being serviced. Recycling and dumpster areas shall be located no closer than 20 feet to an adjacent residentially zoned property and shall not be located within any required building setback along a street right-of-way. The screening gate side shall be concealed from eye-level public view from all areas of a public street right-of-way and from eye level public view of any residentially zoned property. Said screening fence shall be a minimum of six feet in height (***see*** **Appendix C** for more detail).

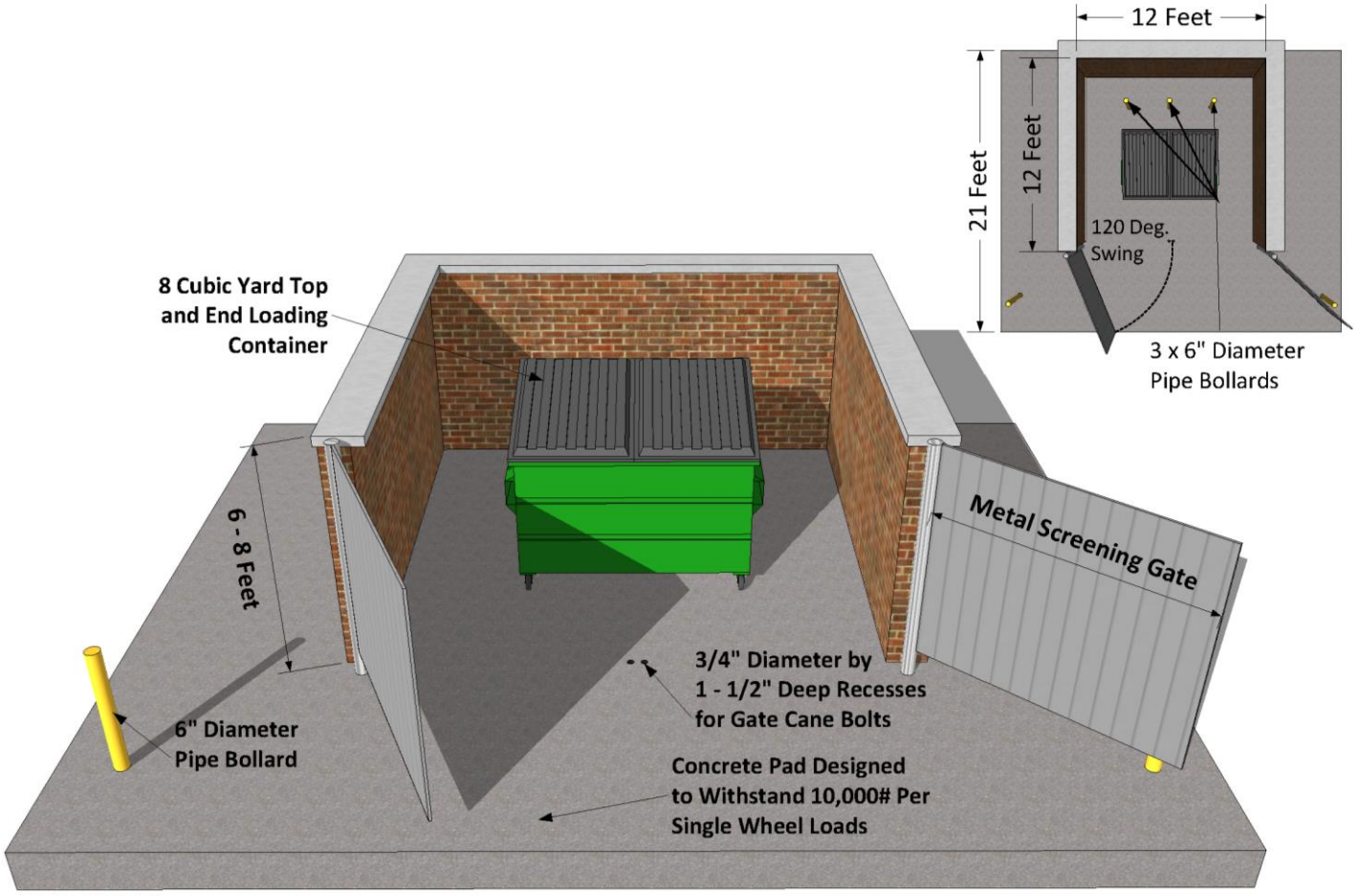


Figure 5: Dumpster Screening Enclosure Detail

8.10 Fencing.



Type 1: Masonry Construction



Type 2: Wrought Iron with Masonry Columns

8.10.1 Type 1 Screening Fence Materials and Construction (Masonry).

Where a "Type 1" screening fence is required, the screening fence shall be a solid masonry wall, a minimum six feet high, unless an alternate design is authorized in accordance with the exception procedures of **Section 8.9.6** detailed below. Such screening shall be located on private property, adjacent to the common property line. The standard "Type 1" screening fence shall be constructed with the following standards:

A. Said fence shall be a minimum of six feet in height, and shall have concrete mowing strips installed under the entire length of the wall with a minimum of six inches of the strip exposed on the side of the wall adjacent to a public right-of-way. The mowing strips shall be constructed with a minimum four-inch thick reinforced concrete. The mowing strip shall be flush with finished grade and not interfere with natural drainage.

B. All masonry construction shall be kiln-fired brick of natural colors, either double wall brick or thin wall brick, with a mortar bond finish on both sides, in earth tone colors achieved through color additives. A reinforced concrete wall shall be allowed as a private screening wall fence, but shall not be allowed to face on a collector or arterial thoroughfare.

C. Decorative stone or masonry columns or pilasters are required at an approximate maximum distance of 50-foot centers situated on lot corners.

D. The use of a rowlock brick, cast stone or similar features shall be utilized as a cap at all walls, columns and pilasters along with other design elements to articulate the top of the wall.

E. Bottom of masonry wall panels suspended above the grade footing between columns or pilasters are to be supported by hot dipped galvanized continuous steel angle of sufficient dimension to support the wall panel. Tension cables or straps are not allowed as a supporting member.

F. The required fence for non-residential uses shall be constructed of brick masonry, concrete panels, or architectural concrete masonry units for any portion of a fence adjacent to a residential zoning, adjacent to a street, or visible from and within 200 feet of a public street. The minimum height of a required screening fence shall be six feet. All other required screening fences must be of like materials or be the "standard screening fence." Standard fencing materials include masonry, wood, wrought iron type, vinyl-PVC, split rail, brick, and stone.

8.10.2 Type 2 Screening Fence Materials and Construction (Wrought iron type with masonry columns).

Where a "Type 2" screening fence is allowed, the screening fence shall be a wrought iron fence with masonry columns a maximum of 24 feet on center, unless an alternate design is authorized in accordance with the exception procedures of **Section 8.9.6** detailed below. Such screening shall be located on private property, adjacent to the common property line. The standard "Type 2" screening fence shall be constructed with the following standards:

A. Said fence shall be a minimum of six feet in height, and shall have concrete mowing strips installed under the entire length of the wall with a minimum of six inches of the strip exposed on the side of the wall adjacent to a public right-of-way. The mowing strips shall be constructed with a minimum four-inch thick reinforced concrete. The mowing strip shall be flush with finished grade and not interfere with natural drainage.

B. All masonry construction shall be kiln-fired brick of natural colors, or split face concrete masonry units (CMUs), or other CMU of appropriate texture, in earth tone color achieved through color additives.



Type 3: Cement Fiberboard or Wood



Type 4: Wood without a Mowing Strip

8.10.3 Type 3 Screening Fence Materials and Construction (Cement fiberboard or wood).

Where a "Type 3" screening fence is required, the screening shall be a solid cement fiberboard wall or a wood screening fence, a minimum six feet high, unless an alternate design is authorized in accordance with the exception procedures of **Section 8.9.6** detailed below. Such screening shall be located on the subject property, adjacent to the common property line. The standard "Type 3" screening fence shall be constructed with the following standards (*reference **Appendix C** for exhibit of Standard Screening Fence*):

A. Said fence shall be a minimum of six feet in height, and shall have a minimum of six-inch wide concrete mowing strips installed under the entire length. The mowing strips shall be constructed with a minimum four-inch thick reinforced concrete. The mowing strip shall be flush with finished grade and not interfere with natural drainage.

B. All vertical posts shall be two and three eighths (2-3/8) inch minimum outside diameter standard pipe gauge, or two and one half (2-1/2) inch square by one-eighth (1/8) inch wall gauge galvanized steel.

C. All wood materials shall be decay resistant, such as redwood, cedar or wolmanized pine exterior grade.

D. Nail the vertical slats to three horizontal bracing stringers (bottom), middle, and top nailer boards) running from vertical post to post. The size of the stringers shall be no less than two inch by three inch.

E. All nails or fasteners shall be of non-rusting, non-corrosive metal such as hot dipped galvanized steel. All nails or fasteners shall be of the type (such as screw shank, ring shank, or divergent point staples) that when properly driven, will not work free due to wind, vibration, or shrinkage of members.

F. All materials shall be securely fastened, vertical boards to horizontal stringers, stringers to vertical posts, top rail, to ensure an ongoing attractive appearance and safe condition, free from rust, rot, vandalism, and other sources of decay.

G. The attached sketch indicates basic dimensional requirements and types of materials to be used. Standard and customary fence construction practices are required. (**see Appendix C**)

H. When a "Type 3" screening fence runs parallel and adjacent to an alley, two additional stringers (bottom and middle) shall be required to be placed on the opposite side of the three required stringers to stabilize and add rigidity.

I. All "Type 3" fences shall be constructed such that the stringers are not visible along public right-of-way or public park facility (stringers will be on the inside, facing inward to the private lots, of all required fences).

J. All "Type 3" fences running perpendicular to and being visible from a public street, and that face a vacant lot greater than one acre in size that has frontage on same public street, shall be constructed such that stringers are not visible along the public street or vacant lot (stringers will be on the inside, facing inward to the private lots, of all required fences).

8.10.4 Type 4 Screening Fence Materials and Construction (Wood without mowing strip).

Where a "Type 4" screening fence is required, the screening shall be a wood screening fence, a minimum six feet high, unless an alternate design is authorized in accordance with the exception procedures of **Section 8.9.6** detailed below. Such screening shall be located on the subject property, adjacent to the common property line. The standard "Type 4" screening fence shall be constructed with the following standards:

A. Said fence shall be a minimum of six feet in height.

B. All vertical posts shall be two and three eighths (2-3/8) inch minimum outside diameter standard pipe gauge, or two and one half (2-1/2) inch square by one-eighth (1/8) inch wall gauge galvanized steel.

C. All wood materials shall be decay resistant, such as redwood, cedar or wolmanized pine exterior grade.

D. Nail the vertical slats to three horizontal bracing stringers (bottom), middle, and top nailer boards) running from vertical post to post. The size of the stringers shall be no less than two inch by three inch.

E. All nails or fasteners shall be of non-rusting, non-corrosive metal such as hot dipped galvanized steel. All nails or fasteners shall be of the type (such as screw shank, ring shank, or divergent point staples) that when properly driven, will not work free due to wind, vibration, or shrinkage of members.

F. All materials shall be securely fastened, vertical boards to horizontal stringers, stringers to vertical posts, top rail, to ensure an ongoing attractive appearance and safe condition, free from rust, rot, vandalism, and other sources of decay.

G. The attached sketch indicates basic dimensional requirements and types of materials to be used. Standard and customary fence construction practices are required. (see **Appendix C**)

H. All "Type 4" fences shall be constructed such that the stringers are not visible along public street or public park facility (stringers will be on the inside, facing inward to the private lots, of all required fences).

I. All "Type 4" fences running perpendicular to and being visible from a public street, and that face a vacant lot greater than one-acre in size that has frontage on same public street, shall be constructed such that stringers are not visible along the public street or vacant lot (stringers will be on the inside, facing inward to the private lots, of all required fences).

8.10.5 Nonconforming Fences.

In the event of casualty, in which no more than 60% of the length of a fence is damaged or destroyed, the structure(s) may be rebuilt. Non-conforming fences must be rebuilt to current standards if more than 60% of the fence's length is damaged.

Continue to Next Page

Chart B: Required Fencing by Use

Fence Type	*Materials*	*Where Required*
Type 1	Brick, Stone, or Masonry with Mortar Bond Finish on Both Sides	**SF:** Rear lots adjacent to arterials and collectors. **MF:** Adjacent to a SF residential property line. **NR:** Adjacent to a residential property line and for outside storage adjacent to, and within 40 ft. of a street right-of-way. **Industrial:** Adjacent to any use not zoned LI or HI or a Planned Development not intended for LI or HI uses (see Appendix X).
Type 2	Wrought Iron with Brick Columns	**SF:** May be used adjacent to collectors and arterials where the view beyond the fence is of a landscaped front or side yard and there is no view of a rear yard. **MF:** Adjacent to a street right-of-way line.
Type 3	Cement Fiberboard, Wood with Mow Strip, Vinyl PVC	**NR:** All Outside storage areas except as otherwise required above. **SF:** Residential Fences across the street from front yards.
Type 4	Wood Fence, Metal Posts Vinyl PVC	**SF:** For existing residential lots which back up to arterials or collectors and no existing standard fence has been established.

Where, SF: Single Family; MF: Multi Family; NR: Non Residential

Note: Where a specific type of fence has been established (a standard fence on more than 80% of the lots in that subdivision adjacent to that street) any fence must be replaced or repaired with a fence built to the same standards as the established fence.

[Required Fences]

8.10.6 Exceptions to Required Fences.

8.10.6.1. An exception to the screening fence requirement may be granted by the City Council based on a recommendation from the Planning and Zoning Commission. One or more of the following conditions must be present or apply for consideration of an exception:

A. Topographical variations that would preclude a normal installation, or act as a screening mechanism. A topographical variation may serve as a screening device if the zoning district requiring the screening fence is separated from the adjoining use by a 30% slope or greater; as long as the elevation between the two uses is at least six feet, (*property requiring the screening fence is at the higher elevation*).

B. The land is located in the flood plain.

C. An existing fence is in place on the applicant's property that is determined as sufficient and is structurally sound.

D. Vegetation exists which is at least six feet high and non-transparent year-round.

E. An exception for chain link fences or wood fences may be granted upon notification to property owners, which are adjacent to, or directly across the street from said fence.

F. An exception to the screening fence requirements for single-family development adjacent to designated arterials and collectors may be granted for an alternative fence upon submittal of an approved plan for maintenance of said fence.

G. An exception to the screening fence requirements for public recreation facilities or public schools may be granted upon notification to property owners, which are adjacent to the fence.

H. An exception to the screening fence requirements for churches, private recreation facilities, schools or day care centers may be granted upon notification to property owners which are adjacent to the fence and upon submittal of a petition signed by greater than 50% of the owners of the linear footage of adjacent land and signed by greater than 50% of the owners of parcels of adjacent land.

8.10.6.2. Screening fence requirements may be waived by the Development Review Committee, or his/her designee, for public schools for portions of a school site, which are not within 50 feet of a building or parking area.

8.10.7 Non-Required Residential Fences.

No fence in a single family detached, single family attached and single family townhome residential zoned area that is erected along the front street property line or between a required front yard setback of the main building and the front street property, line shall be erected higher than 36 inches. On corner lots no fence in a residential zoned area that is erected along the side street property line shall be erected higher than 36 inches for a distance of 50 feet as measured from the front street curb line. This requirement does not apply in the following situations:

A. When the fence is transparent, it may be 48 inches in height. Transparent fencing materials include wrought iron, chain link, rail, and picket fences where at least 50% of the fence profile is transparent, but subject to the prohibition listed in **Section 8.9.7.3** of this Article.

B. The City Council may approve solid fences greater than 36 inches in height along street frontages adjacent to Multi-Family developments through submittal and approval of a site plan in accordance with **Article 16, "Site Plan Approval"** of this Unified Development Code.

8.10.7.1 No fence in a residential zoned area located in any other area above of the property shall be erected higher than eight feet. The fences located on interior lot lines may be graduated in height along the side lot lines from the maximum height of eight feet, on the highest grade along the property line at the front building line as required by this ordinance, to the maximum height of 36 inches along the front street property line. This requirement does not apply in the following situations:

A. When the fence is erected to enclose property that is in acreage and used for enclosing animals or agriculture. No fence, however, shall be erected higher than eight feet.

B. Fences erected by the City or utility companies to enclose an allowable non-residential use.

8.10.7.2 Residential fences shall be composed of materials recognized as standard, residential grade fencing material unless approval of an exception for use of an alternative fencing material has been obtained under Section 8.11.1 of this Article. However, materials used for fencing, such as corrugated metal, sheet metal, or corrugated fiberglass, are prohibited and shall not be used in the construction of a residential fence.

8.10.8 Non-Required Non-Residential & Multi Family Fences

8.10.8.1 Fences in non-residential or multi-family zoned areas shall be transparent at the minimum required building setback lines adjacent to streets. Transparent fencing materials include wrought iron style fences and chain link fences where at least 50% of the fence profile is transparent.

8.10.8.2 All non-required non-transparent fences must meet the screening fence requirements stipulated in **Section 10** of this Article.

8.10.8.3 Fences in the required building setbacks adjacent to designated arterials and collectors must be of a wrought iron type design style. Fences located in Light Industrial (LI) or Heavy Industrial (HI) zoned districts may install a black vinyl chain link fence in lieu of a wrought iron type fence (see **Appendix V, "Fence Detail,"** of the Unified Development Code for additional requirements for this substitution).

8.10.8.4 No provision contained herein shall alter any provision, which requires any business to have a screening fence.

8.10.8.5 No fence likely to endanger the health and safety of the public shall be located in or adjacent to a residential area. Public utilities shall be exempted.

8.10.8.6 Non-Residential fences shall be composed of materials recognized as standard, residential grade fencing material and shall not be constructed with corrugated metal, sheet metal, or corrugated fiberglass. R-Panel fences are permitted in the Light Industrial-Limited Standards (LI-LS) District only (standards for a metal fence can be found Appendix V, "Fence Detail" of the Unified Development Code).

8.10.9 Visibility Triangle

On corner lots, no fence shall be constructed within a 30-foot visibility triangle or obstruct a minimum visibility line as established by the Director of Transportation Services for an intersection. The right angle of the visibility triangle shall be established at the point where the curb lines would intersect in the street if the curbs were extended beyond the curb return radius.

8.10.10 Electrified Fences

8.10.10.1 Applicability

Electrified fences are permissible in the Light Industrial (LI) District and Heavy Industrial (HI) Districts only.

8.10.10.2 Exceptions

1. In all other zoning districts, the installation and maintenance of an electrified fence is permissible for fences containing less than two energized strands and having a minimum height of less than twenty four (24) inches measured from grade to the energized strand, provided that the provisions of Section 8.10.10.6 of Article 8 are followed.

2. Electrified fences installed for the keeping of livestock on agriculturally zoned property as defined in the Unified Development Code, provided that the provisions of Section 8.10.10.6 of Article 8 are followed.

8.10.10.3 Permit & Plan Submittal.

A building permit is required prior to the installation, repair, and alteration of electrified fences. A separate permit is required for the installation of a protective barrier. Complete applications for electrified fences shall include the following:

1. Site plan showing the location of the protective barrier and the electrified fence on the property in relationship to property lines, walkways and exiting buildings.

2. Fence details showing both the electrified fence and protective barrier, including all gates.

3. Electrical details showing the equipment, wiring diagrams, grounding, and other information to ensure compliance with the Electrical Code.

4. Energizer Output Certification Form as prescribed in Section 8.10.10.7. of Article 8.

8.10.10.4 Location Restrictions.

Electrified fences shall not be installed at the following locations:

1. Within five (5) feet of a building exit.

2. Within thirty (30) feet of a hazardous material storage or handling areas.

3. On roof tops or within buildings.

4. All residential uses

8.10.10.5 Electrified Fence Height.

Electrified fences shall be restricted to a maximum height of two (2) feet above the height of the protective barrier.

8.10.10.6 Electrical Equipment Standards.

Electrical equipment, wiring, and grounding shall comply with the provisions of this Code and the following standards:

1. The energizer output shall comply with Section 22.108 of the International Electrotechnical Commission (IEC) 60335-2-76 Standard, as amended.

2. Energizers shall provide pulsed power.

3. AC current shall not be used to energize any electrified fence.

4. The energizer shall be powered by a DC battery not to exceed 12 volts. A trickle charger and solar panels may be used to recharge the battery but shall not directly energize the fence.

5. All ground system cables shall be properly insulated.

6. The electrified fence grounding system shall not be connected to any plumbing systems.

7. Each energizer shall be connected to its own ground system and shall not be connected to any other grounding system.

8.10.10.7 Energizer Output Certification.

The applicant shall sign a form provided by the City of Grand Prairie certifying that the electrified fence energizer output characteristics comply with Section 22.108 of the IEC 6335- 2-76 International Standard, as amended.

8.10.10.8 Protective Barrier.

The perimeter of the secure area shall be protected by an additional non-electrified fence meeting the following standards:

1. The protective barrier shall be a permanent fence or wall at least six (6) feet in height above the adjacent grade, subject to the limitations of the City of Grand Prairie Zoning Ordinance. A solid wall is required when the protective barrier fence is adjacent to all residential zoning.

2. Openings in the protective barrier shall not allow for the passage of a two (2) inch sphere. The maximum vertical clearance between grade and the bottom of the protective barrier shall be two (2) inches. **Exception:** At rolling gates, the maximum vertical clearance between grade and the bottom of the protective barrier shall be four (4) inches.

3. The protective barrier shall be separated from the electrified fence by a minimum of six (6) inches and a maximum of twelve (12) inches. **Exception:** Conductive stands installed at gates installed in protective barriers shall be separated from the gate by a maximum of twelve (12) inches.

8.10.10.9 Warning Signs.

Electrified fences shall be clearly marked with warning signs. The warning signs shall be placed on the protective barrier at each entrance to the secure area and at intervals not to exceed thirty (30) feet along the entire perimeter of the fence line. Warning signs shall

be located not less than five (5) feet above the adjacent walking surface.

8.10.10.10 Graphics.

Warning signs shall be printed on both sides in both English and Spanish with the following text: "WARNING ELECTRIC FENCE" and contain the international symbol for electrical shock hazard. Signs shall be reflective with a minimum two (2) inch letter height, minimum stroke of one-half (½) inch and have a contrasting background.

8.10.10.11 Knox Box or Key Switch.

A Grand Prairie Fire Department permitted and approved key switch shall be installed to provide secure access to the electrical power disconnect switch by public safety personnel. The key switch shall be located at the main entry point to the property in a location approved by the Fire Marshall.

8.10.10.12 Commercial Business Hours of Activation.

An electrified fence shall not be energized during the hours of normal business operation. However, where businesses are operating continuously on a twenty-four (24) hour basis the conductors of an electrified fence shall not be energized unless all authorized persons within or entering the secure area have been informed of the electrified fence location.

8.10.10.13 Alarm Registration.

In accordance with Section 17-63 of the Code of Ordinances, a Fire Alarm permit shall be secured prior to the operation of the security system.

SECTION 11 – FENCING EXCEPTIONS

8.11 Exceptions.

8.11.1 Exceptions for Alternative Fencing Materials in Residential Zoning Districts

A. An exception to allow for an alternative fencing material in a residential zoning district may be administratively approved by the Chief Building Official or designee upon satisfaction of the following criteria:

i. The fence material shall not be one of the materials prohibited for construction of residential fences under Section 8.10.7.2.

ii. The material shall be manufactured in a factory. The material must provide above-average lifespan and meet all building code requirements. The submission of a manufacturer specification sheet is required.

iii. Visual depictions or elevations of construction shall be required for review of appearance prior to approval of the request. Examples of permitted alternative materials are shown in Exhibit 8 of this Article.

1. If metal is proposed, the exterior must provide a durable finish. Material used for metal fences shall be anodized, baked, painted, or powder-coated at the factory.

2. If precast masonry is proposed, the material shall simulate wood, stone, brick, or equivalent.

iv. An alternative material, design or method of construction shall comply with the intent of the provisions of this code, and that the material, method, or work offered is, for the purpose intended, at least the equivalent of that prescribed in this ordinance in quality, strength, effectiveness, fire resistance, durability, and safety.

v. If the Chief Building Official or designee determines that the proposed alternative fencing material does not meet the criteria of this Section or intent of this Code, the request may be appealed to the Zoning Board of Adjustments and Appeals for final determination.

8.11.2 **Other Exceptions**

A. For all other exceptions to the requirements for Non-Required fences not covered in Section 8.11.1, a request may be granted by the Zoning Board of Adjustments and Appeals upon satisfaction of the following criteria:

i. Proposed fence is primarily for security purposes, and

ii. Proposed fence is composed of materials recognized as normal fencing material including, but not limited to, chain link and wood, and does not include such materials as corrugated metal or fiberglass.

SECTION 12 – DIMENSIONAL GAP BETWEEN ABUTTING RESIDENTIAL FENCES

8.12 Dimensional Gap between Abutting Residential Fences.

Residential fences that abut an existing fence that is situated along the rear or interior side lot line of an adjoining lot shall be constructed within 12 inches of the existing fence.

A. If a new residential fence is constructed adjacent to an existing fence that is situated along the rear or interior side lot line of an adjoining lot, the new residential fence shall not be constructed farther than six-inches away from the common property line.

B. New abutting residential fences shall require a gate providing access into the dimensional gap between abutting fences if said new fence cannot be constructed within six-inches of the rear or interior side lot line of the adjoining lot.

SECTION 13 – FENCE MAINTENANCE

8.13 **Fence Maintenance.**

8.13.1 The area in front of any required screening wall or fence shall be maintained in a clean and orderly condition, free of weeds in excess of 12 inches in height, debris, and trash.

8.13.2 Any type of fence treatment shall be a minimum of six feet from said tree to allow access for maintenance on major thoroughfares behind the street tree buffer.

8.13.3 Required fence elements shall be maintained in a neat, orderly, and sound manner at all times. Fences shall be in an upright position with all panels, wall brick or other parts in place and firmly attached. Replacement of broken or missing parts shall occur on a prompt and regular basics.

8.13.4 All fences shall be maintained by the property owner or a duly established property owners association or Public Improvement District. Ultimately, the property owner shall be responsible for maintenance of the required improvements in a manner consistent with the original installation requirements.

8.13.5 For all new residential subdivisions with required fences platted after May 1, 1998, deed restrictions must be filed for lots with a required fence notifying the lot owner of these fence maintenance requirements and authorizing the City to perform the needed maintenance and place a lien against a property to reimburse the City for associated costs, after proper notice has been given to the property owner.

8.13.6 Uniform fence maintenance provisions required along collector and arterial thoroughfares.

A. All new and existing fences along collector and arterial thoroughfares shall be maintained to the minimum quality standards indicated below:

1. Completed fences shall not lean at an angle from the vertical plane any greater than five degrees.

2. Damaged or destroyed fences must be replaced or repaired with a fence built to exact same design standards, colors and materials as the established fence. An established fence shall be a fence determined by the Development Review Committee as a uniform fence of consistent design and materials, which is in place on more than 80% of the lots in that subdivision on that block adjacent to a collector or arterial. Variations from original design and material standards may be approved by the Development Review Committee or appointed designee in those instances where the original fence materials are no longer available.

B. New residential subdivisions with required fences platted after May 20, 2003 shall Require the establishment of a mandatory property-owners association and/or a public improvement district (PID) to enforce and fund maintenance requirements contained herein at the expense of the mandatory property-owners association of the development and/or PID for all uniform fences constructed along all single family detached, single family attached and two-family residential lots which back up to a collector and/or an arterial street.

SECTION 14 – GATED ENTRYWAY

8.14 Gated Entryway.

8.14.1 Gated entryways for single family detached and single family attached residential drive-ways shall be designed with a minimum gate setback of 20 feet from the current or future (which-ever is greater) street right-of-way line.

8.14.2 Gated entryways for multi-family residential developments shall be designed in accordance with **Article 11, "Performance Standards," Section 11.13.1** of this Unified Development Code.

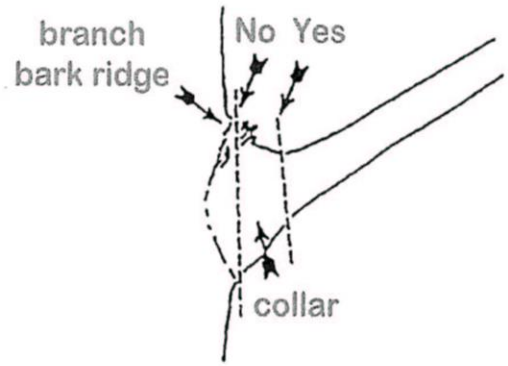
8.14.3 Gated entryways for non-residential development shall be designed with a minimum gate setback of 100 feet from the current or future (whichever is greater) street right-of-way line. Additional setback distance may be required by the Director of Transportation Services.

SECTION 15 – EXHIBITS AND RECOMMENDED VARIETIES

The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the right-of-way lines of all streets, alleys, avenues, lanes, squares and public grounds, as may be necessary to ensure public safety or to preserve or enhance the symmetry and beauty of such public grounds.

Continue to Next Page

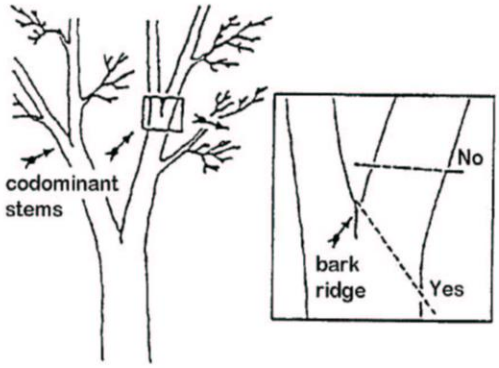
Exhibit 1: Tree Care



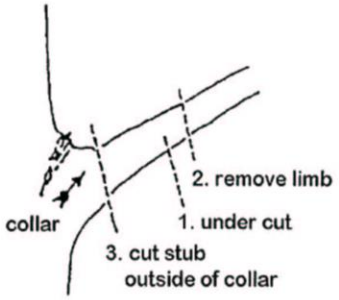
When removing a branch, always cut outside the branch bark ridge and collar. Do not make a flush cut.



Branches that do not have a distinct collar should be cut at a right angle to the branch outside the branch bark ridge.

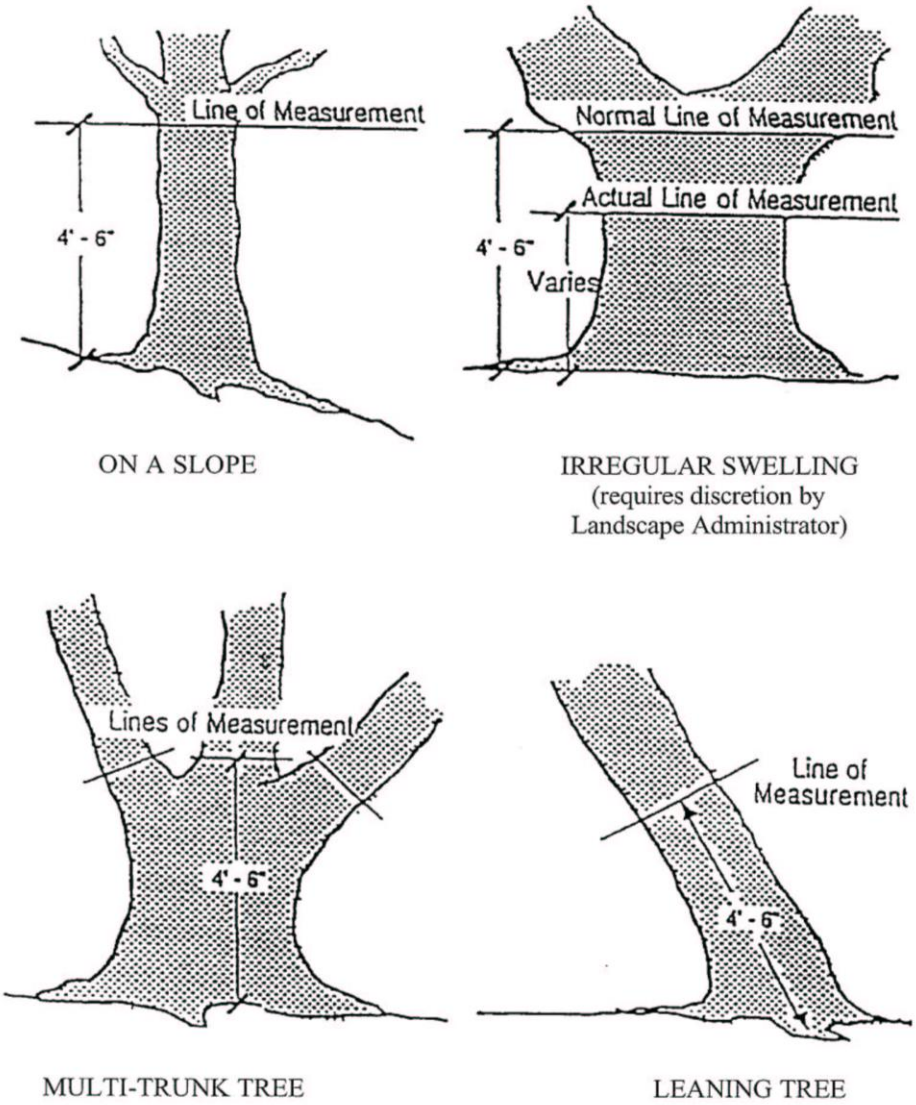


Trees may have codominant stems, as shown on the left. If a codominant stem must be removed, cut at an angle outside of the bark ridge as shown in the



When removing heavy limbs, first make an undercut several inches outside of the collar. Then remove limb by a second cut an inch or so

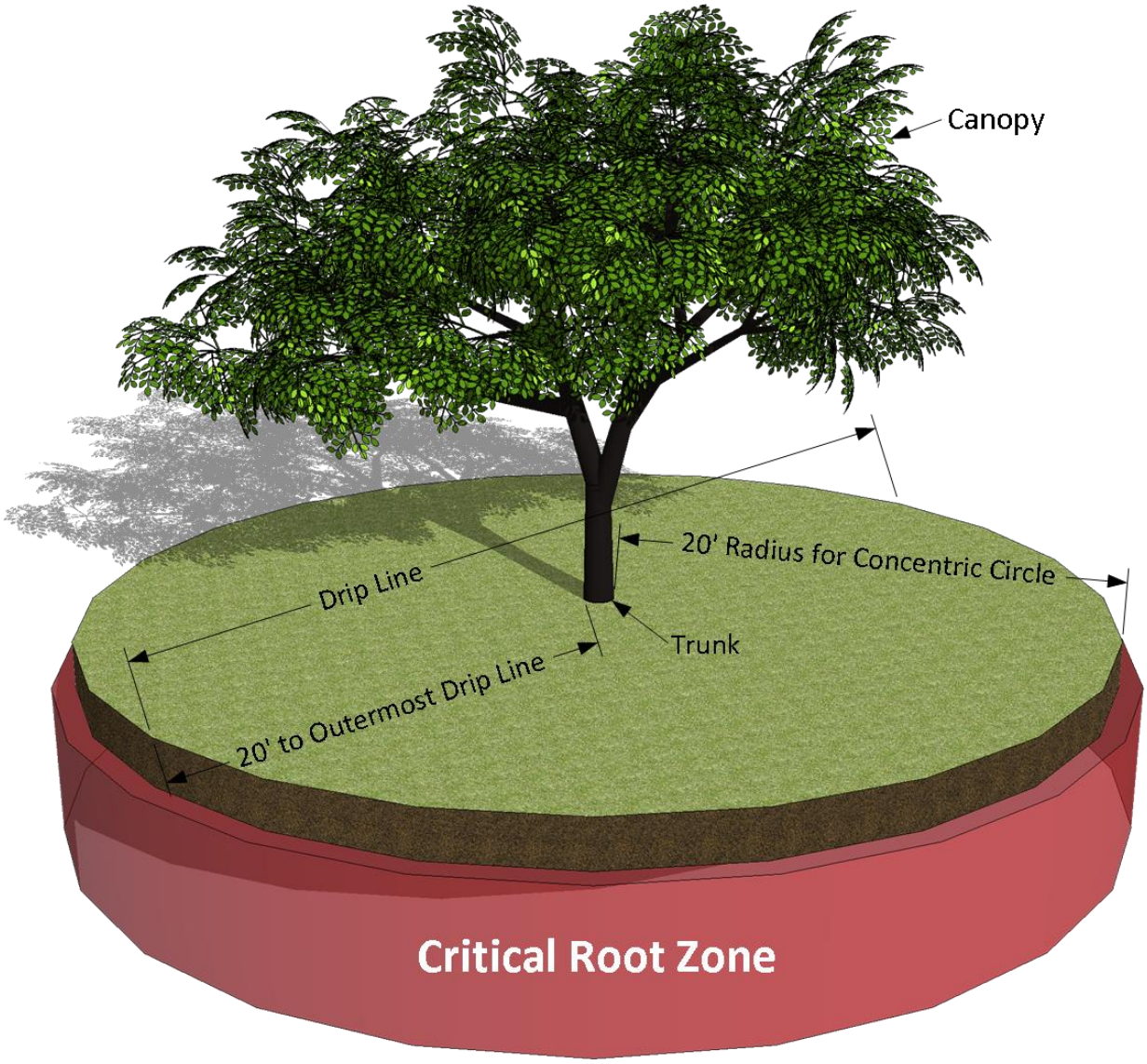
Exhibit 2: Tree Measurement Methods



Source: COA

Diameter Measurement: The diameter of a tree shall be measured as shown above. The diameter of a multi-trunk tree shall be the total diameter of the largest trunk plus half the diameter of each additional trunk.

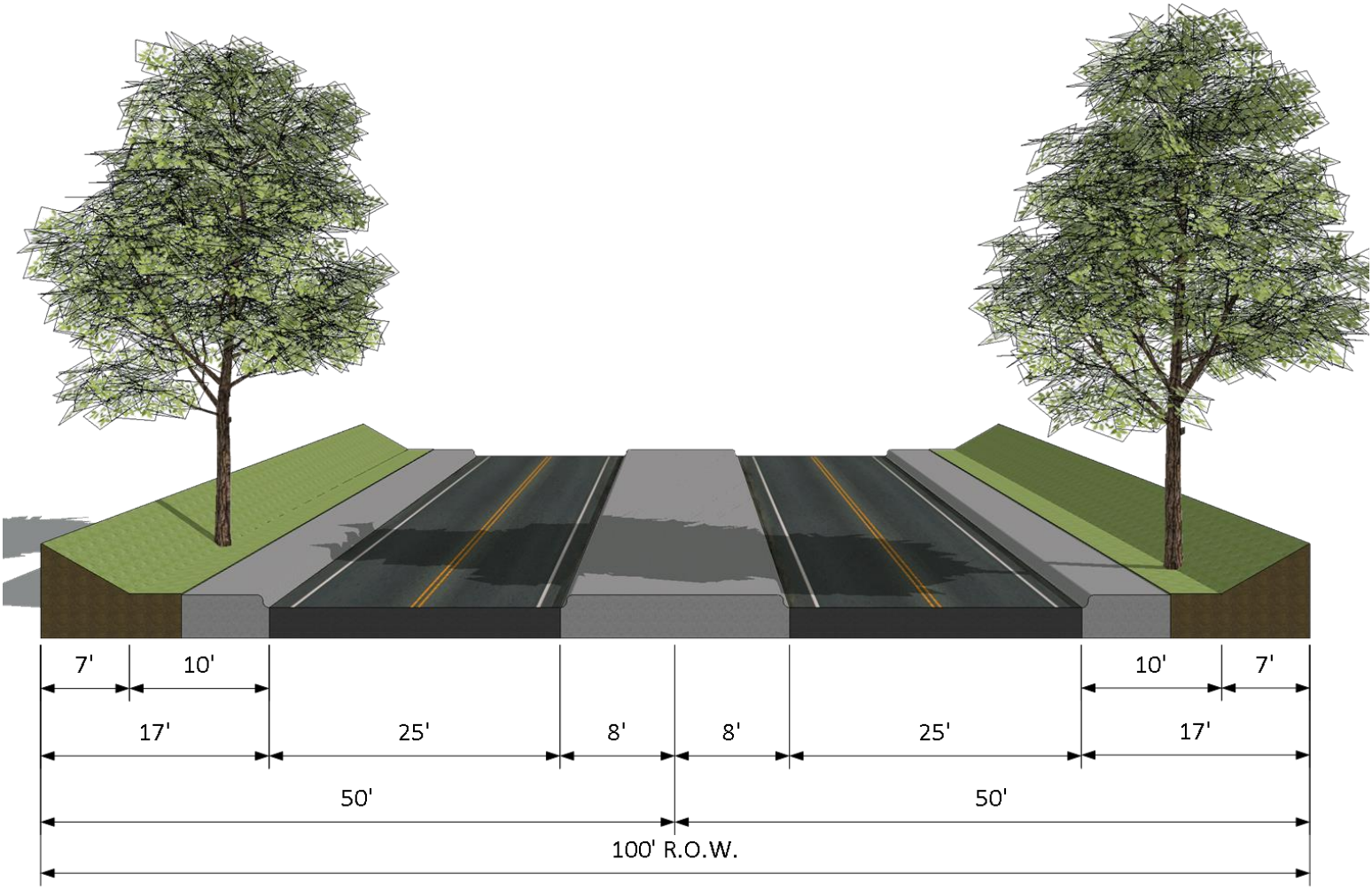
Exhibit 3: Tree Critical Root Zone



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.

Drip Line: A vertical line running through the outermost portion of the canopy of a tree and extending to the ground.

Exhibit 4: Typical Divided Thoroughfare



Continue to Next Page

ARTICLE 8: LANDSCAPE AND SCREENING

Exhibit 5: Recommended Varieties (Large and Medium Trees)

Common Name	Botanical Name	Height x Width	Drought Tolerant
Afghan Pine	Pinus eldarica	40'x20'	Yes
American Smoketree	Cotinus obovatus	30'x20'	No
Austrian Pine	Pinus Nigra	40'x25'	No
Bald Cypress	Taxondium distichum	60'x30'	No
Black Gum	Nyssa sylvatica	50'x25'	Yes
Black Hickory	Carya texana	60'x50'	No
Caddo Maple	Acer barbarum	60'x40'	No
Canaert Juniper	Juniperus virginiana	30'x20'	No
Chinese Pistache	Pistachia chinesis	40'x30'	Yes
Deodar Cedar	Cedrus deodara	40'x30'	Yes
Durand Oak	Quercus durandii		No
Ky. Coffee Tree	Gymnocladus dioicus	75'x35'	Yes
Lacebark Elm	Ulmus parvifolia	50'x35'	Yes
Leyland Cypress	Cupressus arizonica	40'x15'	No
Little-Leaf Linden	Tilia cordata	60'x40'	No
Live Oaks [1]			Yes
Sawtooth Oak	Quercus accutisima	60'x50'	No
Sycamore	Platanus occidentalis	70'x60'	No
White Ash	Fraxinus americana	30'x30'	No
Willow Oak	Quercus phellos	60'x30'	No
Bigtooth Maple	Acer grandidentatum	50'x30'	No
Black Walnut	Juglans nigra	80'x60'	No
Bur Oak	Quercus macrocarpa	60'x40'	Yes
Cedar Elm	Ulmus crassifolia	50'x40'	Yes
Chinquapin Oak	Quercus muehlenbergii	60'x40'	Yes
Chittamwood	Bumelia lanuginosa	40'x30'	No
Coastal Live Oak	Quercus virginiana	50'x50'	No
E'cpment Life Oak	Quercus fusiformis	40'x40'	Yes
Gum Bumelaa	Bumelia lanuginosa		No
Lacey Oak	Quercus Laceyii	50'x45'	Yes
Nogolito	Juglans microcarpa	30'x20'	No
Pecan	Carya illinocensis	80'x60'	Yes
Post Oak	Quercus stellata	60'x45'	Yes
Schumard (Red)Oak [1]	Quercus shumardii	70'x50'	Yes
Slippery Elm	Ulmus rubra	70'x60'	No
Sweet Gum	Liquidamber styraciflora	60'x40'	Yes
Texas Ash	Fraxinus texansis	50'x40'	No
Texas Buckeye	Aesculus arguta	30'x20'	No
Texas Persimmon	Diospyrus virginiana	35'x20'	No
Texas Red Oak	Quercus texana	30'x30'	Yes
Texas Walnut	Juglandaceae texana		No
Thornless Honey Locust	Gleditsia triancanthos inermis	80'x60	No
Water Oak	Quercus nigra	50'x40'	Yes
Western Soapberry	Sapindus saponaris	30'x20'	No
Winged Elm	Ulmus alata	35'x40'	No



Sycamore



Caddo Maple



Black Gum



Lacebark Elm



American Smoke Tree



Live Oak



Western Soapberry



Escarpment Live Oak



Bur Oak



Nogolito

Exhibit 5: Recommended Varieties (Small Trees and Large Shrubs)

Common Name	Botanical Name	Height x Width	Drought Tolerant
Buford Holly	Ilex cornuta	20'x15'	Yes
Carolina Cherry Laurel	Orybys carikubuaba	25'x15'	Yes
Crape Myrtle [1/2]	Lagerstroemia indica	15'x10'	Yes
Flatwoods Plum	Prunus umbellata	15'x10'	Yes
Flowering Crabapple	Malus hybrida	20'x20'	Yes
Forest Pansy Redbud	Cercis canadensis	20'x15'	No
Foster Holly #2	Ilex x attenuata	25'x15'	No
Golden Rain Tree	Koelreuterua paniculata	25'x15'	Yes
Japanese Black Pine	Pinus thunbergii	30'x30'	No
Japanese Maple	Acer palmatum	15'x10'	No
Lemon Bottlebrush	Callistemon citrinus	15'x15'	No
Lettle-leaf Palo Verde	Cercidium microphyllum	12'x15'	No
Nellie R. Stevens Holly	Ilex aquifolium	20'x15'	No
Rocky Mtn. Juniper	Juniperus scopulorum	30'x15'	Yes
Roemer Acacia	Acacia roemeriana	15'x15'	No
Chaste Tree	Vitex agnuscastus	15'x20'	No
Weeping Bottlebrush	Callistemon viminalis	20'x15'	No
Weeping Holly	Ilex vomitoria 'Pendula'	12'x8'	No
Ashe Juniper	Juniperus ashei	25'x15'	Yes
Carolina Buckthorn	Rhamnus caroliniana	20'x15'	No
Desert Willow	Chilopsis linearis	20'x15'	No
Eve's Necklace Tree	Sophora affinis	20'x15'	Yes
Flame-leaf Sumac	Rhus lanceolata	20'x15'	Yes
Fragrant Ash	Fraxinus cuspidata	15'x10'	Yes
Kidneywood	Eysenhardtia polystachya	20'x12'	Yes
Mexican Buckeye	Ungnadia speciosa	20'x20'	Yes
Mexican Plum	Prunus mexicana	25'x25'	Yes
Netleaf Hackberry	Celtis reticulate	25'x25'	No
Possumhaw Holly	Ilex decidua	15'x10'	No
Redbud	Cercis canadensis	25'x20'	No
Rusty Blackhaw	Viburnum rufidulum	25'x20'	Yes
Scarlet Buckeye	Aesculus pavia	25'x20'	No
Smooth Sumac	Rhus glabra	15'x10'	No
Southern Wax Mrytle	Myrica cerifera	15'x10'	No
Texas Madrone	Arbutus xalafensis	25'x20'	No
TX Mountain Laurel	Sophora secundiflora	15'10'	Yes
Texas Persimmon	Diospyros texana	25'x20'	Yes
Texas Pistache	Pistacia texana	20'x15'	Yes
Wright Acacia	Acacia wrightii	15'x15'	No
Yaupon Holly	Ilex vomitoria	VARIES	No



Flatwoods Plum



Rocky Mountain Juniper



Texas Persimmon



Rusty Blackhaw



Eve's Necklace Tree



Mexican Buckeye



Carolina Cherry Laurel



Crape Myrtle

ARTICLE 8: LANDSCAPE AND SCREENING

Exhibit 5: Recommended Varieties (Shrubs)

Common Name	Botanical Name	Height x Width	Drought Tolerant
Blue Vase Juniper	Juniperus chinensis	5'x4'	No
Bridalwreath Spirea	Spirea prunifolia	7'x5'	Yes
Carissa Holly	Ilex cornuta 'Carissa'	4'x5'	No
Cornpact Nandina	Nandina domestica	5'x3'	Yes
Cotoneaster	Cotoneaster	varies	No
Crimson Pygmy Barberry	Berberis thunbergii	2'x1.5'	Yes
Dwarf Burford Holly	Ilex cornuta	7'x4'	Yes
Dwarf Crape Myrtle	Lagerstroemia indica	6'x4'	Yes
Dwarf Flowering Quince	Chaenomeles japonica	3'x3'	No
Dwarf Horned Holly	Ilex cornuta 'Rotunda'	4'x4'	No
Dwarf Japanese Holly	Ilex crenata 'Compacta'	4'x4'	No
Dwarf Nandina	Nandina domestica	3'x3'	No
Dwarf Pfitzer Juniper	Juniperus chinenesis	2'x6'	No
Dwarf Pomegranate	Punica granatum	5'x4'	No
Dwarf Yaupon Holly	Ilex vinutirua 'Nana'	4'x4'	Yes
Ebbing's Silverberry	Eleagnus x ebbengei	10'x5'	No
Edward Goucher Abelia	Abelia grandiflora	5'x5'	No
Firethorn	Pyracantha	varies	No
Flowering Quince	Chaenomeles speciosa	7'x5'	No
Forsythia	Forsythia x intermedia	6'x6'	No
Giant Liriope	Liriope gigantea	3'x3'	No
Glossy Abelia	Abelia grandiflora	6'x5'	Yes
Heller Japanese Holly	Ilex crenata 'Helleri'	3'x4'	No
Hypericum	Hypericum henryii	3'x3'	No
Japanese Acuba	Acuba japonica	4'x4'	No
Japanese Aralia	Fatasia joponica	10'x10'	No
Japanese Boxwood	Buxus microphylla japonica	10'x10'	Yes
Japanese Garden Juniper	Juniperus procumbens	2'x6'	No
Lantana	Lantana	varies	No
Lavender Cotton	Santolina	2'x3'	No
Leatherleaf Mahonia	Mahonia bealei	4'x3'	No
Nandina	Nandina domestica	varies	No
Needlepoint Holly	Ilex cornuta	5'x5'	No
Pfitzer Juniper	Juniperus chinenesis	5'x10'	No
Prostrate abelia	Abelia grandiflora	2'x2'	No
Prostrate Crape Myrtle	Lagerstroemia indica	3'x3'	Yes
Purpleleaf Barberry	Berberis thunbergii 'Atropurpurea'	5'x4'	No
Pygmy Barberry	Berberis thunbergii 'Chrimson Pygmy'	2'x3'	No
Rosemary	Rosmarinus officinalis 'Tuscan Blue'	3'x4'	Yes
Salvia			No
Shore Juniper	Juniperus conferta	2'x4'	No
Texas Sage	Leucophyllum frutescens	Varies	Yes
Vanhoutte Spirea	Spirea x vanhouttei	6'x5'	Yes
Variegated Chinese Privet	Ligustrum sinense 'Variegata'	7'x7'	No
Wilson Holly	Ilex cornuta 'Wilsonii'	5'x5'	No
Wood Fern	Thelypteris kunthii	2'x2'	No
Agarita	Mahonia trifoliata	5'x2.5'	Yes
Beautyberry	Callicarpa americana	10'x6'	No
Buttonbush	Cephalanthus occidentalis	8"x6'	No
Coralberry	Symphoricarpos orbiculatus	2'x2'	No
Fragrant Sumac	Rhus aromatica	8'x6'	No
Roughleaf Dogwood	Cornus drummondii	6'x5'	No
White Honeysuckle	Lonicera albiflora	4'x4'	Yes



Wood Fern



Lantana





Exhibit 5: Recommended Varieties (Ground Cover/Bedding Plants)

Common Name	Botanical Name	Drought Tolerant
Asiatic Jasmine	Trachelospermum asiaticum	Yes
Cast Iron Plant	Apidistra elatior	No
Creeping Juniper	Juniperus horizontalis (cultivars)	No
Dalia Greggil	Dalea greggii	No
Japanese Garden Juniper	Juniperus procumbens (cultivars)	No
Lilyturf	Liriope (cultivars)	No
Mondo Grass	Ophiopogon japonicus (cultivars)	Yes
Periwinkle	Vinca major & minor	No
Shore Juniper	Juniperus conferta	No
Trailing Lantana	Lantana montevidensis	No
Wintercreeper	Euonymus fortunel	No
Common Name	Botanical Name	No
Coral Berry	Symphoricarpos orbiculatus	Yes
Horse Herb	Calyptocarpus vialus	Yes
Trumpet Creeper	Campsis radicans	Yes
Virginia Creeper	{arthenocissus quinquefolia	Yes
Bermuda Grass	Cynodon dactylon	No
Buffalo Grass	Buchloe dactyloides	No
Zoysia Grass	Zoysia spp.	No





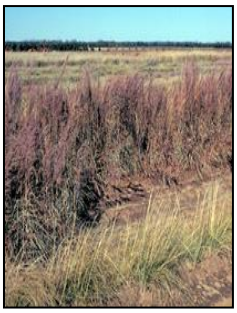


Exhibit 5: Recommended Varieties (Ornamental Grasses)

Common Name	Botanical Name
Big Bluestem	Amdropogon gerardil
Broomsedge Bluestem	Andropogon virginicus
Canada Wild Rye	Elymus canadensis
Dwarf Fountaingrass	Pennisetum alopecuroides 'Hamelin'
Eulalia	Micanthus spp.
Fountain Grass	Pennisetum spp.
Indian Grass	Sorghastrum nutans
Inland Sea Oats	Chasmanthium latifollum
Lemon Grass	Cymbopogon citrates
Lindheimer's Muhly	Muhlenbergia lindheimeri
Little Bluestem	Schizachyrium scoparium
Maiden Grass	Miscanthus sinensis 'Gracillimus'
Pampas Grass	Cortaderia selloana
Purple Fountain Grass	Pennisetum setaceum 'Rhubrum'
Purple Muhly	Muhlenbergia filipes
Reed Grass	Calamagrostis spp.
Seep Muhly	Muhlenbergia reverchoni
Sideoats Grama	Bouteloua curtipendula
Silver Bluestem	Bothriochioa saccharoides
Splitbeard Bluestem	Andropogon ternaries
Sugarcane Plumegrass	Erianthus giganteus
Switchgrass	Panicum virgatum
Varigated Japanese Silver Grass	Miscanthus sinensis 'Variegatus'
Zebra Grass	Miscanthus sinensis 'Zebrinus'



Indian Grass



Little Bluestem

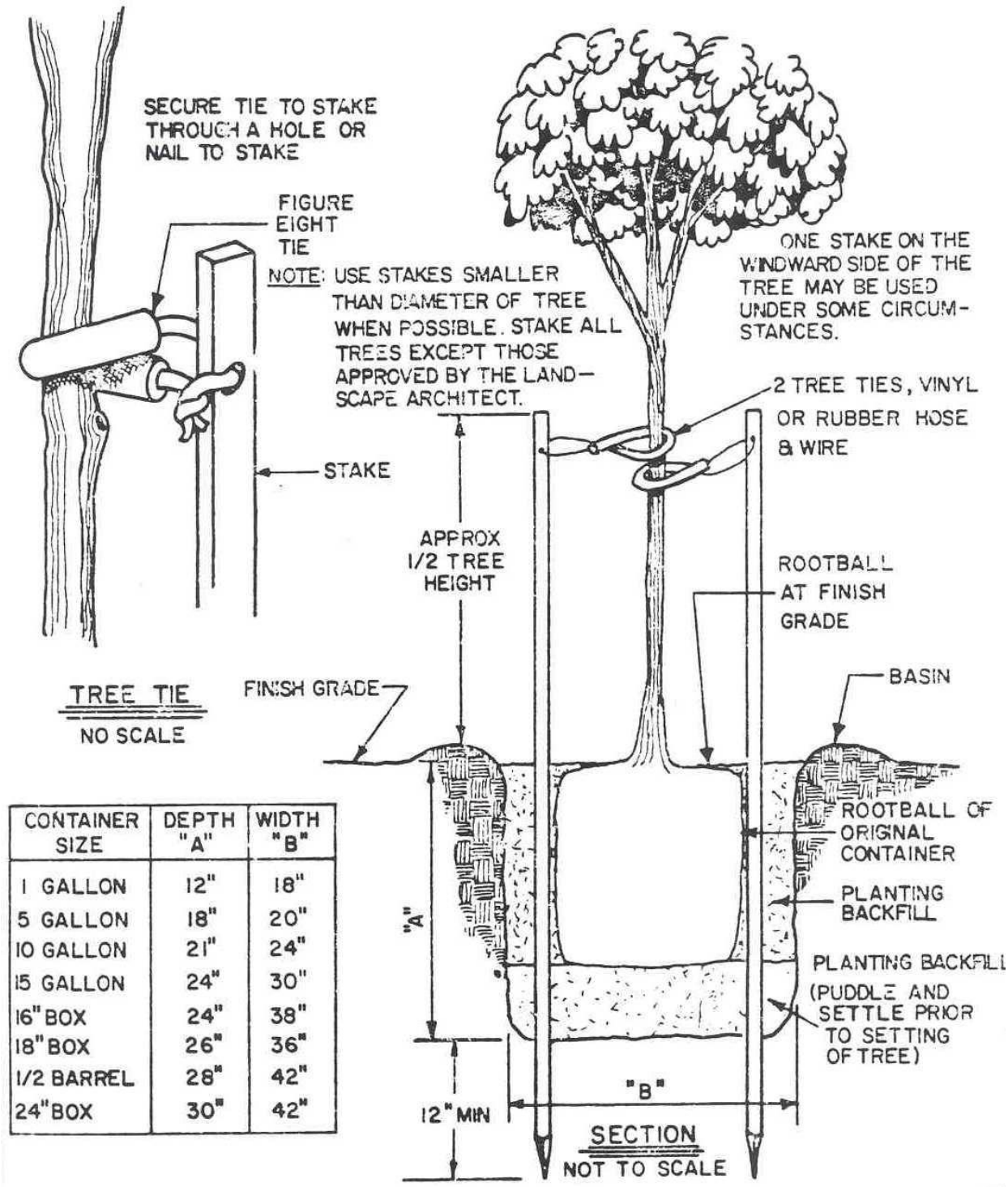


Switch Grass



Silver Bluestem

Exhibit 6: Tree Planting & Staking



CONTAINER SIZE	DEPTH "A"	WIDTH "B"
1 GALLON	12"	18"
5 GALLON	18"	20"
10 GALLON	21"	24"
15 GALLON	24"	30"
16" BOX	24"	38"
18" BOX	26"	36"
1/2 BARREL	28"	42"
24" BOX	30"	42"

Exhibit 7: Shrub Planting

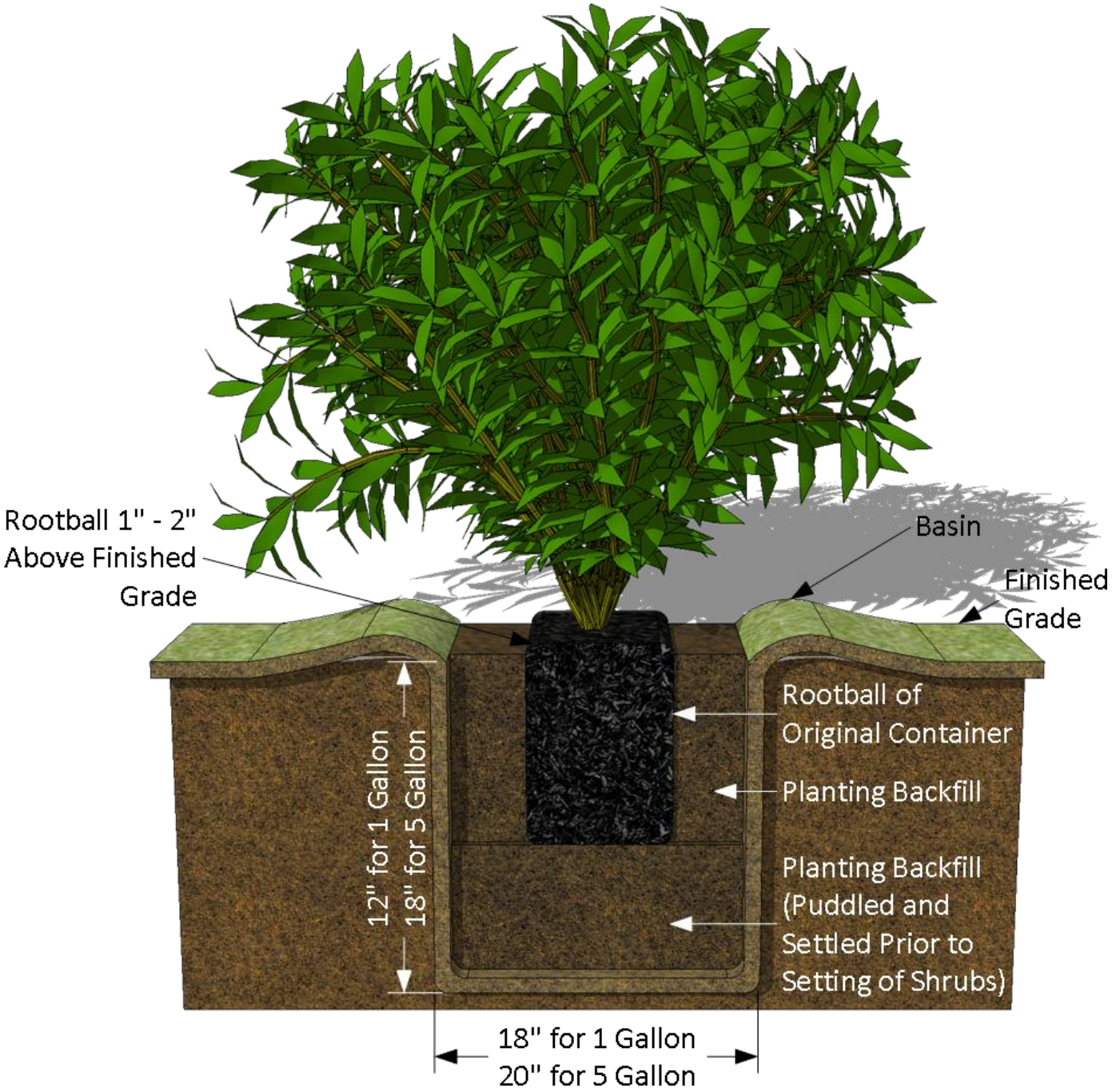
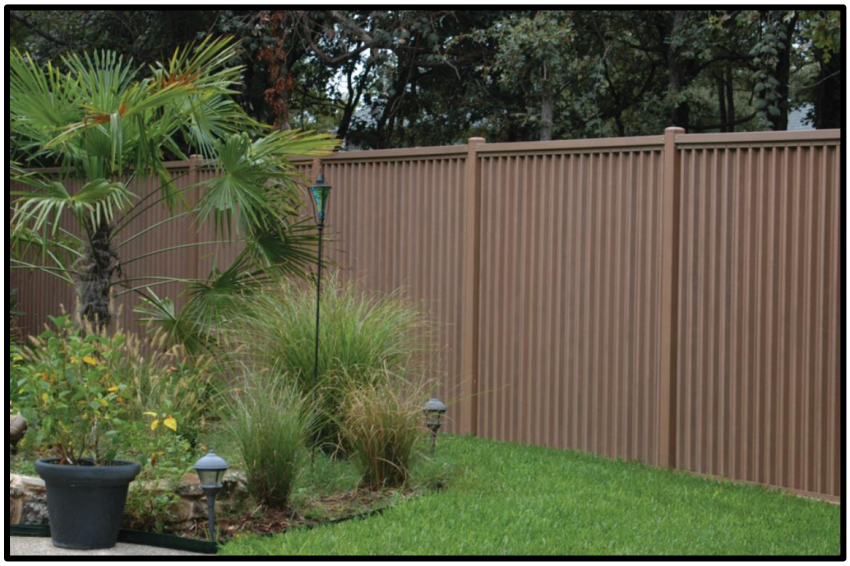


Exhibit 8

The following illustrations are intended to provide clarity to the text of Section 8.11. If there is a conflict between these illustrations and the requirements of 8.11, these illustrations shall take precedence.

Metal Fence Materials Allowed in Single-Family Residential Zoning Districts





Precast Masonry Fence Materials Allowed in Single-Family Residential Zoning Districts





SECTION 16 – Tree Protection Standards

8.16 Purpose and Intent

8.16.1 General Standards

8.16.2 General Exemptions

8.16.3 Exempt Development Applications

8.16.4 Tree Removal Associated with Development

8.16.5 Tree Removal Not Associated with Development

8.16.6 Tree Protection Requirements

A. Tree Protection Plan
B. Tree Survey
C. Mitigation Plan
D. Implementation of Mitigation Plan
E. Preservation of Large Trees

8.16.7 Tree Protection During Construction

8.16.8 Tree Removal Evaluation and Authorization

A. Completeness of Application
B. Decision on Exemption
C. Decision
D. Criteria for Approval
E. Effect
F. Occupancy Limitations
G. Plan Verification and Enforcement

8.16.9 Establishment of Urban Forest Fund

A. Account Established
B. Fee Established
C. Collection of Fees
D. Use of Urban Forest Fund

8.16.10 Administration and Relief Measures

A. Administration
B. Relief Measures

8.16.11 Definitions

ARTICLE 8: LANDSCAPE AND SCREENING

8.16 Purpose and Intent

The general purpose of these standards is to preserve and protect a diminishing natural resource, specifically existing native and adapted site trees located in the City of Grand Prairie. Furthermore, these measures are to encourage the planting of trees to replace and supplement the City's urban forest during the development, construction, and redevelopment process.

Primarily, the focus of this Section is to protect mature trees eight (8) Caliper Inches and larger of desirable species which are defined as Protected Trees. Undesirable species are listed in the definitions section and defined as Unprotected Trees. The City Council recognizes that Protected Trees often must be removed during the development process and has defined mitigation measures to aid in the reforestation of the City over time. Specific purposes include the following:

A. To promote tree and tree canopy preservation through site design standards and by controlling indiscriminate removal of Protected Trees,

B. To contribute to the long-term viability of existing trees through their protection during land disturbing and land development activities; while balancing the rights of property owners with the overall interests of the community,

C. To preserve trees as an important resource that enhances the quality of life and the general welfare of the city; by promoting its unique character as well as the physical, historical, and aesthetically pleasing environment,

D. To enhance the community with the cleansing and cooling of air as well as creating an environment that enhances the physical and mental wellness of the citizens,

E. To promote environmental elements that increase property values, reduce energy costs, reduce the number of pollutants entering streams, and provide elements that are crucial for a healthy local ecosystem,

F. To encourage the preservation of environmentally sensitive areas, such as natural areas, floodplains, Reparian Buffers or Erosion Hazard Setbacks, and open spaces that protect the water quality ecosystem, and

G. To recognize the economic value added to properties with trees when the tree canopy coverage is maintained and supplemented with new trees.

8.16.1 General Standards

A. Applicability.

The provisions of Section 16 – Tree Protection Standards apply as follows:

1. To any activity resulting in removal of any Protected Tree on any lot, parcel, or public land that is not exempt under *General exemptions, Section 8.16.2*;
2. To any plat application or site plan application that is not exempt under *Exempt development applications, Section 8.16.3*;
3. To any building or clearing grubbing/earthwork permit application that is not exempt under *Exempt development applications, Section 8.16.3*; and
4. This section applies to city property in the same manner as private property.

B. *Prohibitions*.

1. No Protected Tree shall be removed unless:
    a. The tree is located on property subject to *General exemption, Section 8.16.2* or *Exempt development applications, Section 8.16.3*; or
    b. Removal of the tree has been authorized under an approved tree protection plan pursuant to *Tree protection requirements, Section 8.16.6*, and authorized by *Tree removal evaluation and authorization, Section 8.16.8*.
    c. Removal has been authorized by the Tree Preservation Administrator.
2. Clear-cutting of land without City approvals associated with this section is prohibited.
3. Riparian Buffers or Erosion Hazard Setbacks (See Drainage Manual) shall be Non-disturbance areas unless authorized by the floodplain administrator.

8.16.2 General Exemptions

Exempt activities and conditions. The following are exempt from the requirements of Section 16. A Protected Tree may be removed for the following activities without any other obligation imposed by these regulations related to tree protection. The requirements specified in Section 16 shall not be required for and/or in the following circumstances:

A. Single-family and Duplex Units.

Removal of a Protected Tree by the owner or authorized agent of a finally platted lot or parcel occupied by a single-family or duplex dwelling unit, for which the City has authorized occupancy.

B. Pruning.

Pruning Protected Trees solely for the purpose of removing diseased limbs or to shape for aesthetic and safety purposes, according to the applicable provisions of the Texas Association of Nurserymen Grades and Standards. Pruning does not include tree topping a Protected Tree which is prohibited.

C. Homeowners.

An owner-occupied residence located in a residentially zoned district on five (5) acres or less is exempt from the tree protection and replacement requirements of this ordinance.

D. City or School Sports and Recreation Facilities.

Removal of Protected Trees within soccer, baseball, football, or other sports facilities such as golf courses along with hike and bike trails, which are open for public use.

E. Diseased, Damaged, or Dead Trees.

A diseased, damaged, or dead Protected Tree may be removed by the City or the owner of the land on which the tree is located upon contacting the Tree Preservation Administrator.

F. Emergency Conditions.

Trees posing an imminent or immediate threat to persons or property may be removed. However, photographs of the removal shall be submitted to the Tree Preservation Administrator within 72 hours of removal.

G. Public Health and Safety.

A Protected Tree that is in danger of falling, creates unsafe vision clearance or otherwise poses a hazard to the public health or safety may be removed by the city or the owner of the land on which the tree is located, when approved by the Tree Preservation Administrator.

H. Agricultural and Ranching Activities.

Removal of a Protected Tree within a vacant parcel of land at least five (5) acres in size in conjunction with farming or ranching activities, except activities conducted within an Erosion Hazard Setback or Riparian Buffer Zone, where the area shall be a Non-disturbance area unless authorized by the floodplain administrator.

I. Utility Service Interruption.

The tree has disrupted a public utility service due to tornado, flood, or another natural act. Removal shall be limited to the part of the tree which is found necessary to re-establish and maintain the utility service.

J. Utility Service Companies and Distribution/Transmission Lines.

Utility companies shall not be subject to the tree protection or replacement in this section when establishing distribution and transmission lines. Right-of-Way, easements, or similar public property maintained by utility companies shall not be subject to this section. The foregoing notwithstanding, new utility service shall be routed in a manner that prevents the removal of Protected Trees.

K. Utility and Drainage Easement Maintenance.

Utility service providers, including the City, or their contractors, agents, successors, and assigns shall have the right to maintain their facilities, through removal or trimming of Protected Trees located within lawfully designated easements or rights-of-way, to prevent any part of such trees from becoming a danger to public health, safety, and welfare by interfering with utility service. Where possible, trimming shall be done in a manner such that the aesthetics and health of the trees are not destroyed.

L. Public and Private Street Dedications.

Newly dedicated Right-of-Way necessary for the orderly and efficient development of property.

M. Plant or Tree Nursery.

Activities within a plant nursery related to trees grown on the premises solely for sale, retail, or wholesale.

N. Public Utilities and Infrastructure.

Removal of a Protected Tree by the City, another governmental entity or a public utility in any right-of-way or easement dedicated to and accepted by the City.

O. Pre-Existing Paved Surfaces.

Replacement or maintenance of any paved surface that existed on or before the effective date of these regulations and is located within the critical root zone of a Protected Tree.

P. Pre-Existing Public Contracts.

Removal of a Protected Tree on property for which a design contract has been awarded by the City Council on or before the effective date of these regulations.

8.16.3 Exempt Development Applications

The following development applications are exempt:

A. *Zoning applications.*

Any application to change the zoning district classification of property or amend the regulations applicable to the district. Subsequent site plans or plat requests for the property may be subject to tree protection requirements.

B. *Filed or Vested Plat applications, not including replats.*

C. *Any plat application approved before or on the effective date of this section; or*

1. Any plat application pending for approval on such date, provided the application is subsequently approved; or
2. Any subsequent plat application in the same series as the approved or pending plat application.
3. For plat applications filed after the effective date of this section, the applicant must seek a determination from the Tree Preservation Administrator pursuant to procedures in *Tree removal evaluation and authorization, Section 8.16.8*, that the application is exempt based on prior approvals.

D. *Filed or Vested Site plan applications.*

Any application for a site plan required by the Unified Development Code (UDC) and approved before or on the effective date of this section or any site plan application pending approval on such date, provided the application is subsequently approved.

E. *Filed, Pending Approval, or Vested Building permit applications.*

1. Any application for a building permit approved before or on the effective date of this section; or
2. Any building permit application pending for approval on the effective date, provided the application is subsequently approved;
3. Any building permit application filed after the effective date of this section for a single-family or duplex residential use on a lot or tract in a subdivision subject to an exempt plat application; or
4. Any building permit application filed after the effective date of this section for a nonresidential or apartment use on land subject to an exempt site plan application; or
5. Any building permit application for land on which all Protected Trees have been removed pursuant to an approved Tree protection plan.
6. For building permit applications filed after the effective date of this section, or for applications for land on which all Protected Trees have been removed pursuant to an approved Tree protection plan, the applicant must seek a determination from the Tree Preservation Administrator pursuant to *Tree removal evaluation and authorization, Section 8.16.8*, that the application is exempt based on prior approvals.

F. *Vested applications.*

Any application for which it is determined that the applicant has a vested right to proceed under prior regulations, provided that the application or a prior approved application upon which the vesting claim is based remains in effect for such land.

8.16.4 Tree Removal Associated with Development

A. Every development application submitted after the effective date of Section 16 shall include a tree protection plan that includes a tree survey or a certification

that no trees are present on the lot(s) or parcel(s) being developed unless waived by the Tree Preservation Administrator in accordance with this section. The tree protection plan or certification shall be submitted as part of the landscape plan if required.

B. If the development application does not require a landscape plan, the Tree Preservation Administrator may waive the requirement to submit a tree protection plan and/or tree survey provided that the applicant submits the location, size (in caliper inches), species of the Protected Trees to be removed, trees used for mitigation, trees used for landscape tree credit; and mitigation fee, if applicable.

C. For phased development, the submitted tree survey and tree protection plan may be limited to only those areas where development activity will occur during the current phase provided trees are not removed from future phases.

8.16.5 Tree Removal Not Associated with Development

A. Applicant seeks authorization to remove a Protected Tree for activities not associated with a development application approval. The following information or documents shall be submitted to the Tree Preservation Administrator:

B. Name and contact information for the applicant;

C. Address and location of the platted lot or tract where the subject tree removal is requested;

D. Identification of each Protected Tree to be removed (see *Tree survey, Section 8.16.6.B* for guidelines), description of the methods to be used to mitigate the removal of each Protected Tree (see *Mitigation plan, Section 8.16.6.C*).

8.16.6 Tree Protection Requirements

No plat, site plan or building permit application subject to this Section shall be determined to be complete unless accompanied by a proposed tree protection plan. The tree protection plan shall be submitted with the first application for the development, unless deferred in the following tree protection plan options. Plan shall be reviewed by the Tree Preservation Administrator for processing and decision in accordance with Tree removal evaluation and authorization, Section 8.16.7.

A tree protection plan is required for plats and site plans. A tree protection plan must be prepared and submitted for approval with the submission of the following unless waived:

- Plat applications that are non-exempt;
- Site Plans that are non-exempt for non-residential, multi-family, and townhome uses; and
- Building permit applications associated with non-exempt activities for which plat or site plan approval has not been obtained and is not required.

A. Tree protection plan shall contain:

1. A *Tree survey, Section, 8.16.6.B*
2. A *Mitigation plan; Section, 8.16.6.C*
3. A table summarizing the site inventory of Protected Trees, Unprotected Tree species equal to or greater than eight (8) caliper inches in diameter which are being removed, trees being utilized for mitigation and/or landscaping tree credit, including the key number, determination of mitigation requirement, a

notation if mitigation is not applicable due to the location or tree condition (see Sample Tree Survey Table below);

4. The tree protection plan shall be incorporated into the required landscape plans associated with development applications;
5. Name and contact information for the applicant;
6. Name and location of the proposed subdivision or development for which the tree protection plan is being submitted;
7. Clearly indicate Protected Trees "to be removed" with a bold "X," show proposed Pad sight(s) with 10-foot offset, exemptions such as Rights-of-Way, and easements, as well as property lines. Protected Trees "to remain" shall also be clearly noted on the Tree Survey and incorporated into the landscape plan if required;
8. Location and identification of each tree being used for mitigation or landscape tree credit purposes regardless of location. It shall include the species (common names), diameter, and key number;
9. Boundaries of Non-disturbance areas;
10. Include noted protection measures and/or illustrated details such as fencing for Non-disturbance (see SWPPP Standard Details). These areas shall be

protected during construction according to *Tree protection during construction, Section 8.16.7*;

11. If applicable, include total Caliper Inches subject to mitigated fee payment into the *Urban forest fund, Section 8.16.9*.

Sample Tree Survey Table						
Tree #	DBH or Caliper Inches	Species	Protected Species Yes/No	Save Or Remove	Mitigation Status	Condition
200	9	Green Ash	No	Remove	N/A-Bldg	Fair
201	10	Cedar Elm	Yes	Remove	N/A-Bldg	Fair
202	7	Hackberry	No	Remove	N/A-Esmt	Good
203	7	Cedar Elm	Yes	Remove	-	Poor-
204	23	Cedar Elm	Yes	Remove	N/A	Dead
205	7	Hackberry	No	Remove	-	Fair
206	8	Bois d'arc	No	Remove	-	Fair
207	18	Cedar Elm	Yes	Save	-	Fair
208	24	Texas	Yes	Save	-	Fair
209	6	Pecan	Yes	Remove	-	Fair
210	3	Oak	Yes	Save	-	Good
211	4	Oak	Yes	Save	-	Good

Sample Mitigation Table				
Lot	Non-exempt Protected Trees to be Removed Caliper Inches	New Trees to be planted Caliper Inches	Existing Tree Credit Caliper Inches (3-8 caliper inches of desirable species)	Required Mitigation Fee Caliper Inches
Lot 1	24	18	6	0
Lot 2	131	90	0	41
Lot 3	50	24	12	14
Lot 4	24	12	12	0
Total	229	144	30	55

B. Tree survey.

1. The tree survey shall be prepared by a Qualified Professional. During the tree survey, each tree eight (8) caliper inches or greater in diameter, shall be tagged and assigned a unique key number. Each tree species shall be identified and noted in the summary tree survey table as illustrated unless located in a Non-disturbance area.

2. The tree survey shall be a drawn at the same scale as the proposed development and identify the following:

    a. Location and identification of each tree eight (8) Caliper Inches or greater not located in a Non-disturbance Area. It shall include the species (common names), diameter and key number;

    b. The boundary of each individual Non-disturbance area, where vegetation will not be removed or otherwise disturbed during the development process, shall be clearly delineated and noted on the plan. The individual tree identification and measurements may be omitted in these areas if no landscape tree credit or mitigation is needed. These areas shall be protected during construction according to *Tree protection during construction, Section 8.16.7*;

    c. Mitigation and landscape tree credit shall be credited in the following manner. Existing Protected Tree species that are three (3) Caliper Inches or greater and less than eight (8) Caliper Inches may be used for mitigation and/or landscape tree credit at a 1 inch to 1 inch ratio. Trees located in the Non-Disturbance Area shall not count;

    d. Identification of each Protected Tree to be removed by key number; and

    e. Total Caliper Inches of Protected Trees to be removed that are not exempt by this section and are to be mitigated.

3. Alternative survey method.

    The Tree Preservation Administrator may authorize a tree survey method that differs from the one described in tree survey, above provided the method accurately indicates the number of trees, their species, and the total Caliper Inches of Protected Trees within the inventory area.

4. Measurements.

    The following methods shall be used to measure the diameter of a tree (see illustration Section 8.15 Exhibit 2):

    a. Single-trunk tree. The diameter of a single-trunk tree shall be calculated by measuring the diameter of the trunk at breast height (four and one-half (4½) feet above grade).

    b. Multi-trunk tree. The diameter of a multi-trunk tree shall be calculated by combining the diameter of the largest stem or trunk with one-half (½) of the diameter of each additional stem or trunk, each measured at breast height (four and one-half (4½) feet above grade).

C. Mitigation plan.

The removal of any Protected Tree, except trees in Rights-of-Way, easements, or pad sites authorized for removal under a tree protection plan, shall be fully mitigated in accordance with one or more of the following methods. The applicant may elect among options one through three, or a combination of such options. Tree Preservation Administrator approval is required for option four. The mitigation plan shall include a detailed description of the methods proposed for mitigating removal of Protected Trees.

1. Transplanting Protected Trees. This method is reserved for small trees and replacement is required if the tree dies within two years of being transplanted.
2. Planting new trees at approved locations that replace Protected Trees to be removed with equivalent Caliper Inches.
3. Paying the cash equivalent (mitigation fee) of the number of Caliper Inches required to replace the Protected Tree(s) to be removed into the reforestation fund ("urban forest fund"), that will be used by the City to plant trees in public parks or on City-owned property.
4. The preservation of smaller, more desirable trees, as described in the following *Implementation of mitigation plan*, upon approval of the Tree Preservation Administrator.

D. Implementation of mitigation plan

1. Planted, Transplanted, and Existing Landscape tree credit. All trees planted to mitigate removal of Protected Trees, including transplanting of a Protected Tree, shall be located on original property, or another location mutually agreed between the developer and Tree Preservation Administrator.
2. Trees that are at least three Caliper Inches and less than eight Caliper Inches may be counted toward mitigation credit at a 1:1 ratio if they are species listed as a "large or medium tree" in *Exhibits and Recommended Varieties, Section 8.15, Exhibit 5*.
3. Protected trees that are preserved shall not count towards mitigation.
4. Required landscaping trees shall count towards mitigation.
5. The species of trees planted shall be varied, with no one (1) species accounting for more than thirty (30) percent of the total trees planted.
6. Ongoing maintenance for the newly planted and replanted trees shall be guaranteed for a period not less than two (2) years following acceptance of improvements or issuance of a building permit. Maintenance typically shall require installation of permanent irrigation unless alternative measures are authorized by the Tree Preservation Administrator.

E. Preservation of large trees.

When authorized by the Tree Preservation Administrator, preservation of trees of an Unprotected Tree species may mitigate removal of a Protected Tree. The total Caliper Inches of such preserved trees shall meet or exceed the total Caliper Inches of the Protected Tree to be removed. Trees to be preserved shall be no smaller than three (3) Caliper Inches in diameter, shall be in healthy and thriving condition prior to construction and shall be included in the *Tree protection plan, Section 8.16.6.A*.

8.16.7 Tree Protection During Construction

A. The subdivider or developer shall ensure that Protected Trees are preserved throughout the development process.

B. Non-disturbance areas.

Each Non-disturbance area within the development site shall be fenced to ensure that the area will remain in a natural state. Fencing shall be adequate to prevent entry of vehicles or machinery, storage of materials or goods, or any other type of trespass that could harm the preserved area during the construction period, as

determined by the Tree Preservation Administrator. Pedestrian access is permitted.

C. Construction areas.

The following measures shall be put into effect by the subdivider or developer to assure preservation of Protected Trees that are not to be removed during construction (see Stormwater Pollution Prevention Plan (SWPPP) Standard Details).

1. A four-foot plastic fencing, silt fencing, or other method approved by the Tree Preservation Administrator shall be installed around the drip line of all Protected Tree(s) prior to commencement of construction.
2. A construction entrance that avoids Protected Trees shall be established prior to commencement of construction.
3. Construction, placement of fill, excavation, storage of construction materials, vehicles, or machinery, cleaning of equipment, the disposal of waste materials, or other construction related activity is prohibited under the canopy or within the drip line of any Protected Tree, unless expressly authorized in writing by the Tree Preservation Administrator. Major changes of grade (i.e., six (6) inches or greater) within the canopy or drip line is prohibited. A tree shall be considered protected if a minimum of 75% of the critical root zone is maintained at undisturbed natural grade and no more than 25% of the canopy is removed due to building encroachment. When roots more than two (2) inches in diameter are to be cut off, they shall be cut with a medium tooth saw and covered with pruning compound within two (2) hours of initial exposure.
4. Trenching for utilities shall not be allowed within the critical root zone of existing trees that have been used to receive landscape tree credit, and boring under such trees may be required.
5. Attachments or wires shall not be attached to any Protected Tree. Cables, tree rods, and similar hardware installation that aid structural integrity of a Protected Tree are exempt from this provision, if approved in writing by the Tree Preservation Administrator.
6. Any trees removed shall be chipped and used for mulch on site or hauled off-site.

8.16.8 Tree Removal Evaluation and Authorization

A. Completeness of application.

The Tree Preservation Administrator shall review each tree protection plan for completeness in accordance with *Tree protection plan, Section 8.16.6.A*. If the tree protection plan is incomplete, any associated plat, site plan or building permit shall also be deemed incomplete.

B. Decision on exemption claim.

Exemptions shall be evaluated prior to submitting an application for a plat, site plan, or building permit application. The Tree Preservation Administrator shall evaluate exemption requests under *General exemptions, Section 8.16.2* or *Exempt development applications, Section 8.16.3*. The applicant shall receive the determination in writing. The applicant may appeal the Tree Preservation Administrator's decision in the manner provided in *Administration and relief measures, Section 8.16.10*.

C. Decision.

The Tree Preservation Administrator shall decide whether to approve, conditionally approve or deny a *Tree protection plan* submitted pursuant to Section 8.16.6.A in accordance with this section.

1. The tree protection plan shall be approved prior to final plat, site plan, building permit, or clearing grubbing/earthwork permit.
2. Denial of the tree protection plan is grounds for denial of the associated plat, site plan, building permit, or clearing grubbing/earthwork permit.

D. *Criteria for Approval*.

The tree protection plan shall be evaluated based on the following:

1. The tree survey correctly identifies each Protected Tree and/or Non-disturbance area on the development site;
2. Each Protected Tree has been appropriately tagged and included on the tree survey table;
3. The mitigation plan for each Protected Tree to be removed meets the mitigation requirements; and
4. The proposed tree protection measures during construction satisfy protection requirements during all phases of construction.

E. *Effect.*

Protected Trees can be removed with building or clearing grubbing/earthwork permits in accordance with the approved tree protection plan. Protected Tree removal not associated with development can be approved with an approved tree protection plan in writing from the Tree Preservation Administrator. No Protected Tree shall be removed until all the following have occurred:

1. All Non-disturbance areas and Protected Trees are demarcated and secured on the ground in accordance with measures set forth in the tree protection plan;
2. All proposed mitigation fees have been paid, if applicable.

F. *Occupancy limitations.*

No building permit for a single-family or duplex residential use, nor a certificate of occupancy for other uses, shall be approved until all mitigation measures in the approved tree protection plan have been completed and fees paid.

G. Plan verification and enforcement.

1. Inspection. Approval of a tree protection plan authorizes the Tree Preservation Administrator to inspect the property during or after construction to determine compliance with the plan. If the Tree Preservation Administrator determines that Protected Trees to remain have been removed, or that tree protection during construction is not being implemented, the Tree Preservation Administrator will request a revised tree mitigation plan and seek immediate enforcement of the approved plan, including measures to stop work as follows.
    a. Violation during permitted construction. Violations will be given five (5) days to revise the *Tree protection plan. Section 8.16.6.A*. if no additional tree removal takes place.
    b. If a revision is not submitted, all construction activities will receive a cease-and-desist stop work order. Construction activities will not be

allowed to continue until a revised tree protection plan has been submitted.

2. Acceptance and/or Permits. Prior to final acceptance of public improvements for the development or issuance of a building permit, the Tree Preservation Administrator shall verify that the developer's obligations under the tree protection plan have been fully satisfied. If obligations have not been fulfilled, measures shall be identified to bring the development into compliance with this section. The tree protection plan shall be updated and shall serve as conditions for final acceptance of public improvements or issuance of a building permit.

8.16.9 Establishment of Urban Forest Fund.

A. Account established.

The City's finance department shall establish an interest-bearing account into which mitigation fees collected under this article are deposited and to which interest is allocated. Interest earned on the account into which the mitigation fees are deposited shall be considered funds of the account.

B. Fee established.

A mitigation fee hereby is established in the amount of Two hundred dollars ($200.00) per Caliper Inch for each Protected Tree removed and that has not been otherwise mitigated pursuant to this section.

C. Collection of fees.

Mitigation fees shall be collected either at the time of application approval of a tree protection plan required under tree protection requirements, or at the time of building permit application for fees due under tree removal permit.

D. Use of Urban Forest Fund Mitigation fees deposited in the Urban Forest Fund and interest earned thereon shall be used to plant and care for public trees in public space, parks, or other City-owned property. Expenditure of such funds shall be part of the budget approval process. Funds may be used for planting new trees and support of existing trees along with maintaining the established health and vitality of public trees. Sample activities include the following:

1. Planting and Replacing – Cost of new tree along with bed preparation, installation and staking. Dead tree removal including the stump when associated with new planting
2. Irrigation – Irrigation of new canopy trees along with irrigation repair for existing public trees.
3. Urban Tree Canopy Studies – Periodic updates to the tree canopy data that is part of the city-wide Geographical Information System (GIS) to provide data on the ongoing status of the city-wide tree canopy.

8.16.10 Administration and Relief Measures

A. Administration.

The Tree Preservation Administrator shall be the responsible official for administering the contents of this section.

B. Relief measures require approval by the City Council upon a recommendation from the Planning and Zoning Commission.

8.16.11 Definitions. The following definitions shall apply to this Section 16:

Caliper Inches. The measurement of the average cross-sectional diameter of the trunk of an existing tree at four and one-half (4½) feet above grade in inches, also

known as diameter at breast height (DBH). If the tree is on a slope, it shall be measured from the high side of the slope. Newly planted trees shall be measured six (6) inches above grade.

Clear-Cut. The act of cutting down and removing every tree from an area.

Mitigation. The act of reducing the severity of tree removal from a development site by strategically preserving, planting, or paying into the Urban Tree Fund.

Non-Disturbance Area. Any area of a proposed subdivision or site within which no grading or other development activities will take place. These areas shall be protected during construction according to Section 8.16.7.

Qualified Professional. A Qualified Professional is a land surveyor, arborist, horticulturalist, or master gardener.

Pad Site. (Specifically for Tree Ordinance) The footprint of a principal building or addition to a principal building to be placed on a platted lot or tract, as evidenced from an approved building permit application, together with all land lying within ten (10) linear feet of such footprint. Platted lots that are zoned for single-family use and for which a permit for a single-family dwelling has been issued may include driveways, patios, swimming pools and other paved areas normally associated with single-family dwellings.

Protected Tree. Any species of tree eight (8) Caliper Inches or more in size that is **not** an Unprotected Tree.

Public Tree. Any protected tree species regardless of size located in public right of way, parks, or other City-owned property.

Removal of Tree. The act of directly or indirectly cutting down, destroying, taking out, or effectively removing a tree.

Right-of-Way. The area of real property in which the City has a dedicated or acquired right-of-way interest. It shall include the area on, below or above the present and future streets, alleys, avenues, roads, highways, parkways or boulevards dedicated or acquired as right-of-way.

Riparian Buffer Zone. The transitional areas between uplands and adjacent streams, ponds, lakes, and other freshwater bodies, characterized by the presence of moisture tolerant vegetation on banks, edges, or limits of freshwater bodies.

Street Yard. Area defined by a line parallel to the building which extends to the property lines in both directions and public right-of-way. Includes multiple rights-of-way, if applicable.

Tree Preservation Administrator. The person assigned by the City Manager to administer this Tree Preservation Ordinance or his designee.

Unprotected Tree. Any tree of the following species regardless of size:

Silver Maple	Acer saccharinum
Sugar Hackberry	Celtis laevigata
Hackberry	Celtis occidentalis

Honey Locust	Gleditsia tracanthos
Bois d'arc	Maclura pomifera
Bradford Pear	Pyrus calleryana
Mimosa	Albizia julibrissin
Red Mulberry	Morus rubra
Ashe Juniper	Juniperus ashei
Redberry Juniper	Juniperus pinchotii
White Mulberry	Morus alba
White (Silver) Poplar	Poplus alba
Lombardy Poplar	Populus nigra italica
Cottonwood	Populua deltoids
Willow	genus Salix
Green Ash	Fraxinus pennsylvanica
Arizona Ash	Fraxinus velutina
Black Locus	Robinia pseudoacacia
Mesquite	Prosopis glandulosa
China Berry	Melia azedarach
Firethorns	Pyracantha

Article 9 SIGN STANDARDS

LAST UPDATE: APRIL 5, 2022

ORDINANCE NO. 11186-2022

CASE NUMBER: TAM-22-02-0003

Table of Contents

		Page No.
Section 1	*Purpose*	*3*
Section 2	*Objective*	*3*
Section 3	*Applicability*	*4*
Section 4	*Administration*	*4*
Section 5	*Definitions*	*4*
Section 6	*Allowed Signs Not Needing Permits*	*13*
Section 7	*Prohibited Signs*	*15*
Section 8	*Types of Signs*	*17*
	Wall Signs	*19-21*
	Monument Signs	*22-27*
	Projecting Signs	*28-29*
	Entryway Signs	*30*
	Awning Signs	*31*
	Canopy Signs	*32*
	Window Signs	*33*
	Drive-Thru/Walk-Up Signs	*35*
	Gasoline Price Signs	*36*
Section 9	*Digital Billboards and Signs*	*37*
Section 10	*Registration of Sign Operators*	*42*
Section 11	*Permit Issued on Condition That It May Be Withdrawn*	*42*
Section 12	*Disposition of Discoveries*	*42*
Section 13	*Variances to Sign Ordinance*	*43*
Section 14	*Enforcement*	*43*
Section 15	*Severability*	*44*

SECTION 1 – PURPOSE

1. The purpose of this Article is to create a clear and uniform set of sign regulations to promote a positive city image with effective and visually pleasing signage. The goal is to strengthen the economic stability of Grand Prairie's tax base and to avoid visual clutter, which is potentially harmful to automobile and pedestrian safety, property values, business opportunities, and community appearance. This article is also to ensure that the constitutionally guaranteed right to free speech is protected. 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.

SECTION 2 – OBJECTIVE

1. In addition to protecting the health, safety, welfare of the community, and the right to free speech, these standards are adopted in order to:

   A. Recognize that most signs, by their nature, are designed and located to be seen by the driving public, and to ensure that they are sized, located, and otherwise regulated so as to maximize traffic safety and to enhance automobile and pedestrian safety;

   B. Recognize that visual clutter leads to a decline in the community's appearance, a decline in property values, and a decline in the effectiveness of the signs;

   C. Identify business, residential and public uses in a manner that produces aesthetic appeal to businesses and residents without creating confusion, unsightliness, or visual obscurity of adjacent business or other neighboring structures;

   D. Encourage the integration of signs with the surrounding environment, including scale of development, landscaping, and building design;

   E. Encourage a better aesthetic environment by enhancing the appearance of the City's major corridors;

   F. Develop and adopt policies to ensure that entrances are easily identifiable and minimize urban clutter;

2. These objectives and strategies are to be pursued in applying the specific standards of this Article. This Article is not intended to and does not restrict speech on the basis of its content, viewpoint, speaker, or message. Any classification of signs in this article that permits speech by reason of the type of sign, identity of the sign user, or otherwise, will also be interpreted to allow noncommercial speech on the sign. To the extent that any provision of this Chapter is ambiguous, the term will be interpreted not to regulate on the basis of the content or speaker of the message. Furthermore, the regulations herein are not intended to regulate religious or political speech or to impose restrictions on hand-held signs, or seasonal or religious decorations or symbols, nor are these regulations intended to restrict any legally-engaged first-amendment events or expressions.

SECTION 3 – APPLICABILITY

This Article applies to all advertising displays in the City.

1. The term "advertising displays" shall mean and include any letter, figure, character, mark, plane, point, marquee sign, design, poster, pictorial, picture, stroke, stripe, line, trademark, or reading material which shall be constructed, placed, attached, painted, erected, fastened, manufactured, or displayed in any manner whatsoever for the purpose of informing the public or for the purpose of advertising about the nature, type, or quality of goods, services, or activities available; or to advertise the name of any firm, corporation, business, or any other enterprise, or its nature, type or quality of goods, services, or activities; or to attract to or identify any of the aforementioned or by its nature, act to draw attention to a business. Every display shall be classified and shall conform to the requirements set forth in this Article.

2. Any change in use or external addition to an existing structure shall comply with this Article.

3. This Article shall not relate to building design, nor shall the Article regulate official traffic signs, gravestones, lighting, or displays of a seasonal or traditional nature which are not commercially-oriented, scoreboards on athletic fields, or any display or construction not defined herein as a sign.

SECTION 4 – ADMINISTRATION

1. PERMIT REQUIRED

Except as provided in this Article, no person shall erect, alter, renovate, or demolish any permanent sign or sign structure until a permit for such work has been issued by the City accordance with the requirements of all City codes. A permit is also required for any alteration to the copy face or lettering of any sign, other than EMCs or signs displaying gas prices.

2. PERMIT NOT REQUIRED

Signs listed Section 6 shall be exempt from sign permitting, but shall comply with other regulations contained in this Article or other law.

SECTION 5 - DEFINITIONS

1. ***Abandoned Permanent Sign:*** A sign permitted as a sign (other than a Temporary Sign or Billboard) and which is attached to a building or lease space which has become vacant, or a sign which sits on a lot or parcel having no building with a valid Certificate of Occupancy.

2. ***Abandoned Temporary Sign:*** A sign meeting the definition of Temporary Sign, which has been left in place for longer than 6 months.

3. ***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.

4. ***Announcement/Directory/Bulletin Board Sign:*** Signs not readily visible from a public street that provide public service information or any similar public interest information or related advertising for a general business located on the same premise.

5. ***Attached Signs:***

   A. ***Balloon/Inflatable Device/Inflatable Character:*** A non-porous, flexible envelope inflated with compressed, pressurized, or exhausted air through means of a device which exhausts air into the envelope, such as a fan or compressor, causing the envelope to expand. A Balloon or Inflatable shall not include or have attached to it any banner(s), attention-attracting device(s), or any other type of sign.

   B. ***Banner:*** Signs made of flexible material that is firmly attached to a building at four or more points. An exception may be made to allow banners attached to permanent light poles or standards within parking lots or along drive aisles or dedicated streets, provided the pole or standard includes permanent mounting points that secure the banner on at least two sides.



Fig. 9-1
Allowed types of banners

   C. ***Canopy Sign:*** Signs that are structurally part of a canopy or the skin of a canopy.

   D. ***Gasoline Pump Sign:*** Signs not exceeding 12 square feet which are attached to gasoline pumps.

   E. ***Gas Canister Rack Sign:*** Signs not exceeding 12 square feet which are attached to vending racks or cages for fuel canisters.

   F. ***Hanging Sign:*** See "Projecting Sign".

   G. ***Mural:*** An image or series of images or characters constituting artwork which is painted or affixed directly to a wall, ceiling, or window (See Section 8.10.)

   H. ***Painted Sign:*** Signs not meeting the definition of wall sign or mural that are painted directly to the exterior surface of a building.

I. ***Projecting Sign:*** Signs with at least 8 feet of vertical clearance which are attached to any side of a building and which project outward or hang from the building or structure so that the main body or area of the sign is physically separate from the structure to which it is attached. Also includes "hanging signs" (See Section 8.5.)

J. ***Roof Sign:*** Signs placed above the prevailing horizontal plane of the parapet on a building with a flat roof, or the eaves of a pitched or mansard roof, as viewed from any elevation.

K. ***Wall Sign:*** Permanent signs constructed of a durable material such as metal, stone, acrylic, or other engineered product. Wall Signs are structurally attached to a building along a plane that is parallel to the building face to which it is attached. (See Section 8.2.)

L. ***Window Sign:*** Signs mounted, painted, or installed on a window pane or located within five feet of a window pane and facing toward the public outside of the building (See Section 8.9.)

6. ***Attention Attracting Device:*** Temporary, non-structural signs, objects, or devices which move, flicker, flap, flash, gyrate, or make noise through the utilization of air, wind, electrification, or other means, the primary function and purpose of which is to attract the attention of the public.

The following signs are examples of attention attracting devices:

A. Air Dancers:



Fig. 9-2
Air Dancers

B. Temporary Flags, including streamers, pendants, bow flags, pin flags, fin flags or similar devices, either tethered or attached to a permanent or temporary object or structure, or tethered to or placed upon or in the ground, earth, or pavement (does not include flags intended for residential or household use, or permanent flag pole):



Fig. 9-3
Streamers



Fig. 9-4
Fin Flags

C. Signs with a revolving beam, beacon of light and/or search lights.

D. Signs with a light resembling an emergency vehicle.

E. Signs resembling a traffic control signal, whether current traffic control signal or one of an older design.

F. Other signs or devices as determined by the Director or designee.

7. ***Available Wall Area:*** The continuous portion of a building between two terminating corners, not including doors/windows.

8. ***Bandit or Snipe Sign:*** Unauthorized signs posted on utility poles, street signs, traffic signals or signal supports, signal boxes, fences, barricades, trees, or other fixtures within the public right of way or public property. May also apply to signs on private property not meeting the definition of a Temporary Sign.

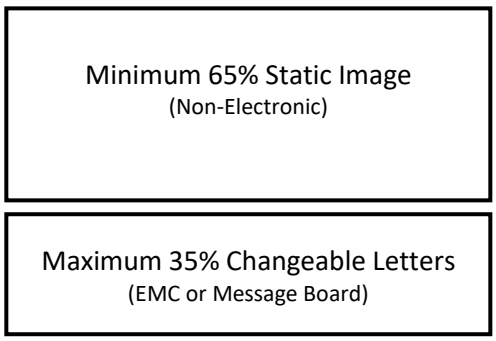
9. ***Billboard:*** A ground-mounted sign which exceeds the maximum height and size allowed for a monument sign, and which typically displays other characteristics not authorized by this code for permanent signage, including an exposed or wrapped support pole on which the sign structure is mounted, opaque vinyl or fabric copy, external lighting mounted to the sign structure, and a partially or fully exposed internal support structure behind or between the sign faces.

10. ***Blinking:*** Means a form of flashing where a pattern of sudden illumination changes occur with more than two (2) on-off cycles per second.

11. ***Changeable Signs:***

A. ***Electronic Message Center (EMC):*** A panel consisting of individual electronic elements such as Light Emitting Diodes (LED) which are stimulated by electricity to produce controlled light impulses to create a changeable message across a display area. The intention of this code is that an EMC will convey information in a static format with no movement or flashing that could potentially cause driver distraction. A maximum of 35% of a permitted monument sign face area is permitted for an EMC up to 50 square feet. *Electronic Message Center Signs maintained by the City of Grand Prairie are used for educational, informational, and public service messages and are therefore exempt from these regulations.*

B. ***Message Board:*** A panel consisting of a durable plastic or metal backing on which moveable characters may be arranged to create a message. A maximum of 35% of a permitted monument sign face area is permitted for a message board up to 50 square feet.
(See following page for diagram.)



C. ***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.

D. ***Parking Lot Kiosk Sign:*** Signs that are installed with a permanent, dedicated cabinet structure within a parking lot, that do not exceed 16 feet in overall height with a minimum 84 inches of vertical clearance, that do not encroach into or beyond the striped boundary of any parking space or landscaping island, that are set back at least 300 feet from any public street right-of-way, and that display a changeable message not readily visible from any public street right-of-way.

E. ***Sandwich Board:*** A movable, non-illuminated sign with a self-supporting frame typically made of a lightweight material such as wood, plastic, or aluminum, having one or two faces displaying a message not readily visible from the traffic lanes of a public street.

F. ***Shopping Cart Return Sign***: Signs not exceeding 12 square feet which are attached to shopping cart returns or corrals.

12. ***Character:*** Individual alphabet letter or numeral.

13. ***City:*** The City of Grand Prairie

14. ***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.

15. ***Directional Signs:***

A. ***Traffic Signs:*** Official signs erected as required by government for public safety purposes.

B. ***Drive Entrance/Exit Signs:*** Non-illuminated signs not exceeding 30 inches in height placed on private property at entrance points or along internal circulation routes.

C. ***Pavement Markings:*** Directional markers applied directly to pavement or driving surfaces on private property and typically meeting the standards of the most-recently adopted *Manual on Uniform Traffic Control Devices*.

16. ***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.

17. ***Entryway Sign:*** A sign used to identify the entrance to a commercial or residential development or subdivision. (See Section 8.6.)

18. ***Erection/Construction/Installation:*** The process whereby a sign is put in place.

19. ***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.

20. ***Flag (Permanent Pole):*** Means a piece of cloth or similar material, typically rectangular or square, attachable along no more than one side at two or more points to a permanent flag pole by means of a durable rope or cord and providing a minimum of 8 feet of clearance from the ground to the lowest point of the flag while at rest. A permanent flag pole shall be attached to the ground by means of a permanent footing, or to the roof or sides of a building. (For flags designed to be attached on more than one edge, including changeable or seasonal flags mounted on light poles or standards, see "Banner." For flags not mounted to permanent flag poles, see "Attention-Attracting Device.")





Fig. 9-5 Flags on Permanent Poles

21. ***Freestanding Signs (See Section 8.3 and Section 8.4):***

A. ***Monument Sign:*** Signs which stand directly on the ground and are freestanding, which means they are structurally independent from any building or structure, having no clear space for the full width of the sign between the bottom of the sign and the surface of the ground.

B. ***Pole/Pylon Sign:*** A sign placed upon one or more individual poles for support. See also "Billboard".



Fig. 9-6 Pole/Pylon Signs

22. ***Height of Signs:*** Height of signs shall be considered measured from the grade at the base of the sign to its maximum height including any devices or accoutrements such as solar panels, antennas, or lighting rods.

23. ***Illegal Signs:*** Signs erected without a permit, without property owner permission, or signs, whether permitted or unpermitted, erected in a district without meeting the minimum requirements of that district. *See "Non-Conforming Signs (Illegal)"*.

24. ***Illuminated Sign:*** Directly lighted by any artificial light source, internal or external.

25. ***Immediate:*** Means a type of display transition that is achieved by the instantaneous changing from one message, content and/or image to another.

26. ***Kiosk Sign Plaza:*** Sign structures featuring a developer ID Panel at the top of each structure and located within, or immediately adjacent to, a subdivision or neighborhood and used for the purpose of directing traffic to the location of individual homebuilder communities. (See Section 8.3.)

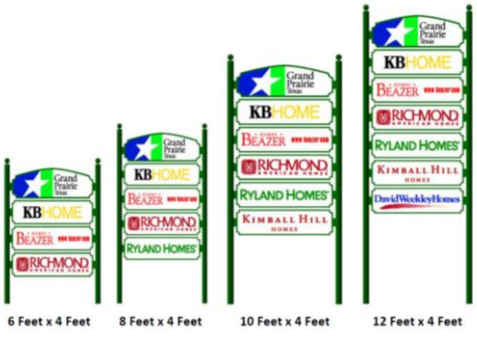


Fig. 9-7 Kiosk Sign Plaza

27. ***Lease Space:*** A portion of a multi-tenant building bounded by exterior walls and demised interior walls, including the ceiling.

28. ***Licensee:*** Means a person, persons, firm or corporation authorized by a license agreement to design, erect and maintain directional Sign Kiosk Plazas within the City.

29. ***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.

30. ***Multi-Sided Sign:*** Signs mounted beyond a maximum allowable angle of 45 degrees to one another.

31. ***Non-Conforming Signs (Legal):*** Signs which were conforming to zoning codes in force at the time of construction but which do not comply with this Article.

32. ***Non-Conforming Signs (Illegal):*** Signs which were not conforming to codes in force at the time of construction and which do not comply with this Article. See "Illegal Signs".

33. ***Official Signs:*** Signs erected or required by a governmental entity, more specifically defined in Section 6.

34. ***Person:*** An individual, form, partnership, joint venture, association, corporation or any other group acting as an independent unit.

35. ***Planning Director:*** The Director of Development Services or designee.

36. ***Prohibited Signs:*** Signs not specifically allowed by this Unified Development Code or listed in Section 7 – Prohibited Signs.

37. ***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).

38. ***Searchlights:*** Beacons of high-intensity light used to attract attention to a location.

39. ***Signs (In General):*** A visual representation of name, identification, symbol, message, description, display, or illustration which is printed, etched, routed, embossed, painted, written, or drawn upon a material or medium that is attached to or affixed to a building, structure, device, footing, or piece of land which directs attention to an object, product, place, area, organization, activity, institution, message, service, or business.

40. ***Sign Area/Face:*** Total possible display area of a sign, excluding open spaces or supports, unless they are designed to attract attention.

41. ***Sign Locations:*** Signs located along freeways or 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).

42. ***Static:*** Means a type of display during which a message, content and/or image display remains fixed and unchanging.

43. ***Subdivision/Neighborhood Sign:*** See: "Entryway Signs".

44. ***Temporary Signs:*** A sign which is not a banner, attention-attracting device, or bandit sign, and which is intended to be used for a period of 6 months or less. Temporary signs have a solid, durable backing, are not illuminated, and are fastened into the ground such that the sign remains upright and does not deflect more than 3 degrees off of center in any direction. Temporary signs which are left standing longer than 6 months must be removed or modified so as to meet the standards of a permanent sign.

45. ***Unified Signage Plan:*** See Section 13 – Variances.

46. ***Visibility Triangle, as defined by the City's Traffic Engineer or Department, or as "all of that portion of land lying within a triangular shaped area at each intersection of a public right-of-way within public right-of-way or curb cut within the City described by metes and bounds as follows:*** Beginning at the precise corner of the intersection point of the curb of the street with the curb of a driveway or curb of another public right-of-way intersection forming each corner and extending thirty (30) feet along each such curb line from said curb intersection point, the third side being determined by the drawing of a straight line from the ends of each such thirty (30) foot extension (whether said land be privately owned or unpaved or un-traveled street right-of-way property). Where no curbs are in existence at such intersections, said thirty (30) foot lines shall coincide with the central flow line of the ditch(es) paralleling such uncurbed street(s) as such central flow line shall be determined by the City Engineer.)"

47. ***Whirling/Moving Signs:*** Signs that are animated or physically revolve, move up, down, sideways or around.

48. ***Wind-Driven Signs:*** Any flag, spinner, pennant, streamer, hot air balloon or similar device that is intended to move freely in the wind.

SECTION 6 - ALLOWED SIGNS NOT NEEDING PERMITS

The following signs shall not require a permit and shall be subject to the following:

1. ***Official Signs,*** *signs erected or required by a governmental entity, including but not limited to:*

    A. Traffic control signs authorized by any governmental agency.

    B. Signs, notices, placards, certificates and official papers, authorized or required by any statue, government agency, public school or court.

    C. Public utility warning and underground line identification signs.

    D. Signs or markers used by a Public Utility holding a franchise from the City of Grand Prairie.

    E. Historical markers/commemorative plaques or cornerstones.

2. ***Temporary Signs,*** shall meet the following regulations:

    A. Temporary signs are not intended to be used as a substitute for permanent signage;

    B. All temporary signs shall have a solid, durable backing, and shall be fastened into the ground such that the sign remains upright and does not deflect more than three (3) degrees off of center in any direction;

    C. Temporary signs shall not be illuminated;

    D. No temporary sign shall remain on a property for longer than six (6) months;

    E. One temporary sign is allowed per property for each 300 feet of street frontage;

    F. On properties of less than one (1) acre, the maximum size of a single temporary sign shall not exceed eight (8) square feet;

    G. On properties one (1) acre in size or greater, the maximum size of a single temporary sign shall not exceed 32 square feet;

    H. Signs exceeding eight (8) square feet, or not located along a street classified by the City as a local street, shall not have any reflective surface;

    I. Prior to placing a temporary sign on a property, any existing temporary sign along the same street frontage shall first be removed if the placement of the new sign will cause the number of temporary signs to exceed the number allowed on the property;

    J. Temporary signs shall be driven firmly into the ground to prevent theft and loss due to wind;

    K. Temporary signs shall be placed on private property only with the consent of the property owner. Any signs placed within easements, public right-of-way, or private

property without permission of the owner, are subject to removal without compensation;

L. An exception to these regulations may be made for temporary signage approved through a Special Event Permit;

M. The Chief Building Official or a Code Enforcement Officer is authorized to require the removal of a temporary sign if, in his or her reasonable judgement, the temporary sign is or has become dilapidated, obsolete, or is a nuisance to the public. Such decision of the Building Official or Code Enforcement Officer may be appealed to the Zoning Board of Adjustment, provided that the sign has not already been in place longer than six (6) months and that the affirmative decision of the Board to authorize the request will not authorize a temporary sign to remain in place longer than six (6) months and that the affirmative decision of the Board will not authorize a sign that is not otherwise authorized by this Article;

N. The regulations herein are not intended to regulate religious or political speech or to impose restrictions on hand-held signs, seasonal or religious decorations or symbols, or to restrict any legally-held first-amendment events or expressions.

3. Building Directory or Bulletin Board Signs intended for pedestrians, provided such are not readily visible from a public street right-of-way;

4. Sandwich Board signs not exceeding five (5) feet in height, provided that no Sandwich Board sign is set more than 20 feet from a building entrance and that the minimum required sidewalk width is maintained;

5. Signs applied directly to a roof or top of a building in such a way that the sign cannot be seen except from a height that is greater than the highest point of the building;

6. Changing the message of an Electronic Message Center (EMC) sign or manual Message Board;

7. Signs located inside a building, decals or unlit placards within windows or doors, provided such decals or placards are not readily visible from a dedicated street. For businesses or storefronts which are accessible only by foot, signs which impose a structural load or which require electrification shall comply with the Construction Chapter of the Grand Prairie Code of Ordinances even if they are not visible from a dedicated street;

8. A sign within or on railway property and placed or maintained in reference to the operation of such railway;

9. Underground utility warning signs and other safety signs, including flags placed in the ground for the purpose of marking underground utilities;

10. Permanent Flags; However, the City may require a building permit for the support structure;

11. Shopping Cart Return Signs.

SECTION 7 – PROHIBITED SIGNS

The following signs are specifically prohibited. Other signage not meeting these definitions may be prohibited as warranted, based on a case-by-case review.

1. SIGNS IN PUBLIC RIGHT-OF-WAY

Signs are prohibited in the public right-of-way except for the following:

A. An official sign posted or required by a governmental authority, including EMCs and message boards.

B. A sign approved by the City under a right-of-way use agreement.

C. Signs on vehicles or trailers while lawfully in operation on public rights-of-way, which includes the street;

D. Sandwich Board signs not exceeding five (5) feet in height, provided that no Sandwich Board sign is set more than 20 feet from a building entrance and that the minimum required sidewalk width is maintained.

2. ATTENTION-ATTRACTING DEVICES

3. POLE SIGNS

New pole signs are prohibited. Existing legally-permitted pole signs which become vacant or abandoned may not be returned to use but shall be removed.

4. MULTI-SIDED SIGNS

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.

5. BILLBOARDS

The construction of new billboards is prohibited within the City of Grand Prairie, though existing billboards may be converted to a digital face in accordance with Section 9.

6. BANDIT SIGNS

7. TEMPORARY FLAGS

Flags not meeting the definition of Permanent Flag are Attention-Attracting Devices.

8. PORTABLE SIGNS

Portable signs which do not meet the definition of a temporary sign are prohibited with the following exceptions:

A. Sandwich Board signs not exceeding five (5) feet in height, provided that no Sandwich Board sign is set more than 20 feet from a building entrance and that the minimum required sidewalk width is maintained.

B. Hand held signs or signs worn on the body.

C. Signage on a licensed vehicle or trailer.

9. WHIRLING SIGNS, MOVING SIGNS, WIND-DRIVEN SIGNS

With the exception of permanent flags, signs which are designed to move through mechanical, electrical, or wind-driven power are prohibited. This prohibition includes signs in which the whole sign moves or in which a portion of the sign moves.

10. REFLECTIVE SIGNS

Reflective signs are prohibited, with the exception of governmental or public safety signs or signs meeting the definition of Temporary Sign which are no larger than eight (8) square feet and are placed directly adjacent to any street designated by the City as a Local street.

11. BALLOONS, INFLATABLE DEVICES OR INFLATABLE CHARACTERS

EXCEPTION: These may be permitted no more than two times per tenant within 12 months for a period of ten days each, provided that the inflatable device:

1. Is not placed within any yard or setback required for the zoning district in which the inflatable device is placed, as provided in Article 6 of the Unified Development Code;

2. Does not project higher than 15 feet above the maximum height allowed in zoning district in which the inflatable device is placed, as provided in Article 6 of the Unified Development Code;

3. Does not occupy or otherwise render unusable any required parking space.

4. Does not incorporate any other feature defined as an Attention-Attracting Device.

12. **ABANDONED/VACANT PERMANENT SIGNS**

If the Chief Building Official shall determine any sign is illegal, unsafe or insecure, has been vacant or abandoned, or presents a hazard to the public in any way, he/she shall direct written notice to the owner, agent, or person having the beneficial use of the land, building, or structure upon which the sign is located. If, within 15 days, the sign is not repaired, made conforming, or removed, the Chief Building Official is hereby authorized to cause removal of such sign, and any expense incident hereto shall be paid by the permit applicant, owner of the land, building, or structure to which such sign is attached or upon which it is erected. The Chief Building Official may cause any sign, which is determined to be an immediate hazard to the general public, to be removed summarily and without notice. Any Permanent Sign on a vacant lot or parcel, other than a legally-permitted Billboard, is considered abandoned and shall be removed upon notice from the City.

13. PERMANENT SIGNS IN SINGLE-FAMILY RESIDENTIAL DISTRICTS (INCLUDING DUPLEX AND 2F DISTRICTS)

Excludes monument signs, entryway signs, and directional signs so long as such signs are placed on commonly owned and maintained property or within a dedicated easement.

14. ALL SIGNS NOT EXPRESSLY PERMITTED IN THIS ARTICLE

SECTION 8 – TYPES OF SIGNS

8.1 INTRODUCTION

The following sign standards are intended to be comprehensive. Any interpretations of definitions or standards are at the sole discretion of the Planning Director or designee. The following standards will apply to all permitted sign types:

A. A maximum of three (3) attached sign types are permitted per building or lease space, including wall sign, projecting sign, awning sign, canopy sign, hanging sign, roof sign, and marquee sign but not including ground signs, temporary signs, or window signs. For projecting signs which project from a corner of the building, 50% of the overall dimensions of the sign shall be counted against the signage allowance for each building face where the edges on each face form the corner from which the sign projects.

B. To reduce sign clutter, use of individual types of signs shall be subject to the following limitations:

1. The total number of wall signs, awning signs, hanging signs, or canopy signs along each building elevation shall be limited to three (3) per tenant, with building elevation defined as spanning from building corner to building corner;

2. No more than one projecting sign or marquee sign shall be allowed per elevation spanning from building corner to building corner. A sign that projects from a building corner shall be counted as a projecting sign for each elevation which terminates at that corner;

3. No more than one (1) roof sign shall be allowed per building and no more than two (2) roof signs shall be allowed per city block.

C. Signs shall be kept in good repair and proper state of preservation.

D. The cumulative size of attached signs shall not exceed a maximum of 15% of each building face, regardless of the type and number of attached signs.

E. No attached sign, regardless of overall size, shall have a horizontal dimension that exceeds 75% of the width of the wall plane to which it is attached. The horizontal dimension is the distance between the furthest two horizontal points of a sign or any group of signs attached to a wall.

F. Roof signs shall not exceed 15 feet in height or 25% of the building height, whichever is less.

G. Window sign coverage is allowed at a maximum of 25% of building windows; excluding murals that are applied to the windows of an unoccupied building (see 8.2 Wall Signs - "Special Conditions".)

H. Flashing, blinking or other attention attracting devices are not permitted. This also applies to signs/devices within five (5) feet of the inside face of a window or door.

I. Permanent flags may be constructed in addition to monument signs allowed in this section, provided that no support structure for a permanent flag be constructed more than 15 feet higher than the maximum height for a building in the zoning district where the permanent flag is installed.

J. Accent lighting shall not be considered a sign as long as the area of the lighting, together with the permitted signage, does not exceed 150% of the allowable signage area for each building elevation or wall.

K. Where there is a conflict between a land use regulation and a structural regulation, or other conflict not otherwise addressed by this Article, the more restrictive will apply.

L. Where the Code is silent or where the rules of this Code do not provide a basis for concluding that a sign is allowed, the sign in question will be prohibited.

M. Signs shall be constructed in accordance with current building codes.

N. This Article is not intended to and does not restrict speech on the basis of its content, viewpoint, speaker, or message. Any classification of signs in this Article that permits commercial speech by reason of the type of sign, identity of the sign user, or otherwise, will also be interpreted to allow noncommercial speech on the sign. To the extent that any provision of this Chapter is ambiguous, the term will be interpreted not to regulate on the basis of the content or speaker.

O. If the Code enforcement Manager, Chief Building Official or designee determines any sign is illegal, unsafe, unsecured, vacant, abandoned, ill maintained or presents a hazard to the public in any way, he/she may provide written notice to correct any violations thereof to the owner, agent, or person having the beneficial use of the land, building, or structure upon which the sign is located. If the sign is not repaired, made compliant, or removed within the time period specified, then the city official is hereby authorized to take enforcement action as described in the Code of Ordinances Section 1-16. Furthermore, if the sign has not been made compliant, the sign may be brought to the Building Advisory and Appeals Board to cause removal of such sign, and any expense incident hereto shall be paid by the permit applicant, owner of the land, building, or structure to

which such sign is attached or upon which it is erected. If it is determined that the sign is an immediate hazard to the general public, the Chief Building Official may have the sign removed summarily and without notice.

8.2. WALL SIGNS

A. Description

Wall signs are permanent signs constructed of a durable material such as metal, stone, acrylic, or other engineered product. Wall Signs are structurally attached to a building along a plane that is parallel to the building face to which the sign is attached.

Signs on windows, attached to windows, or viewed through windows are covered in section 8.9.

B. Street Type and Frontage	
Permitted on all street types.	
C. Sign Dimensions - Area	
Total wall area, max (%)	15% per wall
D. Sign Dimensions - Height	
Not to exceed height of structure	
E. Sign Dimensions - Width	
Associated tenant space, max (%)	75%
F. Number of Signs	
Signs per building max	NA
G. Setbacks and Spacing	
Setbacks	NA
H. Illumination	
Lighting may be: internal and external.	
I. Electronic Message Centers/Message Board	
EMCs and Message Boards are not allowed on a building face	

Figure 9-21: Acceptable





Figure 9-22: Not Acceptable





B. Special Conditions

1. Wall signs shall be constructed of a rigid, durable material such as metal or acrylic and shall be structurally mounted to face of a building.

2. Electrical componentry shall be concealed behind the sign or cabinet.

3. Multiple wall signs shall be permitted, provided that the cumulative area of all signs does not exceed the maximum permitted area and that the number of distinct attached sign types does not exceed three (3).

4. No wall sign, regardless of overall size, shall cover an area that exceeds 75% of the width of a single wall plane.

5. All wall sign installations shall preserve a clear area between the extreme edge of the sign and any terminating building corner, or between the extreme edge of the sign and the boundary of any demised space. The total clear area shall be equal to a minimum of 25% of the width of the wall or the demised space, whichever is less.



6. The distance between the inner edge of a wall sign and the outer face of the wall to which it is attached shall not exceed 18 inches.

7. Murals may be allowed only in the Central Area (CA) zoning district under the conditions described in Section 8.10.

8. For multi-family apartment buildings, a maximum of two wall signs shall be permitted per street front, provided that they are separated by a minimum

of 500 feet. Additionally, the maximum area of each wall sign shall not exceed 100 square feet.

9. Wall signs for internal lease spaces without external wall are permissible as long as the total area of wall signs for all lease spaces does not exceed 15% of the wall plane to which the signs are attached.

C. Banner Signs:

1. One banner sign is allowed per business or other establishment (i.e. churches, schools, etc.) in a non-residential zoning district as a temporary use for a maximum of 30 days, No more than two (2) permits shall be issued per year for each business location. The issuance of the second permit shall not occur until the first permit has been expired for at least 30 days. Banner signs advertising seasonal activities for churches, schools or non-profit organizations shall be allowed for a time period less than 30 days any time during a year provided that such banner signs are not displayed for more than a total of 60 days per calendar year. Such signs shall be firmly affixed to the main building on the site, and may not be strung between temporary poles, hung from a fence or otherwise detached from the main building on the site. Such banner signs must obtain a sign registration permit prior to placement. The sign registration permit from Code Enforcement shall be affixed to the banner (no fee).

2. The maximum size of a banner sign shall not exceed sixty (60) square feet.

3. Torn, frayed and faded banner signs shall be removed. Replacement banners will require a sign registration permit prior to placement.

4. Banner signs are allowed only in Multi-Family, Commercial, General Retail, and Industrial Zoning Districts.

8.3. SINGLE-TENANT MONUMENT SIGNS

A. Description

Single-Tenant Monument Signs stand directly on the ground and are freestanding, which means they are structurally independent from any building or structure, having no clear space for the full width of the sign between the bottom of the sign and the surface of the ground.

A maximum of one tenant may be included on a single sign structure. *(See 8.4 Multi-Tenant Monument Signs if two or more tenant panels are planned on a single sign structure.)*

Single-Tenant Monument Signs shall include the address block where the sign is situated, but the space required for the address block is not included in the sign dimension calculation.

B. Street Type and Frontage	
Permitted on all street types.	
C. Sign Dimensions - Area	
Freeways and Arterial Streets –	Area, max. (s.f.)
0-299 ft linear street frontage	50
300 + ft linear street frontage	100
Other Streets – Area, max. (s.f.).	
0-299 ft linear street frontage	35
300-499 ft linear street frontage	50
500 + ft linear street frontage	100
D. Sign Dimensions - Height	
Height, max. (ft)	8
E. Sign Dimensions - Width	
Width, max. (ft)	15
F. Number of Signs Per Street Frontage	
0-399 ft linear street frontage, max	1
400 + ft linear street frontage, max	2
G. Illumination	
Lighting may be internal or external.	
H. Electronic Message Centers/Message Boards	
See Special Conditions	





Figure 9-32: Not Acceptable





B. Special Conditions

1. An Electronic Message Board or Message Center may be incorporated up to 35% of the sign area on each side of the sign, but shall not exceed 50 square feet in size on either side of the sign.

2. One Single-Tenant Monument Sign shall be permitted per lot, per street front, provided there are no pole signs on the lot. Two ground signs may be permitted along a single street frontage of 400 or more linear feet. The total area of both signs shall not exceed the maximum sign area permitted if a single sign were erected. The minimum separation between signs shall be at least 150 feet.

3. Single-Tenant Monument Signs shall be landscaped at the base of the sign in accordance with the following:

    A. The landscaped area shall extend a minimum of three feet from the sign base on all sides; and

    B. The minimum number of plants, including perennial flowers, shrubs, or native grasses shall be a minimum of 12 inches, number 10 per 50 square feet of required landscaped area and shall comply with the Landscaping and Screening Standards of Article 8 of the Unified Development Code.

4. The support structure shall be clad in materials that are similar to the materials of the primary building or buildings.

    A. Concealment of the sign structure along with a minimum of 50% of the sign cabinet is required using masonry cladding, which shall consist of brick, stone, cast stone, cultured stone, rock, exterior portland cement plaster (stucco) with 3 coats over metal lath or wire fabric lath, or fiber cement siding. The masonry material shall be of similar appearance to the primary structure or structures on the same property. The masonry material shall extend a minimum of 3 inches from the edge of the sign face.

    B. The following shall not be used on the exterior of a Single-Tenant Monument sign: unfinished metal, painted metal that is worn, chipped, faded, or damaged, PVC, EIFS, wood (other than engineered woods that have been approved for use on the primary building), or any material that would otherwise be prohibited in the Unified Development Code for use on a primary building.

5. ***Directional Signs:*** No more than two directional signs not exceeding 30 inches in height are allowed to be placed at entrance points or along internal

circulation routes. Directional signs require a building permit, shall not be illuminated, shall not be located within an easement or right-of-way, and shall be constructed with materials similar to those used for primary signage on the site or, if there are no uniform materials used for signs on the site, with materials similar to those required for the primary structure. This definition does not include directional markers applied directly to pavement or driving surfaces.

6. ***Kiosk Sign Plazas:*** New Kiosk Sign Plazas shall only be permitted upon approval and execution of a services contract between the City and the entity wishing to erect the sign or signs. The contract shall detail the terms of the design, installation, and maintenance of the signs, which shall generally conform to the design and dimensions seen below. The final terms of the contract, locations and appearance of the signs are subject to approval by City Council.

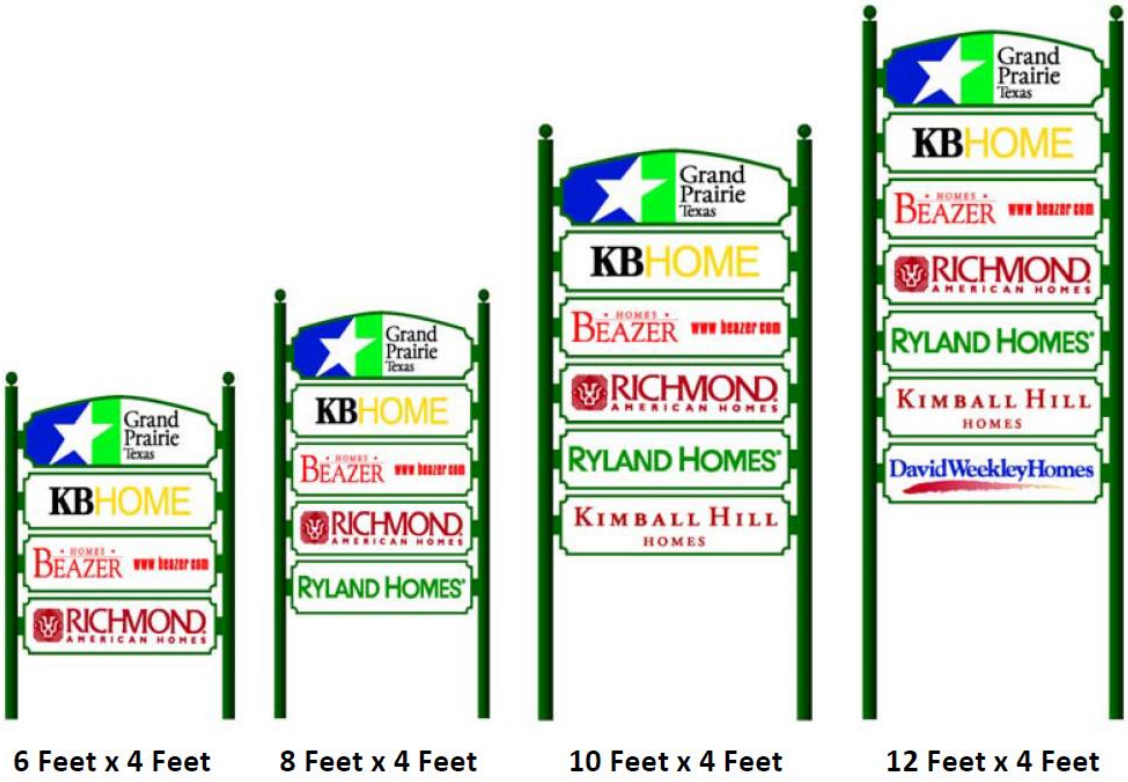


Figure 9-33: Kiosk Sign Plaza Acceptable Design and Dimensions

8.4. MULTI-TENANT MONUMENT SIGNS

A. Description

Multi-Tenant Monument Signs stand directly on the ground and are freestanding, which means they are structurally independent from any building or structure, having no clear space for the full width of the sign between the bottom of the sign and the surface of the ground.

Two or more tenants may be included on a single sign structure. The development as a whole shall not be considered a tenant.

Multi-Tenant Monument Signs must include the address block where the sign is situated, but the space required for the address block is not included in the sign dimension calculation.

Figure 9-41: Acceptable As To Design



Figure 9-42: Not Acceptable





B. Street Type and Frontage	
Permitted on all street types EXCEPT local streets	
C. Sign Dimensions - Area	
Freeways and Arterial Streets – Area, max. (s.f.)	
0-299 ft linear street frontage	100
300+ ft linear street frontage	200
Collector Streets – Area, max. (s.f.)	
0-299 ft linear street frontage	75
300 + ft linear street frontage	100
D. Sign Dimensions - Height	
Freeways and Arterials – max.(ft)	25
Collector – max. (ft)	15
E. Sign Dimensions - Width	
All Street Types – max. (ft)	15
F. Number of Signs Per Street Frontage	
0-399 ft linear street frontage, max.	1
400 + ft linear street frontage, max.	2
G. Setbacks and Spacing	
Setback: 1 foot for each foot of height	
H. Illumination	
Lighting may be internal or external.	
I. Electronic Message Centers/Message Boards	
EMCs and Message Boards are not allowed	

B. Special Conditions

1. One Multi-Tenant Monument Sign shall be permitted per lot, per street front, provided there are no other freestanding signs on the lot.

2. Two Multi-Tenant Monument Signs may be permitted along a single street frontage of 400 or more linear feet. The minimum separation between signs shall be at least 200 feet.

3. A Multi-Tenant Monument Sign shall not occupy the same platted lot as a Single-Tenant Monument Sign, unless the lot has multiple street frontages, in which case a Single-Tenant Monument Sign may be permitted on each additional street frontage.

4. The tenant panels shall be designed in accordance with the following:

    A. The minimum area of each tenant panel shall be 8 square feet;

    B. Panel design and material shall be consistent across all tenant panels;

    C. Tenant panels shall not be constructed of unfinished wood, opaque vinyl, metal, paper, fabric, or corrugated plastic;

    D. Vacant tenant panels or damaged panels which expose the interior of the sign shall be prohibited and must be repaired in a timely manner.

5. All Multi-Tenant Monument Signs require an address block. If there is more than one street number, the number range and street name shall be shown.

6. The support structure shall be clad in materials that are similar to the materials of the primary building or buildings.

    A. Concealment of the sign structure along with a minimum of 100% of the sign cabinet is required using masonry cladding, which shall consist of brick, stone, cast stone, cultured stone, rock, exterior portland cement plaster (stucco) with 3 coats over metal lath or wire fabric lath, or fiber cement siding. The masonry material shall be of similar appearance to the primary structure or structures on the same property. The masonry material shall extend a minimum of 3 inches from the edge of the sign face.

    B. The following shall not be used on the exterior of a Single-Tenant Monument sign: unfinished metal, painted metal that is worn, chipped, faded, or damaged, PVC, EIFS, wood (other than engineered woods that have been approved for use on the primary building), or any material that would otherwise be prohibited in the Unified Development Code for use on a primary building.

7. Multi-Tenant Monument Signs shall be landscaped at the base of the sign in accordance with the following:

    A. The landscaped area shall extend a minimum of three feet from the sign base on all sides; and

    B. The minimum number of plants, including perennial flowers, shrubs, or native grasses shall be a minimum of twelve (12) inches in height, shall number twenty (20) plants per fifty (50) square feet of required landscaped area, and shall comply with the Landscaping and Screening Standards of Article 8 of the Unified Development Code.

8.5. PROJECTING SIGNS

A. Description

Projecting Signs are generally attached perpendicular to the face of the building and extending outward.

Figure 9-51: Acceptable

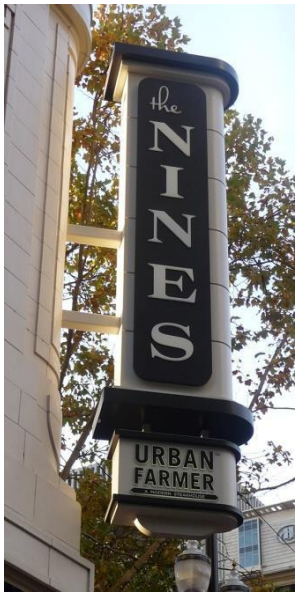
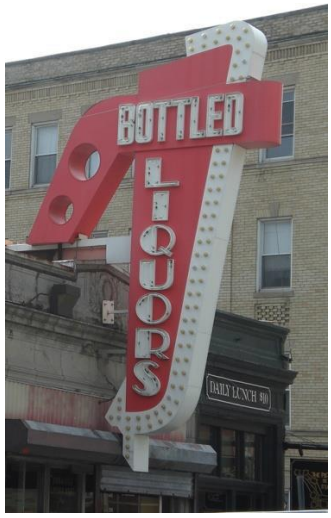




Figure 9-52: Not Acceptable





B. Street Type and Frontage	
Permitted on all street types except local streets.	
C. Sign Dimensions - Area	
Area, max. (s.f.)	36 sq ft per floor
D. Sign Dimensions - Height	
If attached to a single story building, the height of the top edge of the signboard shall not exceed the height of the wall from which the sign projects If attached to a multi-story building, the height of the top edge of the sign board shall not exceed the height of the sill or bottom of any second story window.	
E. Sign Dimensions - Width	
All Street Types, max. (ft)	3
F. Number of Signs	
Signs per street front, max.	1
G. Setbacks and Spacing	
Setbacks	NA
Vertical Clearance	8
From grade min. (ft)	9
If projecting over drive aisles; from grade, min. (ft)	14
H. Illumination	
Lighting may be internal only.	
I. Electronic Message Centers/Message Boards	
EMCs and Message Boards are not allowed	

B. Special Conditions

1. Projecting sign support structures must be constructed of metal.
2. The depth of the sign cabinet shall not exceed six inches.
3. The maximum distance from the wall to the outer edge of the sign shall be four feet.
4. The maximum distance between the wall and the inner edge of the sign shall be 18 inches.
5. The sign may not project over the public right-of-way unless approval is granted through an easement or right of way use agreement.
6. All projecting signs shall be double-sided. Only one side of the sign shall count against the sign allowance for a building elevation, except in the case of signs projecting from corners.

8.6 ENTRYWAY SIGNS

A. Description

An entryway sign identifies the entryway to a commercial development, single-family or multi-family subdivision and serves to provide an identity for the community. These signs do not provide for changeable tenant panels, Electronic Message Boards, or Message Centers (see Section 8.3 "Single-Tenant Monument" and Section 8.4 "Multi-Tenant Monument".)

Figure 9-61: Acceptable





B. Street Type and Frontage	
Permitted on all street types	
C. Sign Dimensions - Area	
Area, max. (s.f.)	50
D. Sign Dimensions - Height	
Height, max. (ft)	8
E. Sign Dimensions - Width	
Width, max. (ft)	NA
F. Number of Signs	
Per entry, max.	2
G. Setbacks and Spacing	
May be placed on either or both sides of a street providing direct access to a subdivision.	
H. Illumination	
Lighting may be internal or external.	
I. Electronic Message Centers/Message Boards	
EMCs and Message Boards are not allowed	
J. Additional Standards	
1. Permitted only on platted lots in C, Commercial, GR, General Retail, LI, Light Industrial, and residential zoning districts. 2. Allowed on commercial developments of more than 10 acres. 3. Commercial entryway signs are allowed in addition to the allowed number of freestanding signs. 4. Entryway signs shall be landscaped at the base of the sign in accordance with the following: a. The landscaping shall extend a minimum of three feet from the sign base. b. The minimum number of plants shall be 10 per 50 square feet of the landscaped area. All plants, ornamental grasses, groundcovers, and vines shall be species identified on the plant list approved by the Director or his designee.	

8.7 AWNING SIGNS

A. Description

An awning is generally a lightweight frame structure over which a covering is attached.

Figure 9-71: Acceptable



Figure 9-72: Not Acceptable



B. Street Type and Frontage	
Permitted on all street types.	
C. Sign Dimensions - Area	
Sign Area, max. (s.f.)	16
D. Sign Dimensions - Height	
Height, max. (ft)	NA
E. Sign Dimensions - Width	
Copy on awnings shall be limited to 75 percent of the awning width.	
F. Number of Signs	
Signs per building face, max.	NA
G. Setbacks and Spacing	
Setbacks	NA
H. Illumination	
None	
I. Electronic Message Centers/Message Boards	
EMCs and Message Boards are not allowed	
J. Additional Standards	

1. Vertical clearance of nine feet above grade from the bottom of the awning is required.
2. Awnings must be professionally constructed. The use of vinyl as a material is not permitted.
3. Sign shall consist of individual lettering or graphics applied directly to the surface of the awning.
4. Awning signs are permitted only on the first floor of the building.
5. Lettering and graphic is permitted on the front and side vertical panels only.
6. The maximum sign area is not to exceed 20 square feet.

8.8 CANOPY SIGNS

A. Description

Canopy signs may be used on freestanding canopies or canopies attached to buildings. Signs on the fascia will meet the same standards as Canopy Signs.

Figure 9-81: Acceptable – Primary Sign (on top of canopy)



Figure 9-82: Acceptable – Used in Combination with Wall Sign (on the fascia of canopy)



B. Street Type and Frontage	
Permitted on all street types.	
C. Sign Dimensions - Area	
Area, max. (s.f.)	35
D. Sign Dimensions - Height	
Height, max. (ft)	3
E. Sign Dimensions - Width	
Width, max. (ft)	NA
Copy on drive-through canopies shall be limited to 75 percent of the canopy width.	
F. Number of Signs	
Signs per tenant building face, max.	1
G. Setbacks and Spacing	
Setbacks	NA
H. Illumination	
External illumination is not allowed	
I. Electronic Message Centers/Message Boards	
EMCs and Message Boards are not allowed	

J. Additional Standards

1. Vertical clearance of nine feet above grade from the bottom of the canopy is required.
2. The area of canopy signs shall be counted towards the maximum wall sign area allowed for that elevation.
3. Individual letters or graphics may be internally illuminated, glow with a halo-illumination effect, or glow through the front faces.
4. Flashing lights, or exposed raceways, conduits, or transformers are prohibited.
5. Shall not extend above the second floor ceiling or the top of the roof, whichever is less.
6. Shall consist only of letters and/or geometric designs and not constructed as part of a sign can or cabinet.
7. Signage on freestanding canopies shall count against the signage allowance for the primary building face that most closely parallels the side of the canopy for which the sign is intended.

8.9 WINDOW SIGNS

A. Description

A window sign is generally affixed to a window for the purpose of being viewed from the exterior of a building.

Figure 9-91: Acceptable



Figure 9-92: Not Acceptable



B. Street Type and Frontage	
Permitted on all street types except local streets.	
C. Sign Dimensions - Area	
Area, max. (% of total window area)	25
D. Sign Dimensions - Height	
Height, max. (ft)	NA
E. Sign Dimensions - Width	
Width, max. (ft)	NA
F. Number of Signs	
Only one window sign per tenant, per elevation is allowed.	
G. Setbacks and Spacing	
Setbacks	NA
H. Illumination	
Not allowed	
I. Electronic Message Centers/Message Boards	
EMCs shall meet the specification and performance criteria for freestanding EMCs	
J. Additional Standards	

1. Window signs should not obscure the visibility into a tenant space. Every effort shall be made to integrate window signs with store window displays.
2. Flashing, scrolling, or moving signs that are readily visible from the public right of way are not permitted.
3. No fluorescent colors or reflective material shall be used for window signs.
4. Window signs are only permitted on the first story of the building.
5. Mannequins and storefront displays of merchandise sold are not considered window signs.

Figure 9-93: Window Area Calculation





8.10 WALL MURALS

A. Description

An image or series of images or characters constituting artwork which is painted or affixed directly to a wall, ceiling, or window

Murals are permitted subject to the following conditions:

A. Window murals are allowed to cover up to 100 percent of windows on an unoccupied building or lease space, provided the mural is removed prior to 12 months from the date of completion or prior to the issuance of a Certificate of Occupancy for the building or lease space on which the mural is installed. An extension may be granted by the Planning Director or designee if the mural is in good repair and a building permit has been issued for the building or lease space on which the mural is installed.

B. Wall murals are allowed up to 100 percent of the wall area, not exceeding a height of 40 feet above grade.

C. Lighting of a mural shall be external only.

D. Only one wall mural per building is allowed in the CA, Central Area zoning district, subject to approval by the City of Grand Prairie and subject to the Texas Department of Transportation if the building has frontage on or if the wall is visible from Texas Highway 180 (Main St.)

E. Murals outside the CA, Central Area zoning district are allowed only if approved by City Council.

B. Special Conditions

A. Murals shall be applied with a weather-resistant substance that can be easily removed, peeled or scraped off.

B. Should the mural become faded, peeled, illegible, or severely weathered in the opinion of the Planning Director or his designee, the owner, or the person or firm maintaining the same, shall, upon written notice, repair or remove the mural or repaint the wall on which mural is painted within 60 days, subject to the Visual Artists Rights Act.

8.11 DRIVE-THRU/WALK-UP SIGNS

A. Description

A sign displaying the restaurant menu, generally located adjacent to a drive aisle for a drive-through window. For each three (3) square feet of sign, freestanding drive-thru signs shall provide one plant a minimum of three (3) gallons in size within three (3) feet of its base.

Figure 9-111: Acceptable – Drive-through



Figure 9-112: Acceptable – Pedestrian-Oriented





B. Street Type and Frontage	
Permitted on all street types	
C. Sign Dimensions - Area	
Area, max. (s.f.)	36
D. Sign Dimensions - Height	
Height, max. (ft)	8
E. Sign Dimensions - Width	
Width, max. (ft)	NA
F. Number of Signs	
Max.	3
G. Setbacks and Spacing	
Setbacks (ft)	10
H. Illumination	
Lighting may be internal or external.	
I. Electronic Message Centers	
EMCs are not allowed unless they are shielded from the public Right of Way	
J. Additional Standards	
Restaurants and cafes shall be permitted three wall- mounted displays or freestanding display boards per business featuring the actual menu as used at the dining table, to be contained within a shallow case, and clearly visible through a glass front. The display case shall be attached to the building wall next to the main entrance, or freestanding, as long as it does not block pedestrian movement.	

8.12 GASOLINE PRICE SIGNS

A. Description

Monument Signs, Canopy Sigs, and Wall Signs used in part or in whole as Gasoline Price Signs shall be subject to the following:

A. Gasoline Price Signs may be incorporated into Monument Signs, provided the maximum area and height for a Monument Sign is not exceeded.

B. Gasoline Price Signs may be incorporated into Wall Signs, provided the maximum area and height for a Wall Sign is not exceeded.

C. Gasoline Price Signs may be incorporated into Canopy Signs, provided the maximum height and area for a Wall Sign along the building face most parallel to the edge of the canopy on which the Gasoline Price Sign is attached is not exceeded.

D. Along local streets, gasoline prices may be incorporated into a wall sign provided the area used for advertising gasoline prices does not exceed 20 square feet per street front.

E. The posting of gasoline prices by digital means is not considered an Electronic Message Center.

F. The use of gasoline pumps for static or video messaging are not signs for the purpose of this section, provided the signage or video display is not readily visible from a public right of way.

G. Electronic Message Centers and Message Boards meeting the same conditions for approval on a Single-Tenant Monument sign are permissible.

Figure 9-121: Acceptable





Ground Sign with EMC and Gasoline Price

Figure 9-122: Not Acceptable



SECTION 9 – DIGITAL BILLBOARDS AND SIGNS

An existing legal non-conforming off-premise billboard sign may be converted to a digital billboard sign under the following conditions:

1. Display Standards:

   A. Static display time interval: Eight (8) seconds minimum

   B. Transition display time interval: One (1) second maximum

   C. No display shall include animation/full motion, blinking, flashing, dissolving, fading, moving light and/or scrolling messages, content and/or images, nor shall it project a static image upon a stationary object.

   D. Transitions between the display of a message, content and/or image shall be immediate only and shall occur simultaneously on the entire display area.

   E. The display of message, content and/or image shall be visible only from one direction of traffic travel per sign. This provision shall not preclude the conversion of existing billboards with two sign faces that have been designed to be viewed in opposite directions of travel, provided each face would read to only one direction of travel.

   F. No portion of a digital billboard shall project into a dedicated utility easement or be closer than five (5) feet to a right-of-way (row) line.

   G. A minimum linear spacing of one-thousand five-hundred (1,500) feet shall be required between one digital billboard and any other digital billboard on the same side of the roadway.

   H. A digital billboard shall incorporate systems/devices that will automatically freeze (remain static) a single message, content and/or image on the display should a billboard malfunction or be damaged.

   I. A digital billboard shall incorporate systems/devices necessary to automatically adjust the brightness/intensity of the display according to ambient (natural or otherwise) light conditions.

   J. The owner of a digital billboard shall coordinate with the City to display emergency information critical to the traveling public, such as AMBER ALERTS from a National Center for Missing and Exploited Children (NCMEC) authorized source, and other alerts involving terrorist attacks, natural disasters. Emergency messages are to remain in the display's rotation according to the designated issuing agency's protocols.

   K. If the City determines that a digital billboard causes glare or otherwise impairs the vision of the driver of a motor vehicle or otherwise interferes with the operation of a motor vehicle, the owner of the digital billboard, within twelve (12) hours of a request by the City, shall reduce the intensity of the display to a level specified by this Code, or to an alternative setting that satisfactorily mitigates the specific impairment to the driver as determined by the City.

L. The owner of a digital billboard shall provide the City contact information for a person who is available to be contacted at any time and who is able to turn off the display promptly should a billboard malfunction or damage occur. Such contact information shall be resubmitted to the City every six (6) months.

M. The illumination intensity of the display of a digital billboard shall not exceed 0.3-foot candles above ambient light conditions.

N. A digital billboard or its message, content and/or image shall not be configured to resemble a warning or danger signal or cause a driver to mistake the digital billboard or its message, content and/or image for a warning or danger signal.

O. A digital billboard or its message, content and/or image shall not resemble or simulate any lights or official signage used to control traffic in accordance with the currently adopted edition of the TXDOT Manual on Uniform Traffic Control Devices.

P. A newly constructed digital billboard shall not:

   a. Exceed 672 square feet in total display area.

   b. Exceed 50 feet in height above grade at the centerline of the main traveled way closest to the structure.

   c. Be located within 200 feet of a residential zoning line. Measurement is linear on the same side of the roadway.

   d. Be located within 500 feet of the point of intersection of a limited access thoroughfare interchange.

   e. Be located within 1,500 feet of a park or playground.

   f. Be provided electrical service via overhead utility lines.

Q. Two (2) square feet of existing conventional billboard display shall be removed within the city limits and the city's extraterritorial jurisdiction by an owner for each one (1) square foot of digital billboard display area, either newly constructed or installed as a modification and/or conversion of an existing conventional billboard, requested by the owner. The two (2) square feet removed must be from physically completed conventional billboards with complete sign faces. No partially erected/completed signs may be used to qualify for the requirement.

   Example: On a legally permitted structure of one of the faces measuring 672 square feet. The owner of this structure would have to do the following to convert this face from a conventional to a digital:

   a. Surrender the use of the existing conventional face.

   b. Take down an additional 672 sq. ft. of conventional billboard face within the city limits or ETJ.

c. The additional 672 sq. ft. can be accumulated by the surrendering of smaller face sizes with less square footage as long as the aggregate amount of total conventional face square footage surrendered, including the existing structure, is twice the digital square footage applied for.

d. The owner may choose which specific billboards will be removed within the City in exchange for the modification/conversion of an existing conventional billboard to a digital billboard.

R. A document certifying compliance with the requirements of this ordinance, based upon an inspection of the billboards at the owner's expense, must be submitted annually to the City by the owners of digital billboards within the City.

S. When an existing legal non-conforming off-premise advertising billboard sign is converted to a digital billboard sign, the converted digital billboard sign location shall retain its legal non-conforming status as an off-premise advertising billboard sign.

T. The conversion of existing legal non-conforming off-premise advertising billboard signs to digital billboards, or the construction and operation of new digital billboard signs, shall only be allowed on lots with frontage on the below limited access thoroughfares located within the City limits and the City's extraterritorial jurisdiction.

a. Interstate Highway 20

b. Interstate Highway 30

c. State Highway 360

d. U.S. Highway 287

U. A digital billboard shall not be permitted either by conversion or new construction to occur on a roadway classified as a local thoroughfare as specified by the City Master Transportation Plan.

V. A digital billboard shall not be permitted either by conversion or new construction to occur on a roadway classified as a collector thoroughfare as specified by the City Master Transportation Plan.

W. All requests for permits for either the conversion of an existing conventional billboard to a digital billboard or the construction of a new digital billboard shall be processed in the following sequential manner:

a. If the applicant satisfies the requirements of this Section, the City will issue a preliminary permit granting permission for the digital billboard, subject to the granting of a permit by the Texas Department of Transportation, where applicable.

b. The applicant shall obtain a permit from the Texas Department of Transportation allowing the requested new construction or conversion; and shall present a true copy of that permit to the City, not later than 12 months following the issuance of the preliminary permit. The preliminary permit shall

expire 12 months after its issuance, without further action from the City, if no final sign permit has been issued in that time.

c. If the applicant and the Texas Department of Transportation permit satisfy the requirements of this Section, the City shall issue a final sign permit for the digital billboard.

2. The following section pertains to digital signs, otherwise known as Electronic Message Centers, or EMCs, that are incorporated into monument signs;

A. All EMCs shall conform to the display standards set forth in Section 9.

B. No EMC shall project into a dedicated utility easement or be closer than five (5) feet to a right-of-way line.

C. An EMC shall incorporate systems/devices that will automatically freeze (remain static) a single message, content and/or image on the display should a digital sign malfunction or be damaged.

D. An EMC shall incorporate systems/devices necessary to automatically adjust the brightness/intensity of the display according to ambient (natural or otherwise) light conditions.

E. If the City determines that a digital sign causes glare or otherwise impairs the vision of the driver of a motor vehicle or otherwise interferes with the operation of a motor vehicle, the owner of the digital sign within twelve (12) hours of a request by the City, shall reduce the intensity of the display to a level acceptable to the City.

F. An EMC shall not be permitted either by conversion or new construction to occur on a roadway classified as a collector as determined by the City.

G. An EMC shall not be permitted either by conversion or new construction to occur on a roadway classified as a local as determined by the City.

H. An EMC or its message, content and/or image shall not be configured to resemble a warning or danger signal or cause a driver to mistake the digital sign or its message, content and/or image for a warning or danger signal.

I. An EMC or its message, content and/or image shall not resemble or simulate any lights or official signage used to control traffic in accordance with the currently adopted edition of the TXDOT Manual on Uniform Traffic Control Devices.

J. A new EMC shall not:

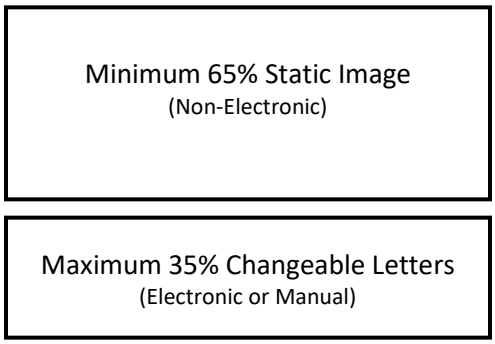
a. Be located within 200 feet of a residential zoning line.

b. Be located within 1,500 feet of a park, playground or other public open space locations at the discretion of the City.

c. Be provided electrical service via overhead utility lines.

K. EMCs shall be permitted for monument signs that are on commercially zoned parcels and are in conformance with **Section 9** of Article 9, Sign Standards. A maximum of 35% of the overall sign face area shall be permitted for an electronic, digital image, up to 50 square feet. A minimum of 100 feet of linear frontage along a street right-of-way is required for a digital monument or multi-tenant sign.

L. EMC conversions shall not be permitted. A maximum of 35% of the overall sign face area shall be permitted for an electronic, digital image, up to 50 square feet.



Digital Sign diagram (Not to scale)

SECTION 10 - REGISTRATION OF SIGN OPERATORS

1. ***Sign Operators - Registration:***

No operator shall engage in the business of erecting, installing, servicing or maintaining signs for rental or leasing purposes until such person shall have registered with the Chief Building Official for registration to conduct such business and shall deposit with the Department of Building Inspection an annual license fee.

2. ***Registration Non-Transferable:***

No registration shall be transferable and no holder of any license issued under this Article shall allow his name or his company's name to be used by any other party, either for the purpose of doing work or obtaining a permit, under the penalty of forfeiting his license in addition to any fine levied. The Chief Building Official or his representative is authorized to refuse to issue permits to the holder of any registration violating this provision.

3. ***Expiration and Renewal of Registration:***

All registrations shall be for the calendar year and shall expire at midnight on the 31st day of December and shall be renewed upon application of the holder, and payment of the required fee, where such is required, at any time within thirty (30) days before the date of such expiration, unless such registration has been revoked or canceled for cause as provided in this ordinance.

4. ***Revocation of Registration:***

The Chief Building Official may revoke any registration granted under the provisions of this Article, if the holder of such registration violates any provision of this Chapter. When a registration is revoked a new registration shall not be granted to the same person or company for a period of at least thirty (30) days.

5. ***Registration Required to Obtain a Permit for Sign:***

No permit for the erection or alteration of a sign shall be issued to any person unless such person is registered as provided in this Article. It shall be unlawful for the holder of a registration to apply for, procure, or obtain any sign permit on behalf of other persons who are not so registered.

SECTION 11 - PERMIT ISSUED ON CONDITION THAT IT MAY BE WITHDRAWN

All permits for the erection or alternation of any sign over any sidewalk, alley, or other public property shall be subject to cancellation at any time. If such permit is canceled, the owner thereof shall remove it immediately.

SECTION 12- DISPOSITION OF RECOVERIES

All sums collected as provided within this Article shall be paid into the treasury of the City as directed by the City.

SECTION 13 - VARIANCES TO SIGN ORDINANCE

1. Variances to this ordinance may be considered in two ways: (1) Through a Unified Signage Plan, or (2) through an individual variance request. A Unified Signage Plan shall be considered in accordance with the following:

    a. If the request involves signage to be constructed for new development or redevelopment requiring approval of a Site Plan, or if the request involves more than one sign, the applicant shall submit a Unified Signage Plan to the Development Review Committee (DRC) in accordance with the published development schedule.

    b. Submittal requirements for a Unified Signage Plan include a site plan with proposed sign locations; indication of the size and materials to be used for all signs; and provide building elevations showing location and type of wall mounted signage. The proposed plan should demonstrate how the applicant will employ unique treatments, materials, and design, and, if approved, will take precedence over the signage requirements addressed in this Article.

    c. The DRC will review and forward the request with a recommendation to the Planning and Zoning Commission. The Planning and Zoning Commission will review and forward the request with a recommendation to City Council for decision.

    d. The City Council may approve the request, approve with conditions, or deny the request. The decision of the City Council shall be final.

    e. If the City Council denies the request, a subsequent request for a Unified Signage Plan on the same property shall only be considered if the subsequent request modifies the proposed signage in such a way that as to be of a lesser size, height, number, intensity, or visual impact.

    f. A request for one or more Parking Lot Kiosk Signs in a new or existing development shall be heard by the Planning and Zoning Commission and the City Council. The Council shall have final authority to approve the request, approve with any conditions the City Council deems necessary to ensure traffic safety within and outside the development and to prevent unreasonable visual obstructions, or to deny the request.

2. The Zoning Board of Adjustments and Appeals is hereby authorized to grant variances from the terms of this ordinance for individual signs upon the application of a sign owner or his agent, when strict application of spacing, size, lighting, or height provisions would result in unnecessary hardship.

SECTION 14 - ENFORCEMENT

1. Violations:

Wherever by the provisions of this Chapter the performance of any act is required or the performance of any act is prohibited, or wherever any regulation, dimension or limitation is imposed on the use or change of use, or upon any land or on the erection or alteration of any

structure or the use or change of use of any structure, a failure to comply with the provisions of this Article shall constitute a violation of this Article. Each day in which a violation exists shall constitute a separate violation and a separate offense.

2. Penalties:

Any person who violates any provision of this Article shall be guilty of a misdemeanor and shall be punishable in accordance with Section 1-8 of the City of Grand Prairie Code of Ordinances.

3. Removal or Repair of Unsafe/Vacant Signs:

If the Code enforcement Manager, Chief Building Official or designee determines any sign is illegal, unsafe, unsecured, vacant, abandoned, ill maintained or presents a hazard to the public in any way, he/she may provide written notice to correct any violations thereof to the owner, agent, or person having the beneficial use of the land, building, or structure upon which the sign is located. If the sign is not repaired, made compliant, or removed within the time period specified, then the city official is hereby authorized to take enforcement action as described in the Code of Ordinances Section 1-16. Furthermore, if the sign has not been made compliant, the sign may be brought to the Building Advisory and Appeals Board to cause removal of such sign, and any expense incident hereto shall be paid by the permit applicant, owner of the land, building, or structure to which such sign is attached or upon which it is erected. If it is determined that the sign is an immediate hazard to the general public, the Chief Building Official may have the sign removed summarily and without notice.

4. Time Limit:

All sign permits for the erection of a new sign will have an expiration date six (6) months from the date of issuance, unless otherwise stated or unless determined void previous to the expiration. After six (6) months, if the sign has not been erected pursuant to a permit, a new permit will be required to erect a sign on the same property.

SECTION 15 - SEVERABILITY

If any article, section, subsection, sentence, clause or phrase of these regulations is, for any reason, held unconstitutional or invalid by a Court of competent jurisdiction, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance

Article 10

PARKING AND LOADING STANDARDS

ADOPTED: November 4, 2025

CASE NUMBER: TAM-25-10-0005

ORDINANCE NO. 11809-2025

ARTICLE 10: PARKING AND LOADING STANDARDS

Table of Contents

		Page No.
Section 1	*Purpose*	*2*
Section 2	*Applicability*	*2*
Section 3	*General Provisions*	*3*
Section 4	*Minimum Pavement Construction On or Within Private Property*	*4*
Section 5	*Minimum Pavement Construction On or Within Public Right-of-Way*	*6*
Section 6	*Residential Off-Street / On Site Parking*	*8*
Section 7	*Off-Street Parking Requirements*	*10*
Section 8	*Accessory Parking Requirements / Non-Residential*	*16*
Section 9	*Off-Street Loading Requirements*	*17*
Section 10	*Handicapped Space Requirements*	*18*
Section 11	*Shared Parking*	*19*
Section 12	*Pay Parking*	*21*
Section 13	*Waivers and Exceptions*	*21*
Section 14	*Maintenance*	*23*
Section 15	*Glare and Lighting Standards*	*23*
Section 16	*Definitions*	*24*

ARTICLE 10: PARKING AND LOADING STANDARDS

SECTION 1 - PURPOSE

10.1.1 The purpose of this Article is to regulate the number of required off-street vehicular parking spaces so as to provide for the needs of occupants, customers, visitors or others involved in the use or occupancy of any building, structural improvement or place of assembly. This eliminates the undue use of the surface street system for parking purposes; to promote and protect the public health, safety, comfort, convenience and general welfare; and to grant and define the administrative powers and duties necessary to enforce this Article.

10.1.2 It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by business and industry that ensures that the loading and unloading of vehicles will not interfere with traffic flow or block roadways and/or fire lanes.

SECTION 2 - APPLICABILITY

10.2.1 The provisions of this Article shall apply to all development within the corporate limits of the City, except as otherwise provided herein.

10.2.2 ***Exemptions:*** Existing parcels with frontage on the 300 East to 400 West blocks of Main Street are exempt from on-site parking requirements. New construction is not exempt and will be addressed with the site plan review.

10.2.3 Any building, improvement or use of land approved or erected after the effective date of this Article shall include the necessary off-street parking spaces, and/or require off-street/on-site loading facilities subject to all controlling features of this Article, in the number and dimensions hereinafter stipulated.

10.2.4 Whenever any building, improvement, or use of land is proposed to be changed to a new use (whether conforming or non-conforming), the provisions of off-street/on-site parking and/or off-street loading facilities shall be required for the new use so approved.

10.2.5 If any building, improvement, or use of land is to be repaired, renovated, altered, expanded, or redeveloped and should the cost of aforesaid changes exceed fifty (50) percent of the fair market value of the building improvement or land, (prior to such repair, renovation, alteration, expansion, or redevelopment), the parking space requirements and off-street/on-site loading facilities set forth in this Article for the new use shall be provided.

10.2.6 The terms of this Section shall not be construed to apply to the parking of vehicles in a front yard or side yard where such parking is permitted in conjunction with temporary special events open to the public that may be designated from time to time by the City Council.

10.2.7 This Article shall be cumulative of all ordinances of the City except where the provisions of this Section are in direct conflict with the provisions of such ordinances, in which event conflicting provisions of such ordinances are hereby repealed.

ARTICLE 10: PARKING AND LOADING STANDARDS

SECTION 3 - GENERAL PROVISIONS

10.3.1 In this ordinance, the rules of application set forth below shall be observed and applied except where otherwise specifically provided herein.

A. All partial space requirements for the total number of parking spaces required shall be rounded to the next highest number of usable parking spaces, and shall be non-stacked.

B. Temporary parking lots for model homes may be asphalt.

C. No approval shall be granted for any building improvement or use of land, including building permits, Certificates of Occupancy, or any other approval in any form, until a plot plan showing such off-street/on-site parking is submitted and approved by the Chief Building Official or designee.

D. Any parking facility available to the general public on a permanent basis shall be designated as a Parking Area, shall be improved in accordance with the requirements of this Article, and shall be designed in accordance with the standards established in **Appendix D**. Any improvement, whether on the surface, below or above grade, shall be constructed in conformance with the local Building Code and such other codes and ordinances as may, in whole or in part, apply to the provisions of vehicular parking space under this ordinance.

E. Any Parking Area shall be continually maintained in satisfactory condition so as to be safe and attractive and free of any hazard, nuisance or other unsafe condition.

F. Any building, improvement or use of land approved or erected after the effective date of this Ordinance shall include the necessary off-street parking space, subject to all controlling features of this Article for the type of use and zoning district in which such use may be located.

G. No parking facility which is a part of any building, improvement or use of land, whether on the same lot as the principal use or on a separate lot, shall neither be reduced in size below the minimum number of spaces required for such principal use, nor shall exceed the maximum permitted number of spaces for those principal uses defined in **Section 10.7.2.A**, including any and all accessory uses set forth in this Ordinance, except as provided in Article 10 “Parking and Loading Standards”, **Section 13 “Waivers and Exceptions”**. This Section shall not be construed to mean that existing parking structures at grade, below grade or above grade cannot later be adapted to conform to current requirements, as amended, provided under this Ordinance.

H. No parking space or maneuvering space to be provided under the terms of this Ordinance shall be located within the right-of-way of any street, roadway or public alley.

I. All provisions of the Unified Development Code, Building Code, Plumbing Code, Electrical Code or other codes, regulations, ordinances or adopted procedures of the City applicable to parking shall apply to each and every phase of the parking requirements as applicable, except where such requirement may be waived in this Ordinance or by special action of the City Council or the Director of Planning or designee, as prescribed in this Ordinance.

J. The stipulated minimum parking space requirement set forth in this Ordinance may be reduced by the Development Review Committee, based upon the written findings of a qualified parking consultant, that the particular use(s) involved are adequately served by regularly scheduled public transportation that will provide levels of service such that the use of private passenger vehicles will be significantly reduced.

K. If Lighting is provided, reference Article 10 "Parking and Loading Standards", **Section 16 "Glare and Lighting Standards"**.

L. All parking spaces shall be accessible at all times from a street, alley, aisle, or driveway intended to serve such off-street parking.

M. Refer to **Article 8, "Landscape and Screening,"** of the Unified Development Code (UDC) for landscaping requirements in parking areas.

N. Non-residential parking areas shall be used for passenger and service vehicles only and in no case shall be used for sales, repair work, dismantling or service of any vehicles or equipment.

SECTION 4 - MINIMUM PAVEMENT CONSTRUCTION ON OR WITHIN NON-RESIDENTIAL PRIVATE PROPERTY

10.4.1 All off-street access drives, fire lanes and parking lots, not including drive approaches, shall be constructed to these minimum standards. Certain soil conditions or circumstances may warrant additional strengths, thickness and standards that would exceed the following specified minimums.

10.4.2 Additional standards, strengths and designs would be the responsibility of the developer or contractor.

10.4.3 All non-residential private access drives, fire lanes and parking lots and all multi-family private access ways, drives, fire lanes and actual parking stalls or spaces shall be concrete and constructed of:

A. A minimum five (5) inches of 3000 PSI (5-sack mix minimum) concrete with number three (#3) steel reinforcement (rebar) twenty-four (24) inches on center both ways (perpendicular). This shall be placed on top of minimum six (6) inches depth of six (6) percent by volume lime stabilized sub grade compacted to ninety-five (95) percent standard proctor density; or

B. A minimum five (5) inches of 3000 PSI (5-sack mix minimum) concrete with number three (#3) steel reinforcement (rebar) twenty-four (24) inches on center both ways (perpendicular). This shall be placed on top of a minimum of six (6) inches in depth of crushed stone base which meets the Standard Specifications for Public Works Construction, North Central Texas Item 2.1.3.(b); or,

C. A minimum six (6) inches of 4000 PSI (5-sack mix minimum) with number three (#3) steel reinforcement (rebar) twenty-four (24) inches on center both ways (perpendicular). This shall be placed on top of scarified and recompacted sub grade compacted to a depth of 8" to 95% standard protector density at optimum moisture.

D. Saw joints, expansion joints, expansion joint materials, seals and joint spacing shall be appropriately placed and/or provided.

10.4.4 The City's Building Inspection Department will check applicable concrete forms, thickness requirements of the concrete and inspect for the necessary steel reinforcement, as specified by this Ordinance prior to placement of concrete on site.

10.4.5 When intended use, soil classifications, characteristics and conditions occurring on a site warrant an alternative concrete design for pavement thickness, specifications of materials and sub grade improvements may be submitted to the City for consideration under the following conditions:

A. Any such alternative concrete design and specifications must be developed, signed and sealed by a licensed professional engineer taking into account the intended use (loading) of the pavement and the soil and/or sub grade conditions on location for the project. The engineering design and specifications submitted to the City may be reviewed by the City Engineer or designee. If the alternate concrete design is determined to be acceptable for its intended use, it may be utilized for construction purposes. Prior to the acceptance of the paving, the owner shall submit a letter from the engineer of record stating that the project has been installed according to his plans and specifications. The engineer shall be licensed to practice civil engineering in the State of Texas.

10.4.6 Alternate Pavement Type for Non-Residential Development

A. Alternate pavement types such as asphalt may be specifically approved as an exception to the concrete standard. The minimum section shall be structurally equivalent to the minimum required concrete section and any such alternate pavement type design and specifications must be developed, signed and sealed by a licensed professional engineer taking into account the intended use (loading) of the pavement and the soil and/or sub grade conditions and improvements.

B. The use of this alternate pavement type shall be subject to approval by the City Engineer or designee. Approval for the use of an alternate pavement type may include, but not be limited to, the un-weighted application of the following criteria:

1. The alternate pavement design exhibits similar structural and maintenance characteristics as that of the required concrete paving specified in **Section 10.4.4.**, as determined by the City Engineer or designee, for the type of use (loading) proposed.

2. The property for which the alternate paving is proposed is accessed from an asphalt paved street, and more than 50% percent of the lots facing said asphalt paved street, as measured between two intersecting streets, are paved with a dust free surface other than concrete.

3. The property for which the alternate paving is proposed is not planned to be utilized for the driving, parking and storage of heavy commercial vehicles, motor buses, equipment or similar type vehicles with more than two wheel axils.

10.4.7 Minimum Pavement Standards and Requirements for Vehicle Sales Lots

Each new car lot and each used car lot or place of business for the sale of trucks or other motor vehicles existing or hereafter established in the city shall conform to the minimum standards established for required parking areas for non-residential development.

No vehicle displayed for sale upon a lot shall be parked within three (3) feet of the right-of-way line abutting public streets or other public property, or within one (1) foot of any private property line and permanent metal or concrete wheel bumper curbs shall be installed to enforce the setback requirements.

SECTION 5 - MINIMUM PAVEMENT CONSTRUCTION ON OR WITHIN PUBLIC RIGHT-OF-WAY

10.5.1 Minimum concrete pavement construction for drive approaches:

A. Residential - Drive approaches within City right-of-way shall be constructed with a minimum six (6) inches of 4000 PSI (5-sack mix minimum) concrete with number four (4) steel reinforcement (rebar) twenty-four (24) inches on center both ways (perpendicular). Saw joints, expansion joints, expansion joint materials, seals and joint spacing should be appropriately placed and/or provided.

B. Non-Residential: Drive approaches within City rights-of-way shall be constructed of a minimum six (6) inches of 4000 PSI (5-sack mix minimum) concrete with number four (#4) steel reinforcement (rebar) twenty-four (24) inches on center both ways (perpendicular). When being constructed in conjunction with a new parking lot, the concrete would be placed on top of a minimum of six (6) inches depth of six (6) percent by volume lime stabilized sub grade compacted to ninety-five (95) percent standard proctor density. Saw joints, expansion joints, expansion joint materials, seals and joint spacing should be appropriately placed and/or provided.

10.5.2 The City's Engineering Division will check applicable concrete forms, thickness requirements of the concrete and inspect for the necessary steel reinforcement, as specified by this Ordinance, prior to placement of concrete on site.

10.5.3 When soil classifications, characteristics and conditions occurring on a site warrant an alternative concrete design for pavement thickness (minimum 6”), specifications of materials and sub grade improvements may be submitted to the City for consideration under the following conditions:

A. Any such alternative concrete design and specifications must be developed, signed and sealed by a licensed professional engineer taking into account the soil and/or sub grade conditions on location for said project. Said engineering concrete designs and standards submitted to the City shall be reviewed by the Director of Public Works or designee and if determined to be acceptable may be utilized for construction purposes. If the plans deviate from this ordinance then, the owner shall submit for approval a plan signed and sealed by an engineer showing the extent of paving and sufficient details and material descriptions as necessary to construct the paving. Prior to the acceptance of the paving, the owner shall submit a letter from the engineer of record stating that the project has been installed according to his plans and specifications. The engineer shall be licensed to practice civil engineering in the State of Texas.

B. The use of this alternative method shall be subject to approval by the City Engineer or designee, with the use of said alternative method to be at the expense of the developer and/or contractor.

C. The implementation, construction and/or placement of said drives and parking facilities in conformance with and under any alternate design standards are entirely the responsibility of the developer and/or contractor. Testing for conformance of said alternate designs and standards and/or City minimum standards may be conducted by the City and if found to be substandard or in non- compliance to the alternate design specification or minimum City standards, costs for said tests shall be charged back to said developer and/or contractor. Non-conforming portions or areas of drives or parking areas shall be removed and replaced at the developer's and/or contractor's expense.

10.5.4 Alternate Pavement Type

A. Alternate pavement types, such as asphalt, may be specifically approved as an exception to the concrete standard. The minimum section shall be structurally equivalent to the minimum required concrete section. Any such alternate pavement type design and specifications must be developed, signed and sealed by a licensed professional engineer taking into account the intended use (loading) of the pavement and the soil and/or sub grade conditions. Improvements to include 6" of 6% of volume either lime or cement stabilized sub grade compacted to 95% standard proctor density, placed on top of scarified and re-compacted soil compacted to a depth of 6" to 95% of standard proctor density at optimum moisture. The engineering design and specifications submitted to the City shall be reviewed by the Director of Public Works or designee. If the alternate pavement type is determined to be acceptable for its intended use, it may be utilized for construction purposes. Prior to acceptance of the paving, the owner shall submit a letter from the engineer of record stating that the project has been installed according to his plans and specifications. The engineer shall be licensed to practice civil engineering in the state of Texas.

B. The use of this alternative method shall be subject to approval by the City Engineer or designee, with the use of said alternative method to be at the expense of the developer and/or contractor.

C. The implementation, construction and/or placement of said drives and parking facilities in conformance with and under any alternate pavement type design standards are entirely the responsibility of the developer and/or contractor. Testing for conformance of said alternate pavement type designs and standards and/or City minimum standards may be conducted by the City and if found to be substandard or in noncompliance to the alternate pavement type design specification or minimum City standards, costs for said tests shall be charged back to said developer and/or contractor. Nonconforming portions or areas of drives of parking areas shall be removed and replaced at the developer's and/or contractor's expense.

SECTION 6 - RESIDENTIAL OFF-STREET/ON SITE PARKING

10.6.1 It is the intent that all residential off-street and on site parking be provided on an approved paving surface in accordance with all applicable City codes and ordinances.

10.6.2 All new driveways and residential paving projects require the approval of a building permit.

10.6.3 It shall be illegal for any person to park or to allow to be parked on any property under their control any automobile, bus, truck, motorcycle, motor home, camper, trailer, boat or any vehicle on any portion of a front, side or rear yard of any area which is zoned or used for residential purposes unless:

A. The area is part of a front driveway or parking area constructed of poured concrete, or concrete / brick pavers, installed to City standards, or

B. The area is part of a side or rear yard which is enclosed by a screening fence at least six (6) feet in height and so constructed that no person can see through into the area surrounded by the fence, and that said fenced area is paved with approved parking surface which may include, but not be limited to concrete, asphalt, brick or stone paving units, cellular grass paving system, or other similar dust free paving material resistant to surface fracture.

C. If regular access to the side or rear yards causes rutting, ponding, or other severe deterioration of the grass covered rear or side yards, an improved driveway access shall be required.

D. Where screened rear or side yards are used for vehicle storage, access drives shall be required and shall be constructed of concrete, brick or stone paving units, cellular grass paving, or other similar dust free paving material resistant to surface degradation.

10.6.4 An asphalt driveway may be constructed at the front of a lot for residential off-street parking in single family detached development only if the property for which the asphalt paving is proposed is accessed from an asphalt paved street, and more than 50% percent of the driveways for lots facing said asphalt paved street, as measured between two intersecting streets, are paved with a hard, dust free surface other than concrete (***reference*** 10.6.7: *Asphalt Paving*).

10.6.5 Maintenance of all driveways in residential districts shall be the responsibility of the owner of the property served by the driveway. The City reserves the right to inspect these installations at the time of construction and any time thereafter. Upon inspection, the surface shall be free of holes and other defects that would cause further deterioration or impede vehicular movement. The Chief Building Official, or designee, may require any changes, maintenance, or repair as may be considered necessary to provide for the safety and protection of life on private property or public property adjacent to the street. The cost of changes, maintenance, or repairs shall be borne by the owner of the property served by the driveway.

10.6.6 Non-conforming driveways may continued to be utilized as long as they are maintained in good operational condition as determined by the Chief Building Official and do not create a hazard or a public nuisance, except as follows.

A. If a residential property is redeveloped, and the costs exceed more than 50 percent of the value of the property, the parking and paving requirements must be brought up to current development requirements and shall no longer be considered a non-conforming condition.

B. If the use of a residential property is changed to a non-residential use, the parking and paving standards for the new use must comply with current paving and parking requirements specified for the new use.

10.6.7 Residential Driveway and Paving Construction Standards:

Concrete Paving: Concrete paving shall be the required standard for residential driveways placed at the front of a residential lot. Concrete driveways shall be constructed with a 4 inch depth of 4000 PSI concrete (5 sack mix) with #3 bars at 24 inch centers both ways. Specific construction details are available in the Building Inspections division.

Concrete Paver: Concrete pavers are allowed at the front drive entry and at the rear of residential property per Section 10.6.3.B. In the front, interlocking concrete or brick paving stones, at least two inches thick, shall be placed on a layer of bedding sand over a 4 inch compacted base of crushed stone or a cement treated base. The 4 inch compacted base requirement shall not be required for paver installations located at the rear of the property.

Asphalt Paving: Asphalt paving is allowed at the front of residential properties per Section 10.6.4 and at the rear of a residential lot per Section 10.6.3.B. Asphalt paving shall be constructed with a minimum of 4 inches of asphalt. Two (2) inches of Type D HMAC on top of two (2) inches of Type B HMAC on 4 inches of an established base of crushed stone, cement treated base, or soil cement base. HMAC shall be compacted, leveled and installed per standard industry practice.

Cellular Grass Paving System: A concrete or plastic cellular grid paving system, planted with grass, may be used in the side and rear yard for vehicle storage and as an improved access surface to storage areas. Installations shall include an approved stabilized base and sand or gravel cushion as required by individual product specifications.

Gravel Surfaces: New gravel or crushed stone driveways and paving surfaces are not permitted within residential districts in the City of Grand Prairie. Existing non-conforming driveways shall be maintained with compressed gravel or compacted crushed stone within a distinct border and shall be maintained with a minimum surface to base depth of 4 inches.

10.6.8 Exceptions or Appeals to allow alternate paving standards in residential districts may be submitted to Zoning Board of Adjustment & Appeals upon satisfaction of the following criteria:

A. The material proposed is generally accepted for residential paving uses and is not subject to excessive surface fracture. The standard proposed is equivalent to existing standards.

B. The standard proposed does not visually detract or adversely affect surrounding property.

C. The request is not submitted subsequent to a nuisance complaint or a requirement to repair or maintain an existing drive.

10.6.9 Definitions:

Circular driveway: A driveway with two points of access to a public street which may serve a garage or other approved parking surfaces.

Curb radius: The connection of a private driveway and its intersection with a public street by means of a circular arc. Arc size is determined by City ordinance and its termination at the street must stop at the limits of the property served.

Driveway: A private roadway or parking surface that is legally permitted, conforms to city standards, and provides access between private land uses and public streets or alleys. Minimum driveway width is 18 feet.

Illegal Driveway: Any driveway which has not been legally permitted or previously established by legal long term use as a non conforming driveway. Illegal driveways shall be discontinued and required to conform to current development standards.

Non-Conforming Driveway: Any driveway which does not conform to the provisions of this section but legally existed as a conforming driveway prior to the adoption of this section of the Unified Development Code.

SECTION 7 - OFF-STREET PARKING REQUIREMENTS

10.7.1 The following standards represent the minimum number of parking spaces to be provided for each of various land uses. Where questions arise concerning the minimum off-street/on-site parking requirement for any use not specifically listed, the requirements may be interpreted as those of a similar use by the Director of Planning or designee. All parking spaces are to be non-stacked, and shall meet the minimum width and depth requirements established in **Appendix D**.

A. ***Computation:*** In computing the parking requirements for mixed uses, the total parking requirements shall be the sum of the specific requirements for each class of use included in the building or development.

B. ***Exception:*** Parking requirements shall be calculated according to the primary use of the building or occupancy unless the total accessory uses exceeds twenty percent (20%) of the gross floor area. If the total accessory uses exceed twenty percent (20%) of the gross floor area, the parking calculation shall then be the sum of each of the uses.

10.7.2 Schedule of On-Site Parking Requirements

Unless otherwise specified, all square footage stated shall mean “gross building area”.

A. The total number of parking spaces provided for non-residential buildings in excess of 30,000 square feet in area shall not surpass 115% of the minimum parking requirement for the specific use classification.

For example, for a 31,000 SF retail use parked at 1 space per every 275 SF:

31,000 SF / 275 SF = 113 minimum required spaces; then,
(113 spaces) x (1.15) = 130 maximum permitted spaces.

Use Classification	Minimum Spaces
Residential:	
Agricultural (A) and Mobile Home	Two (2) Spaces Per Dwelling Unit, Non-Stacked

Single Family: SF-E, SF-1, SF-2, SF-3, SF-4, SF-5, SF-6, SF-ZLL	Two (2) Spaces in a Garage Per Dwelling Unit, Non-Stacked
Single Family: SF-A, SF-T, SF – Hybrid Housing	✓ One (1) Space in a Garage Per Each One (1) Bedroom Unit ✓ Two (2) Spaces in a Garage Per Each Unit Containing Two (2) Bedrooms or More ✓ Garages must be attached to the Dwelling Unit being served. ✓ Guest parking shall be provided at One (1) space for each five (5) units for townhouse complexes (subject to the provisions of **Article 10.7.5**).
Single Family Developed Under Small Lot Development [Under Subchapter D, Chapter 211 of the Local Government Code]	✓ 1 Off-Street Parking Space Accessed from Rear Loaded Alley
Travel Trailer / RV Park	One (1) Space for Trailer and One (1) Space for Towing Vehicle
Multi-Family (Preferred Parking Standards)	✓ 1 ½ Spaces Per Each One (1) Bedroom Unit ✓ Two (2) Spaces Per Each Unit Containing Two- (2) Bedrooms or More ✓ Leasing Office: 1 Space Per 275 Sq. Ft. ✓ Subject to the Provisions of **Article 10.7.4**
Multi-Family and Mixed-Use Residential (Required Parking Standards)	✓ 1 Parking Space Per Unit (Tandem spaces shall not count towards required parking) ✓ Clubhouse Parking: 1 Space Per 300 Sq. Ft ✓ Leasing Office: 1 Space Per 275 Sq. Ft. ✓ Subject to the Provisions of **Article 10.7.4**
Fraternity / Sorority Houses	✓ 1¼ Spaces Per Each One (1) Bedroom Unit ✓ Two (2) Spaces Per Each Unit Containing Two Bedrooms or More
Rooming / Boarding Houses / College Dorm	1 ½ Spaces Per Room
Hotel or Motel	One (1) Space Per Rooming Unit + Four (4) Spaces
Senior Assisted Living	½ Space Per Unit Plus One (1) Space for 300 Square Feet of Office, Administrative and Employee Areas

Continue on Next Page …

Use Classification	Minimum Spaces
Institutions:	*Actual number of parking spaces provided for non-residential buildings in excess of 30,000 square feet in area shall not surpass 115% of the minimum parking requirement for the specific use classification per **Section 10.7.2.A** above.*
Correctional	One (1) space per ten (10) residents plus public space as determined by the Development Review Committee (DRC).
Philanthropic and Charitable	One (1) Space Per 300 Square Feet
Hospital	One (1) space per 1½ beds, plus 1 space per staff doctor, plus one (1) space per 1¼ employees at peak shift.
Convalescent Nursing Home	✓ One (1) Space Per Four (4) Beds ✓ One (1) Space for Each Employee
Clinic / Health Related	***(See Offices)***
Retirement Center	✓ ½ Space Per One (1) Bedroom Unit ✓ One (1) Space for Two (2) Bedroom and Larger Units
Animal Hospital / Kennel	One (1) Space Per 250 Square Feet.
Library / Museum	One (1) Space Per 800 Square Feet.

Use Classification	Minimum Spaces
Educational Religious:	*Actual number of parking spaces provided for non-residential buildings in excess of 30,000 square feet in area shall not surpass 115% of the minimum parking requirement for the specific use classification per **Section 10.7.2.A** above.*
Elementary School	Two (2) spaces per classroom where on-street parking is available. Schools with access only to arterials or without the availability of on-street parking shall provide 2½ spaces per classroom.
Junior High School	3½ Spaces Per Classroom
Senior High School	One (1) Space Per 1½ Students, Plus One (1) Space Per Faculty and Staff
College / University	One (1) Space Per Six (6) Students
Church / Synagogue / Mosque	One (1) Space Per Three (3) Seats

Use Classification	Minimum Spaces
Offices:	*Actual number of parking spaces provided for non-residential buildings in excess of 30,000 square feet in area shall not surpass 115% of the minimum parking requirement for the specific use classification per **Section 10.7.2.A** above.*
Government and Post Offices	One (1) Space Per 375 ***S***quare Feet, Plus One (1) Space For Each Fleet Vehicle
Banks, Professional, and General Offices	One (1) Space Per Each 325 Square Feet
Clinics, Rehabs, and Health Related Offices (Medical, Dental, etc.)	One (1) Space Per 200 Square Feet

Use Classification	Minimum Spaces
Amusement / Recreation:	*Actual number of parking spaces provided for non-residential buildings in excess of 30,000 square feet in area shall not surpass 115% of the minimum parking requirement for the specific use classification per **Section 10.7.2.A** above.*
Private Club / Fraternal Lodge	One (1) Space Per 200 Square Feet
Country Club / Golf Course	One (1) Space Per 50 Square Feet of Clubhouse or 100 Spaces Per 9 Holes, Whichever is Greater
Stadium / Auditorium / Assembly Hall	One (1) Space Per Four (4) Seats
Community Center, Recreation Center, Health Club (Commercial / Private), Bingo Parlor, or Race Track	One (1) Space Per Three (3) People Per Maximum Occupancy Capacity
Bowling Alley	Five (5) Spaces Per Alley
Skating Rink	One (1) Space Per 100 Square Feet
Dance Hall	One (1) Space Per 100 Square Feet
Outdoor Amusement	One (1) Space Per Four (4) People Per Expected Design Capacity
Indoor Amusement	One (1) Space Per 200 Square Feet
Swimming Pool (Commercial / Private)	One (1) Space Per 100 Square Feet of Pool Area.
Racquetball Facility	Four (4) Spaces per Racquetball Court Plus One (1) Space Per 100 Square Feet of Additional Area Utilized for Subsidiary Use Minus Racquetball Court Area.
Theater (Indoor), Dinner Theater	One (1) Space Per Four (4) Seats (One Screen/ or Stage) or One (1) Space Per Six (6) Seats (Two [2] More Screens and/or Stages)

Use Classification	Minimum Spaces
Manufacturing/Industrial:	*Actual number of parking spaces provided for non-residential buildings in excess of 30,000 square feet in area shall not surpass 115% of the minimum parking requirement for the specific use classification per **Section 10.7.2.A** above.*
Office / Showroom (Retail-Oriented)	One (1) Space Per 1000 Square Feet.
Distribution Center, Warehouse or Storage (Commercial-Oriented)	✓ Zero (0) to 25,000 Square Feet = One (1) Space Per 1,000 Square Feet ✓ 25,000 Square Feet and Greater = 20 Spaces Plus One (1) Space Per 5,000 Square Feet.
Manufacturing Plant, Research Laboratory, or Repairing	One (1) Space Per 600 Square Feet
Mini Warehouse	Six (6) Spaces Minimum

Continue on Next Page …

Use Classification	Minimum Spaces
Retail/Service:	*Actual number of parking spaces provided for non-residential buildings in excess of 30,000 square feet in area shall not surpass 115% of the minimum parking requirement for the specific use classification per* ***Section 10.7.2.A*** *above.*
Restaurants	One (1) Space Per 100 Square Feet of Designated Dining and Waiting Areas, Including Outdoor Dining Areas
Retail	One (1) Space Per 275 Square Feet
Beauty / Barber Shop	One (1) Space for each Employee, Plus Two (2) Spaces for each Service Station (Which Includes Cutting Chair, Nail Station, Tanning Booth, Hair Drying Chair, Spa Room and Other Similar Areas)
Trade School (Commercial)	One (1) Space Per 275 Square Feet
Funeral Parlor	Eight (8) Spaces Per Parlor Room Plus One (1) Space Per Funeral Vehicle
Personal Business Service	One (1) Space Per 275 Square Feet
Furniture and Appliance Store	One (1) Space Per 600 Square Feet
Day Care, Kindergarten or Orphanage	One (1) Space Per 10 Pupils Plus One (1) Space Per Employee
Service Station, Auto Repair, Car Care, or Automotive Related Services *Lots containing more than one auto related use shall provide parking and loading in an amount equal to the total of the requirements for all uses.	Three parking spaces per service bay plus one space per max. number of employees on a shift, with a minimum of six spaces per use
Car Wash (Self Service)	Two (2) Tandem Spaces Per Bay (Wash Bay Not Included)
Car Wash (Machine)	✓ One (1) Space Per 150 Square Feet ✓ 2/3 of the Minimum Spaces shall be Tandem Spaces for Cars Awaiting Wash or Vacuum
Motor Vehicle Sales	One (1) Space Per 400 Square Feet of sales floor for indoor sales or lot area for outdoor sales designated as visitor parking, plus one space per max. number of employees on a shift
Trailer Sales / Rental Model Home	Two (2) Spaces Per Employee
Greenhouse / Plant Nursery	One (1) Space Per 400 Square Feet
Dry Cleaner	One (1) Space Per 200 Square Feet

10.7.3 Special Off-Street Parking Regulations

In all residential districts, Office and Neighborhood Service Districts, no parking space, garage or carport or other automobile storage space or structure shall be used for the storage of any truck, truck trailer or van, mobile home or house trailer except a panel or pickup truck not exceeding one and one-half (1-1/2) tons capacity and a travel trailer or camper which may be stored off-street, provided such vehicle storage does not extend or encroach into the right-of-way.

10.7.4 Off-Street Parking Standards for Multi-Family Uses

A. Required minimum parking for multi-family development shall be one parking space for each unit, one parking space per 300 sq. ft. of clubhouse, and one parking space per 275 sq. ft. of leasing office.

B. Garage Parking shall be included in the required minimum parking calculation and may count towards the required covered parking.

1. Multi-Family garage units shall be designed with a minimum parking space measuring 12x20 feet in size.

C. Multi-level structured parking is encouraged and should

1. account for 50% or more of the overall parking required for a multi-family or mixed use development, and

2. be integrated into the design of a multi-family or mixed use building and at least three sides of the parking structure are wrapped or otherwise hidden from view by the exterior of one or more buildings.

D. Tandem parking behind a garage may be included in the parking calculation for multi-family (when using the preferred parking standards calculation), single-family attached, or townhouse developments only when a minimum of twenty (20) feet of pavement is provided between the face of the garage door and the boundary of a public right of way, fire lane, or dedicated access drive. Garage units shall be used only for the parking of motor vehicles with no more than two wheel axles which are used as the primary mode of street transportation by the occupant.

E. Covered parking spaces shall also be provided for no less than twenty percent 20% of the minimum required parking spaces calculated for the total multi-family development.

1. For example, for a multi-family development requiring a total number of 100 parking spaces, twenty (20) of those total spaces (20% of 100) are required to be covered.

2. Covered parking structures shall have roof support posts enclosed on all sides by a masonry material similar to the primary masonry material used on the residential buildings within the development. Each structure shall be equipped with internal safety lighting. The design of the posts and the lighting should promote visibility within and through the parking structure. The roof structure for covered parking spaces shall be constructed of a similar roofing material and design used for the main residential building, including similar maximum pitch and similar cornice treatments.

3. Such covered parking will be classified as an accessory structure and shall be subject to the setback requirements in Table 6E of Article 6 – Density and Dimensional Requirements. Covered parking structures are not permitted within the required front or side yard setback abutting a designated arterial.

4. A minimum of ten (10) percent of all required parking shall be designated as guest parking and must be clearly marked as reserved for guests and shall be in an area providing guests with unrestricted access to the guest parking spaces.

5. All uncovered surface parking areas shall be directly illuminated. No portion of an uncovered parking space shall receive less than 30% of the average illumination provided by the nearest lighting fixture.

10.7.5 ***Off-Street Parking Standards for Single Family Attached, Single Family Townhouse and Hybrid Housing Uses***

A. Townhouse or hybrid housing developments shall provide a minimum of two (2) garage spaces for each unit with two (2) or more bedrooms. Single bedroom units may provide one (1) garage space.

1. All garage units shall be directly accessible to the living area of the residential unit unless the location and size of detached garage units are specifically approved by City Council.

2. Guest parking shall be required in accordance with Article 10, Parking and Loading Standards. Developments which do not dedicate public streets shall provide guest spaces in common areas with pedestrian linkages to the units they serve.

B. Tandem parking behind the garage may be included in the guest parking calculation if a minimum of twenty (20) feet of pavement is provided between the face of the garage door and the boundary of a public right of way, fire lane, or dedicated access drive. Garage units shall be used only for the parking of motor vehicles with no more than two-wheel axles which are used as the primary mode of street transportation by the occupant.

C. All front entry garages shall be setback a minimum of 12” from the nearest front building elevation.

SECTION 8 - ACCESSORY PARKING REQUIREMENTS/NON-RESIDENTIAL

10.8.1 When a Specific Use Permit for accessory parking is approved, no certificate of occupancy will be issued for these areas until such time as the required parking has been provided. No required parking at accessory parking locations may be utilized to meet the parking requirements for another use.

A. If the number of off-street parking spaces required by this chapter cannot reasonably be provided on the same lot where the principal use associated with these parking spaces is located, then spaces may be provided on adjacent or nearby lot(s) in accordance with the provisions of this Section. These off-site spaces are referred to in this Section as “accessory parking spaces”.

B. All such accessory parking spaces must be located within 400 feet of a public entrance of the principal building, or the lot on which the principal use is located.

SECTION 9 - OFF-STREET LOADING REQUIREMENTS

10.9.1 All non-residential structures shall provide and maintain off-street loading facilities on the same lot as such non-residential structure. Such off-street loading facilities shall be located adjacent to a public way or private service drive, in accordance with the following requirements:

A. Unless an alternative is approved by Traffic Engineering in accordance with design standards, no area allocated to loading and unloading facilities may be used to satisfy the area requirements for off-street parking, nor shall any portion of any off-street parking area be used to satisfy the area requirements for loading and unloading facilities. Any loading dock or loading area must provide maneuvering area located entirely on private property and shall not utilize any right-of-way. This area shall meet the parking and design standards of this Code as shown in the **Appendix E, "Parking Loading Areas"**.

B. Schedule of Off-Street Loading Requirements:

Any non-residential structure which has an aggregate gross floor area of 10,000 square feet or more shall provide off-street/on-site truck loading or unloading spaces of at least twelve (12) feet in width, fourteen (14) feet in height, and sixty-five (65) feet in length, in accordance with the following schedule:

Where a side loading space is to be utilized, such space shall not be less than twelve (12) feet in width nor less than sixty-five (65) feet in length. In no instance shall any designated side loading space encroach upon a fire lane or driving aisle.

1. All maneuvering for off-street/on-site loading areas shall be accomplished on private property, and shall not block any drive, aisle or fire lane.

2. Office, Retail, Commercial and Industrial Uses.

Square Feet of Aggregate Gross Floor Area	Required Number of Spaces
10,000 to 40,000	1
40,001 to 100,000	2
100,000 to 160,000	3
160,001 to 240,000	4
240,001 to 320,000	5
320,001 to 400,000	6

3. Auditorium, convention or exhibition hall, hotel, restaurant, office building, or sports arena.

Square Feet of Aggregate Gross Floor Area	Required Number of Spaces
10,000 to 150,000	2
150,001 to 300,000	4
300,000 to 600,000	6
600,001 or Greater	Special Parking Study

C. *Parking in front of Loading Docks and Doors*

Areas in front of loading docks, freight or maintenance bay doors, garage doors or other similar facilities shall not be considered toward satisfying the off-street/on-site parking

requirements as provided in this Section, unless such loading docks, freight or maintenance bay doors, garage doors or other similar facilities are permanently sealed or altered so as to prohibit loading access through such doors or facilities. Loading docks that are within 400 feet of residentially zoned and used land uses shall be equipped with noise attenuation devices.

D. Kindergartens, day care centers or similar child training and care establishments shall provide loading and unloading space on a private drive, off-street, to accommodate one (1) motor vehicle for each ten (10) students or children cared for by the establishment.

SECTION 10 - HANDICAPPED SPACE REQUIREMENTS

10.10.1 Where handicapped parking is required by the Unified Development Code, parking spaces shall be dimensioned per the Parking Standards in **Appendix D** and designated for the exclusive use of handicapped persons in accordance with the following schedule in Table 10-A:

Table 10-A: Handicapped Space Requirements

Total Parking Spaces Required	Minimum Number of Designated Handicapped Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 and Above	2% of the Total Number of Spaces
1001 and Above	20 Plus 1 for each 100 Spaces Over 1000

10.10.2 Disabled accessible parking spaces located on the shortest accessible route of travel from the adjacent parking to an accessible entrance.

10.10.3 Disabled accessible parking spaces shall be at least 96 inches (2440 millimeters) wide. Parking access aisles shall be provided that are at least 60 inches (1525 millimeters) wide. Two accessible parking spaces may share a common access aisle. The length of the accessible space shall be according to the parking lot layout angle as set out in **Appendix D**.

10.10.4 At least one, and one in every eight spaces, shall be van accessible. These spaces shall have a minimum of 96 inches (244 centimeters) wide access aisle and a vertical clearance of 98 inches (249 centimeters). A sign designating the spaces as “van accessible” must be provided below the handicapped parking symbol sign.

10.10.5 Each handicapped Parking Space shall conform to the American with Disabilities Act with regard to wheelchair accessibility, grade, vertical clearance and signage, and with Chapter 681 of the Texas Transportation Code as amended by the 76th Legislature, HB 1032. All signs and markings shall conform to the Texas Manual of Uniform Traffic Control Devices. Pavement markings layout standards and handicapped symbol sign layout details are included in **Appendix D**.

SECTION 11 - SHARED PARKING

10.11.1 Uses may join in establishing shared parking areas. Where it can be demonstrated before the Planning and Zoning Commission that parking for two (2) or more specific uses occurs at alternating time periods, and where the combined floor area of such uses occupies not less than 50,000 square feet, or where the aggregate required off-street parking for such uses would be at least two hundred (200) spaces, then the parking space requirements of the use requiring the greater number of spaces may be applied to the other uses in a combined parking area. However, it shall be demonstrated that such area will result in a reduction of at least ten percent (10%) of the aggregate required off-street parking for such uses (as a condition precedent to consideration of a shared parking area).

10.11.2 The Shared Parking provisions of this Section specify that parking space requirements within mixed-use occupancies may be reduced from specified requirements where it can be demonstrated that the peak requirement of the several occupancies occur at different times (such as mid-day for office uses and evening for residential uses). Exceptions in the total number of spaces required by the addition of all uses as specified in this Article may be considered if supported by a parking demand study prepared by a qualified traffic engineer, and approved by the Planning and Zoning Commission. Appeals may be allowed by the City Council.

10.11.3 Consideration for shared parking and the determination thereof by City staff shall be at an additional fee at the time of application (***see* Article 22 "Fee Schedule"**).

10.11.4 Uses that allow shared parking without a parking study are as follows:

A. Office
B. Retail
C. Restaurant
D. Theater
E. Motel
F. Conference Facility

10.11.5 Calculation of shared parking shall use the following process:

A. Determine minimum parking required for each use as though it were a separate use.

B. Multiply each amount by the corresponding percentage for each of the six (6) time periods in the columns below (Parking Adjustment Percentages).

C. Calculate column total for each time period.

D. The column total with the highest value is the parking requirement.

10.11.6 The following Table 10-B outlines the Parking Adjustment Percentages for shared parking calculations:

TABLE 11-B: Parking Adjustment Percentages by Time of Day

Time of Day	Office	Retail	Restaurant	Theater	Hotel / Conference
6 a.m to 12 noon	1.00	0.97	0.50	0.30	1.00
12 noon to 1 p.m.	0.90	1.00	0.70	0.70	1.00
1 p.m. to 4 p.m.	0.97	0.97	0.60	0.70	1.00
4 p.m. to 6 p.m.	0.47	0.82	0.90	0.80	1.00
6 p.m. to 8 p.m.	0.07	0.89	1.00	1.00	1.00
8 p.m. to 12 a.m.	0.03	0.61	1.00	1.00	1.00

10.11.7 Example of Shared Parking Calculations:

A. Mixed use development - office, retail, restaurant: 50,000 sq. ft. office, 20,000 sq. ft. retail, and 8,000 sq. ft. restaurant, respectively.

B. Individual parking requirements:

Office: (1 space/375 sq. ft.) for (50,000 sq. ft.) = 133 Spaces
Retail: (1 space/275 sq. ft.) for (20,000 sq. ft.) = 73 Spaces
Restaurant: (1 space/100 sq. ft.) for (8,000 sq. ft.) = 80 Spaces

Total: 133 + 73 + 80 = 286 Spaces

C. Shared Parking Calculation are as follows:

Time of Day	Office Spaces	Retail Spaces	Restaurant Spaces	Total Spaces
6 a.m to 12 noon	1.00 * 133 = 133	0.97 * 73 = 71	0.50 * 80 = 40	244
12 noon to 1 p.m.	0.90 * 133 = 120	1.00 * 73 = 73	0.70 * 80 = 56	249
1 p.m. to 4 p.m.	0.97 * 133 = 129	0.97 * 73 = 71	0.60 * 80 = 48	248
4 p.m. to 6 p.m.	0.47 * 133 = 63	0.82 * 73 = 60	1.00 * 80 = 80	203
6 p.m. to 8 p.m.	0.07 * 133 = 9	0.89 * 73 = 65	1.00 * 80 = 80	154
8 p.m. to 12 a.m.	0.03 * 133 = 4	0.61 * 73 = 45	1.00 * 80 = 80	129

D. Solution to Example Calculation: 249 spaces required, i.e., the highest total for any time period (shared parking allows a 13 percent savings from 286 spaces.)

SECTION 12 - PAY PARKING LOTS

10.12.1 Parking lots that are designed to provide off-street parking for an hourly, daily, weekly, or monthly fee shall provide a security fence six (6) feet in height, chain link or better, with lighting, and shall be constructed of a hard surface material in accordance with Article 10 "Parking and Loading Standards", **Section 5 "Minimum Pavement Construction on or Within Private Property"**.

SECTION 13 - WAIVERS AND EXCEPTIONS

10.13.1 The Development Review Committee may approve an exception to reduce the number of parking spaces required by this Article upon submission of an application and submission of a report defining and documenting the feasibility of such reduction. The Development Review Committee may require that a report be prepared by a Qualified Parking Consultant and/or that a survey be conducted of other city's requirements. Any such reduction approved by the Development Review Committee shall not exceed 15% of the total number of parking spaces normally required by the terms of this Article. Applications for a reduction in the number of spaces which are denied by the Development Review Committee may be appealed to the Zoning Board of Adjustments and Appeals.

10.13.2 The Development Review Committee may approve an exception to allow an increase in the maximum number of parking spaces provided for non-residential buildings in excess of 30,000 square feet for the specific use classification stated in **Section 10.7.2.A** above. The Development Review Committee may require that a report or case studies be prepared by a Qualified Parking Consultant and/or that a survey be conducted of other city's requirements as evidence to justify the need for the additional spaces. Such evidence shall also address the estimated percentage of spaces utilized on a year around basis for the enlarged parking area. Applications for an increase in the number of spaces which are denied by the Development Review Committee may be appealed to the Zoning Board of Adjustments and Appeals.

A. The Development Review Committee may approve an increase to the maximum parking requirement by requiring the following conditions:

1. Provide one additional tree inside the parking area above the minimum required under **Article 8, "Landscaping and Screening"** of Unified Development Code (UDC), for every additional ten (10) parking spaces beginning with the first additional parking space and for each ten (10) spaces thereafter; and

2. The excess parking spaces shall only be utilized as over-flow parking for seasonal parking events and be paved with a porous paving surface or an irrigated cellular grassed paving system approved by the Engineering Division.

B. The Development Review Committee may require other conditions of approval deemed appropriate and necessary for a particular parking location.

10.13.3 The Zoning Board of Adjustments and Appeals may grant an exception to authorize a reduction or, where applicable, an increase in the number of off-street parking spaces if the Board permitted under this Article subject to the following provisions:

A. The Board may only grant an exception to authorize a reduction in the number of off-street parking spaces if the Board finds,

1. The parking demand generated by the use does not warrant the number of off-street parking spaces required.

2. The exception would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets.

B. For uses other than manufacturing or warehouse, the maximum reduction authorized by this section is 25 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to already existing nonconformance uses.

C. For a manufacturing or warehouse use:

1. The maximum reduction authorized by this section is 50 percent minus the number of spaces currently not provided due to already existing nonconforming uses.

2. To grant an exception to the parking requirements for a manufacturing or warehouse use in excess of a 25 percent reduction, the Board must determine after there is adequate room on the site to accommodate the required parking of needed for future changes in occupancy.

D. In determining whether to grant an exception the Board shall consider the following factors:

1. The parking demand and trip generation characteristics for all of the uses for which the exception is requested.

2. The extent to which the parking spaces provided will be shared, remote or accessory.

3. The availability of alternative means of transportation, including car pooling, ridesharing, etc., which will provide levels of service such that the use of private passenger vehicles will be significantly reduced.

E. In granting an exception under this section, the Board shall specify the use or uses to which the exception applies. Similar uses with the same original parking requirements may occupy the structure provided all original conditions of the exception are met. An exception granted by the Board for a particular use automatically and immediately terminates when a use is proposed which requires more parking than the use that received an exception or does not meet the conditions of the exception.

F. The Board shall not review or grant an exception under this section to reduce or increase the number of parking spaces specifically required in a Planned Development District or a Specific Use Permit for which the parking exception is being requested. Such exceptions shall be reviewed by the Planning and Zoning Commission and the City Council.

SECTION 14 - MAINTENANCE

10.14.1 All quasi-public parking lots, including but not limited to those located at grocery stores, shopping centers, public buildings now in existence, and any which shall be constructed after the effective date of this UDC, shall be maintained so as to provide a safe driving surface.

10.14.2 Any holes, ruts, ridges or other defects greater than two (2) square feet in area or which exceed

twenty (20) percent of the total area of the parking lot, or which creates a hazardous driving surface shall be repaired within ten (10) days of notification by the Code Compliance Supervisor or designee.

SECTION 15 - GLARE AND LIGHTING STANDARDS

10.15.1 Purpose of Section

Standards for controlling lighting and glare are set forth to reduce the annoyance and inconvenience to property owners and traffic hazards to motorist. These standards are intended to allow reasonable enjoyment of adjacent and nearby property by their owners and occupants while requiring adequate levels of lighting of parking areas.

10.15.2 Glare

Any use shall be operated so as not to produce obnoxious and intense glare or direct illumination across the bounding property line from a visible source of illumination of such intensity as to create a nuisance or detract from the use or enjoyment of adjacent property. All outside lights shall be constructed of a light source and reflector so selected that acting together the light beam is controlled and not directed across any bounding property line above a height of three (3) feet. The allowable maximum intensity measured at the property line of a residential use in a residential district shall be 0.25 foot candles.

10.15.3 Non-Residential Site Lighting

All off-street parking areas for non-residential uses in non-residential districts which are used after dark, shall be illuminated beginning one-half hour after sunset and continuing throughout the hours of use or until midnight, whichever is earlier. In case only a portion of a parking area is offered for use after dark, only that part is required to be illuminated in accordance with these standards. However, the portion offered for use shall be clearly designated. Lighting within the parking areas shall meet the following minimum requirements.

10.15.4 Intensity

On the parking area surface an average of at least two (2) foot candle, initial measurement, and a minimum average of one (1) foot candle on a maintained basis shall be provided.

Minimum intensity at any point on the parking area surface shall be at least 0.6-foot candles initial, and at least 0.3 foot candles maintained or 1/3 of the average, whichever is greater.

10.15.5 Luminaries

Light sources shall be of a down-light type, indirect, diffused, or shielded type luminaries and/or so installed and maintained as to reduce glare effect and consequent interference with use of adjacent properties and boundary streets. Bare bulbs above 15 watts and strings of lamps are prohibited, except for temporary lighting not exceeding forty-five (45) days per year.

SECTION 16 - DEFINITIONS

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.

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.

Article 11

PERFORMANCE STANDARDS

LAST UPDATED: NOVEMBER 5, 2024

CASE NUMBER: TAM-24-09-0007

ORDINANCE NO. 11644-2024

ARTICLE 11: PERFORMANCE STANDARDS

Table of Contents

		Page No.
Section 1	*Purpose*	*2*
Section 2	*Applicability*	*2*
Section 3	*Noise*	*2*
Section 4	*Smoke and Particulate Matter*	*2*
Section 5	*Odorous Matter*	*3*
Section 6	*Toxic and Noxious Matter*	*3*
Section 7	*Fire or Explosive Hazard Matter*	*3*
Section 8	*Vibration*	*3*
Section 9	*Open Storage*	*4*
Section 10	*Glare*	*4*
Section 11	*Air and Water Outlets at Gasoline Service Stations*	*5*
Section 12	*Requirements for On-Premise Sale and Consumption of Alcoholic Beverages*	*5*
Section 13	*Infant Changing Stations at Full-Service Restaurants*	*8*
Section 14	*Operation of Tattoo Studio*	*9*
Section 15	*Definitions*	*13*

ARTICLE 11: PERFORMANCE STANDARDS

SECTION 1 - PURPOSE

11.1.1 The purpose of this Article is to set forth regulations to enhance the health, safety and convenience of the public and to protect the public from the potential negative effects of industrial and intense commercial development by regulating smoke and particulate matter, odorous matter, fire or explosive materials, toxic and noxious matter, vibration, open storage, glare, and fuel supply in the vicinity of such sites.

SECTION 2 - APPLICABILITY

11.2.1 All permitted uses as indicated in this Article shall conform in operation, location, and construction to the performance standards as specified in this Article. In addition, such standards or some portion of them may reasonably be appended to certain other Specific Use Permits as may be determined to have intensive commercial uses that require these protective standards.

SECTION 3 - NOISE

11.3.1 At no point at the *boundary property line (as defined in **Article 11 "Performance Standards", Section 15 "Definitions"**) of any use shall the sound pressure level of any operation of the facility exceed the limits specified in Chapter 13 of the Code of Ordinances.

11.3.2 Measurement of noise shall be made with a sound level meter that has a calibration certificate meeting with standards prescribed by the American National Standards Institute.

SECTION 4 - SMOKE AND PARTICULATE MATTER

11.4.1 No industrial operation or use shall cause, create, or allow the emission for more than three minutes in any one hour of air contaminants which at the emission point or within the bounds of the property are:

A. In violation of the standards specified by the Texas Air Control Board Regulations for the Control of Air Pollution as published by the Texas Air Control Board or the Texas State Department of Health.

B. Of such capacity as to obscure an observer's view to a degree equal to or greater than does smoke or contaminants in the standard prescribed in (1) above except that, when the presence of uncombined water is the only reason for failure to comply or when such contaminants are emitted inside a building which prevents their escape into the outside atmosphere, performance shall be considered to comply with this section.

11.4.2 The emission of particulate matter from all sources in a district subject to this Article shall not exceed the level specified by the Texas Air Control Board Regulations published by the Air Control Board or the regulations published by Texas State Department of Health.

11.4.3 Open storage and open processing operations, including on-site transportation movements which are the source of wind or airborne dust or other particulate matter; or which involve dust or other particulate air contaminant generating equipment including but not limited to paint spraying, grain handling, sand or gravel processing or storage or sand blasting shall be so conducted such that dust and other particulate matter so generated are not transported across the bounding property line or the tract on which the use is located in concentrations exceeding standards set by the Texas Air Control Board.

SECTION 5 - ODOROUS MATTER

11.5.1 No industrial use shall be located or operated within a district subject to this Article, which involves the emission of odorous matter from a source of operation where the odorous matter exceeds the odor threshold at the bounding property line or any point beyond the tract on which such use or operation is located.

11.5.2 The odor threshold as herein set forth shall be determined by Texas Air Control Board Regulations on Odor.

SECTION 6 - FIRE OR EXPLOSIVE HAZARD MATERIAL

11.6.1 No industrial use involving the manufacture or storage of compounds or products which decompose by detonation shall be permitted in districts subject to this Article, except that chlorates, per chlorates, phosphorous, and similar substances and compounds in small quantities for use by industry, school laboratories, druggists, or wholesalers may be permitted when approved by the Fire Department of the City of Grand Prairie.

11.6.2 The storage and use of all flammable liquids and materials such as pyroxylin plastics, nitrocellulose film solvents and petroleum products shall be permitted only when such storage or use conforms to the standards and regulations of the Fire Department of the City of Grand Prairie, as well as Water Pollution Control standards and regulations.

SECTION 7 - TOXIC AND NOXIOUS MATTER

11.7.1 No industrial operation or use permitted in districts subject to this Article shall emit toxic or noxious matter in concentrations across the bounding property line of the tract on which operation or use is located.

SECTION 8 - VIBRATION

11.8.1 No use in districts subject to this Article shall at any time create earthborn vibration at the bounding property line of the source.

ARTICLE 11: PERFORMANCE STANDARDS

SECTION 9 - OPEN STORAGE

11.9.1 No open storage of materials or commodities shall be permitted for any use, except as an accessory use to a main use located in a building.

11.9.2 No open storage operation shall be located in front of the main building and no storage shall constitute a wrecking, junk, or salvage yard.

11.9.3 No open storage shall be used for any other use than what is allowable by right except as stated in the Use Charts, **Article 4 "Permissible Uses"**.

11.9.4 Outside storage or sale of all new or used furniture, appliances and/or secondhand merchandise regulated by this ordinance shall be prohibited: provided however, that such goods and merchandise may be placed outside for temporary display only under the following conditions:

A. An area equal to not more than five (5) percent of the total interior floor display area may be used for outside display.

   Outside storage, display or sale of landscape and plant materials shall be permitted as allowed in **Article 4, "Permissible Uses,"** for a "*Plant Nursery (Outside Storage)*" use when such storage or display is not located in a required parking area. Such storage or display must be one foot below the screening fence and may be allowed in a required parking area on a seasonal basis upon approval by the Director of Planning and Development after consideration of seasonal parking demands.

B. The display of goods and merchandise must be directly abutting the store front or the service island in a gasoline service station, shall not infringe upon required parking spaces, shall not extend beyond the sides of the store front, and must be located on an improved surface meeting the minimum paving requirements of the Unified Development Code for paved parking areas or sidewalks.

C. Exterior display of such goods and merchandise shall be allowed only during regular business hours and must be stored inside at all other times.

D. Such displays shall be maintained in a neat and orderly manner and comply with all other applicable City ordinances.

11.9.5 For additional open storage requirements, reference **Article 11 "Performance Standards", Section 6 "Fire or Explosive Hazard Material"**.

SECTION 10 - GLARE

11.10.1 No use or operation shall be located or conducted so as to produce intense glare or direct illumination across the bounding property line from a visible source of illumination nor shall any such light be of such intensity as to create a nuisance or detract from the use and enjoyment of adjacent property. Reference **Article 10 "Parking and Loading", Section 15 "Glare and Lighting Standards".**

ARTICLE 11: PERFORMANCE STANDARDS

SECTION 11 - AIR AND WATER OUTLETS AT GASOLINE SERVICE STATIONS

11.11.1 All locations and uses in the City of Grand Prairie where gasoline is dispensed, whether self-service or full-service, shall provide pneumatic air pumps and water hoses for the use of any customer. 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 (7) days shall be considered a violation of this Code.

SECTION 12 - REQUIREMENTS FOR ON-PREMISE SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES

11.12.1 Standards

Alcoholic beverages, as defined in the Alcoholic Beverage Code of the State of Texas, may only be sold or for on-premise consumption in restaurants facilities, certain facilities owned by the City of Grand Prairie or hotels, motels, museums, aquariums, theaters, and smoking lounges only in accordance with the following standards. On-premise consumption of alcoholic beverages shall be:

A. Allowed for full service and walk-up restaurants (as defined in **Article 30**) provided that the facility shall operate using a permanent commercial kitchen (as defined in **Article 30**) and that no more than twenty percent (20%) of the total floor area shall be used as a bar/holding area and receipts from the sale of alcoholic beverages by the restaurant shall not exceed seventy-five percent (75%) of the total receipts from that location (reference **Article 4, Section 4.8.5** for proximity requirements).

B. Allowed as an incidental use in hotels, resort casino hotels and motels equipped with meeting and conference facilities and a full-service, on-site restaurant or walk-up, on-site restaurant (as defined in **Article 30 *"Restaurant – Full Service"* and *"Restaurant - Walk-up Service Only"***), which meets the requirements of **Article 11.12.1.A** above. Delivery or service of alcoholic beverages are allowed by hotel, motel or restaurant employees to individual rooms, meeting areas, or outdoor reception areas when designated as such on the interior design plan required in **Article 11.12.3.A** below for on-premise consumption. Delivery of alcoholic beverages to individual rooms or meeting areas by an off-premise provider is not allowed. For purposes of this Section, employees of a hotel, motel or restaurant shall include persons paid directly by the hotel, motel or restaurant, and persons paid directly by a company or firm under contract to hotel, motel or restaurant to provide food-catering services.

C. Alcoholic beverage service at no charge to guests of a hotel or motel with a minimum of 70 rooms shall be allowed as an incidental use in hotels and motels not equipped with a full-service, on-site restaurant or a walk-up, on-site restaurant (as defined in **Article 30 "*Restaurant – Full Service*" and *"Restaurant-Walk-up Service Only"***) for no more than 4 hours in a 24-hour period in a designated common area such as a lobby or pool area. Delivery of alcoholic beverages to individual rooms or meeting areas by an off-premise provider is not allowed. Alcohol sales on the premise is not allowed.

D. Allowed as an incidental use in a Class 1 Horse Race Track facility, a performance hall, an exhibition hall or a convention center with a maximum design capacity of over 3,000 patrons when equipped with a full-service kitchen and restaurant. Sales of alcoholic beverages for on-premise consumption only may

be conducted from the restaurant or from food and beverage concession areas designated as such on the interior design plan required in **Article 11.12.3.A** below. For the purpose of this Section, "*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 13 of the Code of Ordinances. The sale of alcoholic beverages shall not be allowed in the non-public-access areas of the racetrack, as defined in the Texas Racing Commission Rules of Racing.

E. Allowed as an incidental use within a golf course (SIC codes 7992 and 7997) equipped with a club-house which includes a full-service, on-site restaurant meeting the requirements of **Article 11.12.1.A** above, except that the 75% food sales ratio described in **Article 11.12.1.A** above and the auditing requirements of **Article 11.12.2**, below shall not apply.

F. Allowed as an incidental use at the following City of Grand Prairie parks, recreation, entertainment and conference center facilities except that the 75% food sales ratio described in **Article 11.12.1.A** above and the auditing requirements of **Article 11.12.2** below shall not apply:

1. The Uptown Theater complex, 120 E. Main Street
2. The Farmers Market in downtown Grand Prairie's Market Square, 120 W. Main Street
3. The Ruthie Jackson Center, 3113 S. Carrier Parkway.
4. Minor league baseball stadium, 1600 Lone Star Parkway.
5. Lynn Creek Park, 5700 Lakeridge Parkway. (All grounds and facilities)
6. Loyd Park, 3401 Ragland Road. (All grounds and facilities)
7. Mike Lewis Park, 2600 block of North Carrier Parkway. (All grounds and facilities)
8. Turner Park, 600 N. Belt Line Road. (All grounds and facilities)
9. Waggoner Park, 2122 N. Carrier Parkway. (All grounds and facilities)
10. The Summit at Central Park, 2975 Esplanade.
11. Epic Central, 2915, 2925, 2935, 2951, 2955, 2959, 2965 S Hwy 161. (All grounds and facilities)
12. Former Fire Station 1, 321 E. Main Street
13. The Epic, 2960 Epic Place
14. Epic Waters, 2970 Epic Place

G. Allowed as an incidental use within a theater, except there shall be no bar holding area allowed.

H. Allowed by right at brewpubs or distilleries in the Downtown Study Area meeting the definition found in **Article 30** – "Brewpub" and with the following conditions:

1. A Specific Use Permit is required for the operation of a brewpub or distillery having at least one of the following characteristics:

i. The physical size of all operations within a single building exceeds 20,000 square feet or the cumulative physical size of operations within multiple buildings exceeds 20,000 square feet, including brewery rooms, tasting rooms, commercial kitchens, and dining areas;
ii. The property or properties on which operations are proposed exceeds 1 total acre;
iii. Any uses, other than food service meeting the definition of a restaurant, are requested concurrently with the brewpub which share a demised space with the brewpub or whose business operates as an integral part with the brewpub, including live entertainment, event space, hotel, or retail space when the retail area exceeds 1,000 gross square feet;
iv. Thirty percent (30%) or more of alcohol sales come from alcoholic beverages, liquor, beer, wine, or spirits produced outside the Downtown Study Area;
v. The operator is required by TABC to obtain a mixed-beverage license and/or late hours permit, or for any operation associated with a brewpub with business hours which extend beyond midnight;
vi. More than 10,000 barrels of liquor, beer, or distilled spirits in any combination are produced annually at the location;
vii. Sales or consumption of liquor, beer, or distilled spirits occur within 300 feet of uses listed in Section 4.8.6.

2. If the proposed brewpub or distillery exhibits more than one of the above characteristics upon submission of the SUP application, only one SUP will be required for the approval and operation of multiple functions under i through vii above. If, after approval of the SUP, one or more of the functions or characteristics ceases, it will not automatically invalidate other functions approved under the SUP or the SUP itself; however, additional SUP approval may be necessary to reestablish a function or characteristic once it has ceased.

I. Allowed as an incidental use within a museum located within the I-30 corridor overlay district provided the following conditions are met:
   1. There is no bar holding area;
   2. The museum is at least 35,000 square feet with at least half of the museum devoted to the display of art; and
   3. No more than twenty-five percent (25%) of all sales are from the sale of alcoholic beverages.

J. Allowed as an incidental use within an aquarium located within the I-30 corridor overlay district provided the following conditions are met:
   1. There is no bar holding area;
   2. The aquarium is at least 125,000 square feet with at least seventy-five percent (75%) of the aquarium devoted to the display of aquatic related animals, features, and habitats; and
   3. No more than twenty-five (25%) of all sales are from the sale of alcoholic beverages.

For the purposes of Article 11, Section 12, if the aquarium is part of an entertainment complex under common ownership, alcohol shall be allowed within the entire entertainment complex in which an aquarium meeting the conditions above is located.

K. Allowed as an incidental use at smoking lounges where on-premise consumption is permitted by a state license or permit issued under the Texas Alcoholic Beverage Code provided the following conditions are met:
   1. At least fifty-one percent (51%) of all on-premise sales are from the sale of tobacco or smoking related products, and
   2. The owner, operator, or person in control of the smoking lounge provides sales tax information as noted in 11.12.1.B to the City to verify compliance with zoning regulations no later than April 1 of each year.

11.12.1 Auditing Requirements

A. Notwithstanding any of the above, the City of Grand Prairie reserves the right to help initiate, provide support to, cooperate with, or otherwise facilitate auditing activities carried out by the State of Texas pursuant to the Texas Alcoholic Beverage Code. The City further reserves the right to require, at any time, that a restaurant operator provide evidence demonstrating that alcohol sales regulated by this Article comply with all requirements of his Article which are not otherwise regulated or enforced by the State of Texas.
B. When Sales Tax information is required to be submitted under this Article or pursuant to an audit, the information must include gross sales for the establishment, gross sales of alcoholic beverages, a copy of the filings supplied to the State of Texas for sales tax, and a copy of any mixed beverage sales tax returns. The information must cover the preceding calendar year unless a different time frame is specified as part of an audit. The information may be marked as "confidential" and limited by the provider to use in enforcement of this Article.

11.12.2 Additional Requirements

In addition to the above, all applications for building permits, certificates of occupancy, or Specific Use Permits (if required) which include the on-premise consumption of alcoholic beverages shall be subject to the following:

A. An interior design plan shall be submitted showing the amount and arrangement of floor space and tables within the structure and any outdoor covered or uncovered deck, porch or other area with all areas clearly labeled as to their usage. Such plan shall become a part of and a condition of the building permit and/or Certificate of Occupancy.

B. No indecent exposure, as defined in Section 42.01 of the Texas Penal Code, shall be permitted nor shall the exposure of any portion of the male or female breast below the top of the nipple be permitted.

C. All required off-street parking spaces shall be illuminated with a minimum of 2.5 foot-candles per square foot. Such lighting shall be installed in conformance with applicable City Codes.

D. All structures shall comply with all applicable City Codes and ordinances, including the building, plumbing, electrical and fire codes.

E. All rules and regulations of the Texas Alcoholic Beverage Commission shall be complied with.

F. Operators of establishments selling alcoholic beverages shall notify the City immediately upon the establishment ceasing operations.

G. Unless a more stringent restriction applies, alcoholic beverage sales shall not exceed 75% of the total on-premise sales.

11.12.3 Enforcement

Should any business establishment fail to meet the minimum guidelines set forth hereinabove, it shall be subject to a fine of $2,000 per offense, with each day constituting a separate offense.

11.12.4 Compliance

In any event, all persons, firms and corporations presently engaging in the sale and distribution and on-premise consumption of alcoholic beverages shall comply with all the requirements of this Ordinance and any amendments thereto and all applicable City Codes. Any premise utilized for the sale or distribution and on-premise consumption of alcoholic beverages not in compliance with the Ordinance after passage thereof shall be subject to abatement under proceedings before the Zoning Board of Adjustments and Appeals. The City, the property owner, or any interested property owner in the area may initiate abatement proceedings before the Zoning Board of Adjustments and Appeals. The City may elect to discontinue any licenses concerning the sale, distribution or consumption of alcoholic beverages required by law, or may impose the criminal penalties set forth herein against the property owner. Each business establishment, whether tenant or landowner, shall obtain a Certificate of Occupancy for the particular business establishment. Any future businesses at the location must obtain an occupancy permit in accordance with applicable City Codes and must at all times conform with the minimum guidelines set forth herein.

SECTION 13 –INFANT CHANGING STATIONS AT FULL-SERVICE RESTAURANTS

11.13.1 All “Full-Service Restaurants” (as defined in **Article 30 *“Restaurant – Full Service”***) in the City of

Grand Prairie shall provide a minimum of one (1) infant diaper changing station for the use of any customer in all required bathrooms in accordance with the most recent TAS and ADA standards. This requirement shall apply to all restaurants approved or permitted on or after January 1, 2018. Any such infant changing station found to be damaged, out of service, or inoperable for more than seven (7) days shall be considered a violation of this Code.

SECTION 14 –OPERATION OF TATTOO AND BODY PIERCING STUDIO

11.14.1 All "Tattoo and Body Piercing Studios" (as defined in **Article 30 "*Tattoo and Body Piercing Studio*" and hereinafter referred to both collectively and individually as "Studio"**) in the City of Grand Prairie shall operate under the following conditions:

A. A Studio shall operate only with a valid license issued by the Texas Department of State Health Services and subject to inspection by the State Department or its affiliates. Tattoo Studios are also subject to licensure and inspection by the City of Grand Prairie;

B. A Studio shall not be located within 300 feet of a church, school, or residential zoning district, or with 1,000 feet of another Studio, as measured along the property lines of the street fronts and from front door to front door, and in a direct line across intersections;

C. No more than two (2) Studios shall operate at any given time within the CA zoning district;

D. Hours of operation shall not extend beyond midnight;

E. Whenever a Studio is constructed or remodeled so as to require a building permit, or an existing structure is converted in whole or part for use as a Studio, plans and specifications for such construction, remodeling or conversion with the applicable fees shall be submitted to the building official for review and approval in accordance with applicable city rules and regulations before construction, remodeling or conversion is begun. The building official shall approve the plans and specifications if they meet applicable city regulations;

F. The Building Official or their designee will perform an inspection of the Studio prior to the start of operations as a Studio to determine compliance with approved plans and requirements of this article. A City Certificate of Occupancy issued by the Building Official must be obtained prior to the operation of the studio;

G. Annually each permit holder, owner or operator in charge of the studio shall complete eight (8) hours of continuing education on the practice and safety regulations for tattoo and body piercing such as blood-borne pathogens, aseptic techniques, disease control, personal protection, signs of infection and cardio-pulmonary resuscitation (CPR). The permit holder, owner or operator in charge shall complete the required training within twelve (12) months from the date of issuance of the permit. Records of such education and training shall be

maintained on site and shall be made available to the City upon request.

H. Violations

1. If the City or State regulatory authority determines that a Studio is in violation of this article or other law, it may notify the studio in writing of the violation and by written order direct the studio to correct the violation within a definite period of time.

2. If the City or State regulatory authority determines that the violation constitutes an imminent and serious threat to the public health or safety, it may order the permit holder to correct the violation immediately or to cease operations to the extent determined necessary to abate the threat until the violation is corrected.

3. In addition to the authority listed above, the City shall be entitled to pursue all other remedies including the issuance of citations for municipal court, initiating procedures to suspend or revoke a Specific Use Permit, or filing a complaint with the Department of State Health Services.

4. The City Attorney may engage in the enforcement of the civil penalty and injunction order of the state law if requested by the Department of State Health Services Commissioner pursuant to Texas Health and Safety Code, Section 146.020, Civil Penalty and Injunction.

J. Suspension of Permits

1. The City may administratively suspend a Specific Use Permit or license issued under provision of this article if it determines that the owner, operator, or person in charge a Studio has:

   i. Been convicted twice within any twelve (12) month period for violation of this article;

   ii. Failed to comply, within the time specified, with an order to correct or abate an imminent threat to the public health or safety;

   iii. Intentionally or knowingly provided false information to the City or State regulatory authority or designee during a lawful inspection; or

   iv. Intentionally or knowingly impeded a lawful inspection by the City or State regulatory authority or designee.

2. The City shall suspend the permit for a definite period of time not to exceed twelve (12) months, or until the violations resulting in said suspension have been corrected or abated.

3. Upon receipt of written notice of suspension issued by the City, the permit holder shall

immediately cease operation of the facility for which the permit is suspended until the violations resulting in said suspension have been corrected or abated. The notice of suspension must include:

i. The name of the permit holder;

ii. The location or identification of the establishment for which the permit is suspended;

iii. The reason for the suspension; and

iv. A statement informing the establishment of its right to appeal the suspension.

K. Appeals

1. An administrative decision by the City invoking a suspension of a permit is final unless an appeal is filed, in writing, with the Director of Development Services within ten (10) days of the notice of suspension appealing the decision to the Zoning Board of Adjustments and Appeals.

2. The Director of Development Services or designee shall set a time and date for a hearing on the suspension before the Zoning Board of Adjustments and Appeals. The filing of an appeal in accordance with subsection 1 of this section enjoins or stays an action of the City pending a final decision by the Zoning Board.

L. Revocation of Permit

1. Notwithstanding the previous section, if violations have not been corrected within twelve (12) months of the permit being suspended by the City, or if more than two (2) violations of this article occur within a twelve (12) month period, or if one or more violations occurs in three (3) successive years, the City shall issue the holder of the Specific Use Permit a notice of revocation. Notice shall give a time and date of the next available City Council hearing at which the recommendation for revocation will be heard. The applicant will have opportunity to respond in writing or in person at the hearing.

2. The decision of the City Council to revoke shall be final.

SECTION 15 - DEFINITIONS

11.16.1 The following terms are defined as to their intended use and meaning in the context of this Article:

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.

11-12

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.

Daytime: The hours between sunrise and sunset on any given day.

Decibel: A unit measurement of sound pressure.

Frequency: The number of times per second a vibration or sound wave oscillates.

Octave Band: A portion of the audible sound spectrum. An Octave Band Analyzer divides the audible sound spectrum into eight (8) octave bands.

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 ASTMD 1391-57, Standard Method for Measuring Odor in Atmosphere.

Particulate Matter: Finely divided solid or liquid matter, other than water, which is released into the atmosphere.

Smoke: The visible discharge of particulate matter from a chimney, vent, or combustion process.

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).

Vibration: A temporal and spatial oscillation of displacement, velocity or acceleration in a solid material.

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.

Article 12

SUBDIVISION AND UTILITIES

ADOPTED: September 2, 2025

CASE NUMBER: TAM-25-08-0003

ORDINANCE NO. 11756-2025

ARTICLE 12: SUBDIVISION AND UTILITIES

Table of Contents

		Page No.
Section 1	*Purpose*	*2*
Section 2	*Applicability*	*2*
Section 3	*Pre-Application Conference / Concept Plan*	*3*
Section 4	*Application Required*	*4*
Section 5	*Administrative Approval*	*7*
Section 6	*Minor Subdivision Plat*	*7*
Section 7	*Preliminary Plat Submittal*	*7*
Section 8	*Preliminary Plat Approval*	*10*
Section 9	*Final Plat Submittal*	*11*
Section 10	*Procedure for Plat Approval*	*13*
Section 11	*Plat Vacations and Replats*	*13*
Section 12	*Final Plat Approval and Recordation*	*16*
Section 13	*Standard Plat Wording*	*18*
Section 14	*Exceptions, Appeals and Dormant Plats*	*18*
Section 15	*Fees*	*20*
Section 16	*Permits and Construction*	*21*
Section 17	*Lots*	*22*
Section 18	*Blocks*	*23*
Section 19	*Design Standards*	*23*
Section 20	*Alleys*	*26*
Section 21	*Water and Wastewater Lines*	*27*
Section 22	*Drainage and Floodplain Management*	*27*
Section 23	*Easements*	*27*
Section 24	*Access Easements*	*28*
Section 25	*Driveways and Fire Lanes*	*29*
Section 26	*Sidewalks*	*29*
Section 27	*Public Facilities*	*31*
Section 28	*Undergrounding Utilities*	*41*
Section 29	*Definitions*	*42*

ARTICLE 12: SUBDIVISION AND UTILITIES

SECTION 1 - PURPOSE

12.1.1 It is the purpose of this Article to promote sound planning in the subdivision of land, and to provide consistent rules that protect the public health, safety, and welfare while allowing the legal platting of land. Platting of property may also require rezoning, if the existing zoning is for Agricultural uses.

12.1.2 The regulations herein have been made after careful study of existing local conditions and the desirable future development of the City. It is not the desire or the intent of the City Council to regiment the design of subdivisions of property in the City and its environs, but rather to recommend the utilization, to the fullest extent possible, of good, sound, modem subdivision planning principles.

12.1.3 It is intended that as much freedom as possible be allowed the individual owners and developers in the design and ultimate development of new subdivisions so that they will contribute innovation, individuality, and character to the community's new residential neighborhoods, commercial and industrial districts. At the same time, these rules are intended to assure that such development provides for:

A. Sufficient, adequate major and secondary traffic thoroughfares and public facilities.

B. Minimum standards for facilities.

C. Consistency with Federal and State regulations.

D. A consistent and equitable pattern of development among neighboring parcels of land.

E. Consistency with the City's Comprehensive Plan, Thoroughfare Plan, Park Plan, Stormwater, Drainage, and Floodplain Management regulations and other adopted plans.

12.1.4 It is intended that the adoption of **Article 12 "Platting"**, shall in no way affect or alter the validity of Grand Prairie Ordinance No. 4695. This recodification is purely for administrative convenience rather than an attempt to affect the substantive law relating to impact fees.

SECTION 2 - APPLICABILITY

12.2.1 Pursuant to the provisions of Chapter 42, Chapter 212, and Chapter 242 of the Texas Local Government Code, the governing body of the City does hereby extend to all of the area under its extraterritorial jurisdiction as defined by the statutes of the State the application of all of the terms and provisions in this Article establishing rules and regulations governing plats and subdivisions of land.

12.2.2 No person shall create a subdivision of land within the City or within its extraterritorial jurisdiction without complying with the provisions of this Article, and all plats and subdivisions of any such land shall conform to the rules and regulations set forth in this Article.

12.2.3 The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, or to lay out suburban, building, or other lots, and to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. The exception is as follows:

A. When an applicant exhibits a duly executed and recorded deed covering a lot having dimensions of fifty (50) feet by one hundred twenty (120) feet or more has been sold by metes and bounds prior to October 18, 1960, and such lot being assessed for City taxes and conforms to the established lot pattern and zoning classification in the block where located, then a building permit may be issued provided the requested use of such property conforms to the permanent zoning or the property covered by the application.

12.2.4 If the Director of Planning and Development (or designee) determines that a plat or replat is not required, he shall notify the requesting party of that determination. If a plat or replat is required and such a document has been reviewed and approved by the Director of the Planning and Development Department (or designee) or Planning and Zoning Commission (as applicable), the Director shall issue to the requesting party a written certification of that determination.

12.2.5 The request made under Subsection 12.2.3(A) of this Section, must identify the land that is the subject of the request. The Planning Division shall make its determination within twenty (20) days after the date it receives the request and shall issue the certificate, if appropriate, within ten (10) days after the date the determination is made.

12.2.6 The Director (or designee) and the Planning and Zoning Commission shall not approve any plat of any subdivision within the zoning jurisdiction of the City unless the plat complies with the existing zoning.

12.2.7 The County Clerk of the county in which said land lies shall not file any such plat or replat of a subdivision unless there shall appear thereon, the endorsement of the Director (when plat approval is made by the Director or designee under this Article) or the Chairman of the Planning and Zoning Commission and the Director or designee (when plat approval is made by the Planning and Zoning Commission under this Article).

SECTION 3 - PRE-APPLICATION CONFERENCE

12.3.1 Each owner or sub-divider of land shall first confer with the Director or designee before making application for approval of a preliminary plat or re-plat of a proposed subdivision, and shall secure a copy of the rules and regulations governing subdivisions of land so that such person may become thoroughly familiar with the subdivision requirements and policies of the City, as well as the provisions of the Comprehensive Plan as approved by the Planning and Zoning Commission and City Council, which instrument is on file in the Department of Planning and Development, that may relate to and have effect upon the general area in which the proposed subdivision is situated.

12.3.2 Contractors and developer/owners are required to secure a permit from the City for all construction activities including clearing and grubbing, earthwork and excavating. Such permits with the City may be in the form of a building permit, a construction permit or a clearing and grubbing, or earthwork permit.

Construction activities shall comply with all storm water guidelines as outlined within Article 14.6.

SECTION 4 - APPLICATION REQUIRED

12.4.1 The procedure for review and approval of a subdivision plat shall be in compliance with Texas Local Government Code, Title 7, Chapter 212. Information in Exhibit A is required on all Plats in order for an application to be complete. Preliminary Plats must contain all the information shown in Exhibit A, plus the information required in Exhibit B. Final Plats, Amended Plats, and Replats must contain all the information in Exhibits A and B, and the information requested in Exhibit C.

Continue on Next Page …

EXHIBIT A: INFORMATION REQUIRED ON ALL PLATS

	Information	Item Provided	Not Provided	Not Applicable
1	Type of Plat: Preliminary, Final, Amendment, Replat			
2	Addition Name			
3	Number of Lots and Total Acreage			
4	Identify Survey and Abstract			
5	Name of City, County and State			
6	Name and Address of Owner			
7	Name and Address of Developer			
8	Name and Address of Surveyor			
9	Date of Plat, Scale of Drawing, North Arrow			
10	Accurate Metes and Bounds Description and Total Acreage			
11	Point of Beginning Identified			
12	Perimeter Property Corners Identified (type, size, found, set)			
13	Owners' names & Record Information on all Adjacent Tracts			
14	Names of Streets			
15	Width, Location and Filing Information of Existing Easements			
16	Lot and Block Numbers			
17	Continuation of Existing Streets			
18	Location/Width of Proposed ROWs, Easements Alleys			
19	Delta, Radius, Length, & Chord Bearings on all Curves			
20	Identify all Non-Tangent Curves			
21	Survey Ties to Existing Subdivisions & Monuments			
22	Max. Cul-de-sacs Length 600'			
23	Min. Cul-de-sac Radii 50'			
24	Max. Block Length of 1200'			
25	Min. Alley Width 20'			
26	Vicinity Map			
27	Adjacent Survey Line			
28	Show all Contiguous Property Lines			
29	20' Corner Clips at Intersections of Residential & Collectors			
30	Front Building Lines*			
31	Side Yard Building Lines at Street Intersections			
32	Building lines in Cul-de-sacs & Along Curves by Chord Def.*			
33	Dimension any Buffer/Setback Between Residential & Commercial Zoning			
34	Location of ____ Contour around Perimeter of _____.			
35	FEMA Designated Floodplain and FIRM Panel Identified with Date			
36	Location of 100-year Water Surface Elevation			
37	Small Lot Development Disclaimer (if applicable)			

EXHIBIT B: PRELIMINARY PLAT REQUIREMENTS

Preliminary Plats shall include all the information required in Exhibit A, plus the information required in Exhibit B.

	Information	Item Provided	Not Provided	Not Applicable
1	All Items in Exhibit A			
2	Outline of Wooded Areas			
3	Intended Land Uses Identified			
4	Lots Dimensioned to the Closest Foot			
5	Identify Survey and Abstract			
6	Proposed Median Openings on Divided Thoroughfares			
7	Existing Median Openings on Divided Thoroughfares			
8	Avigation Zones Identified			
9	USCOE Impact Zone such as Flowage Easement or Designated Wetlands or Waters of the US			
10	Reference to any City Drainage Study and Date affecting the Subject Property			
11	Any Erosion Hazard Setback			

EXHIBIT C: FINAL PLAT, AMENDMENT PLAT, AND REPLAT REQUIREMENTS

Final and Amending Plats and Replats shall require the information provided in Exhibit A, Exhibit B, and Exhibit C.

	Information	Item Provided	Not Provided	Not Applicable
1	Locations & Accurate Dimensions in Decimal and Feet			
2	Lots:			
3	Right-of-Way Widths			
4	Alley Widths			
5	Easements:			
	GPS monument must be set by developer & shown on plat*			
6	Avigation Release			
7	Lowest Floor Elevation			
8	Owner's Dedication Statement			
9	Owner's Signature			
10	Notary of Owner's Signature			
11	Notary Seal			
12	Surveyor's Certificate			
13	Surveyor's Seal			
14	City Signature Block			

**For 30 or more residential lots and nonresidential development of three acres or more*

12.4.2 Engineering drawings must be supplied to the City Engineer or designee for developments involving public improvements prior to approval of a final plat by the Director, his designee, or the Planning and Zoning Commission, as applicable. Engineering drawings must be released for construction by the City Engineer or their designee prior to filing of the plat with the county. Release for construction shall be issued before any public works permit is issued for public works construction to begin on site.

SECTION 5 - ADMINISTRATIVE APPROVAL OF CERTAIN PLATS; APPEAL

12.5.1 In accordance with Local Government Code Section 212.0065 of the Land Use Regulation of the State of Texas, the City of Grand Prairie delegates to the Director of Planning and Development or designee the authority to approve, approve with conditions, or disapprove all plats required by this Code except:

A. Subdivision plats or preliminary plats that have been filed with Planned Development applications in accordance with Section 7.1.5 of this Code; and

B. Preliminary plats that have been filed in lieu of a site plan in accordance with Section 16.2.1(J) of this Code.

12.5.2 The Director or designee may, for any reason, elect to present the plat to the Planning and Zoning Commission to approve the plat so long as the plat is placed on an agenda of the Commission within 30 days of filing, unless the applicant has requested in writing that the 30 day requirement be waived pursuant to Chapter 212 of the Texas Local Government Code.

12.5.3 An applicant may appeal the Director or designee's decision to disapprove the applicant's plat application to the Planning and Zoning Commission by filing written notice of such appeal with the Director, who shall promptly forward said notice to the Planning and Zoning Commission. The Planning and Zoning Commission shall hear any appeal filed pursuant to this Section 12.5.3 at its next available meeting.

SECTION 6 - MINOR SUBDIVISION PLAT

12.6.1 A final plat may be reviewed without a preliminary plat when the following conditions exist:

A. The property to be platted is five (5) acres or less;

B. A total of four (4) or fewer lots are being platted; and

C. No major public improvements (not requiring the creation of any new street or the extension of municipal facilities, etc.) are planned.

SECTION 7 - PRELIMINARY PLAT SUBMITTAL

12.7.1 In order to evaluate the consistency of a subdivision with the rules contained in this Article, the sub divider shall prepare a preliminary plat, together with other supplementary materials, in accordance with the section.

A. The preliminary plat review process called for under this section shall not be required if the area to be platted is five (5) acres or less, the total number of lots to be platted is four (4) or less and no major public improvements (not requiring the creation of any new street or the extension of municipal facilities, etc.) are planned.

B. Unless determined to the contrary subject to Section 12.7.5 below, the Planning Director or designee may, regardless of the size of the area to be platted, waive the preliminary plat review process called for under this section if the total number of lots to be platted is two (2) or less and no major public improvements (not requiring the creation of any new street or the extension of municipal facilities, etc.) are planned.

12.7.2 Except as otherwise specified, copies of the preliminary plat and supplementary materials shall be submitted to the Planning Division with the application fee as provided in **Article 22, "Fee Schedule"**, and current property tax certification in accordance with the application deadlines published in the latest Development Review Committee (DRC) calendar, which shall be published on the Planning Division's website.

12.7.3 Copies or prints of the subdivision shall be drawn on sheets of twenty-four (24) inches by thirty-six (36) inches and be drawn to a scale of one (1) inch equals one hundred (100) feet or greater.

12.7.4 In cases of large developments which would exceed the dimensions of the sheet at a scale of one (1) inch equals one hundred (100) feet, preliminary plats may be drawn to a scale of one (1) inch equals two hundred (200) feet.

12.7.5 The Director of Development Services or designee may require a preliminary plat for the entire tract of land.

12.7.6 Copies or prints of the proposed subdivision shall show the following:

A. Boundary lines, bearing, and distances sufficient to locate the exact area proposed for the subdivision. Plats along a creek must go to the midpoint of the creek.

B. The name and location of all adjoining subdivisions, layouts and uses, drawn to the same scale and shown adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets and alleys and other features that may influence the layout of development of the proposed subdivision. Adjacent unplatted land shall show property lines and owners of record.

C. The location and widths of all streets, alleys and easements existing or proposed within the subdivision limits. In the case of easements, a written statement as to the easement use shall be included with the plat.

D. The location of all existing property lines, buildings, wastewater or water mains, gas mains, or other underground structures, easements of record or other existing features within the area proposed for subdivision.

E. *The location of all Erosion Hazard Areas.* Erosion Hazard Areas are the portions of the tract(s) or lot(s) within erosion hazard setbacks as determined in the Drainage Manual for every stream.

F. Zoning classification and designation of the intended uses of land within the proposed subdivision, setting out residential, retail, business, industrial, and off-street parking zones, and all other parcels of land intended to be dedicated to public use such as schools, parks and playgrounds, and other special uses or quasi-public uses that may be required. However, approval of a preliminary plat with uses so indicated does not constitute approval of such uses.

G. Proposed building setback lines along the street for each comer or double frontage lot.

H. The title under which the proposed subdivision is to be recorded, the name and address of the owner with the name of the licensed registered public surveyor platting the tract, and the name of the City.

I. Scale, north arrow, date and other pertinent data.

J. Contours equal to contour maps of the City currently released by the City Engineer, or five (5) foot contours, whichever is less.

K. Location of GPS monument(s).

L. All pertinent physical features of the property to be subdivided, including:

1. The location and size of all watercourses, ravines, bridges, culverts, and existing structures;
2. Drainage area in acres draining into the subdivision;
3. Erosion hazard areas;
4. Floodplain (with elevations and floodway);
5. The outline of wooded areas;
6. The location of important individual trees may be required;
7. The location of all GPS monuments; and
8. Any other significant features of the subdivision.

M. When the preliminary plat submitted for approval covers only a portion of the owner's or sub divider's entire holding or subdivision, or a purchaser is buying only a portion of the property to be platted, a sketch of the prospective future street system of the un-submitted part of the tract shall be submitted.

1. The street system portions submitted for approval shall be considered in light of adjustments and connections with that portion of the street system not submitted.

2. Applicants may be required to submit a Traffic Impact Analysis as required by **Article 23, "Master Transportation Plan,"** of this Code.
3. Access easements and Roadway right-of-way widths must be shown.
4. Dedication of additional streets may be required with the plat as determined by the Director of Transportation Services.

N. Political boundary i.e., corporate boundary lines, school district boundary lines, and county lines shall be shown when applicable.

O. Staff may require an enlargement of a particular lot to be submitted containing dimension and setback information, as well as the build able lot area. No lot shall be approved with a minimum build able lot area less than the minimum requirements of that particular zoning district.

P. Where applicable, submit four (4) sets of plans for all residential entry signage and screening walls to the Development Review Committee for approval prior to the submittal of the signed final plat documents for recordation.

12.7.7 The following notice shall be placed on the face of each preliminary plat by sub-divider: "Preliminary Plat - for Inspection Purposes Only."

The preliminary plat shall be accompanied by three (3) copies of a drainage plan sufficient in detail to determine how localized drainage will be accommodated and its effect on adjacent property. It will be prepared by an engineer licensed to practice in the State of Texas and experienced in municipal drainage work. The drainage plan will address the requirements of **Article 14, "Drainage," Article 15, "Floodplain Management,"** the Drainage Design Manual and **Article 17, "Concept Plans."**

SECTION 8 - PRELIMINARY PLAT APPROVAL

12.8.1 ***Plat Requirements:*** The sub-divider shall submit in duplicate a preliminary plat to the Director, designee, or Planning and Zoning Commission (as applicable). This requirement shall not apply if the area to be platted is five (5) acres or less, the total number of lots to be platted is four (4) or less and no major improvement (not requiring the creation of any new streets or the extension of municipal facilities, etc.) is involved. The preliminary plat shall be drawn to a scale of one (1) inch equals one hundred (100) feet or greater. The following procedures shall be the preliminary plat approval process:

A. The Director or designee shall make a study of the plat and create a written report prior to its final action on the preliminary plat. Said report shall be provided to the Planning and Zoning Commission prior to its final action on preliminary plats being reviewed by said body.

B. Following review of the preliminary plat and other material submitted to comply with these regulations, and pursuant to Chapter 212 of the Texas Local Government Code, the Director, designee, or Planning and Zoning Commission (as applicable) shall take action on the plat within thirty (30) calendar days after the filing of the application for

preliminary plat. The Director, designee, or Planning and Zoning Commission shall express its approval as conditional approval, if any, or if disapproved, shall express its disapproval and its reason in writing.

C. Pursuant to Chapter 212 of the Texas Local Government Code, all plats or replats of subdivisions which comply with the terms of this Article without variance or deviation must be approved by the Director, designee, or Planning and Zoning Commission of the City (as applicable).

D. There shall be no work done in the field (no clearing and grubbing, grading or earthwork) on a proposed development or subdivision of property until the owner/developer completes all Phase II Stormwater requirements in the current Drainage Design Manual, and has obtained applicable permits per Section 12.16.

E. Approval of the preliminary plat expires eighteen (18) months from the date of approval unless the final plat has been submitted for approval. The Development Review Committee may extend its validation up to six (6) months, upon application and payment of additional fees. Further extension of approval beyond twenty four (24) months from the date of the approval may only be granted by the Planning and Zoning Commission upon recommendation from staff.

F. The action of the Director, designee, or Planning and Zoning Commission (as applicable) shall be noted in writing, along with any conditions required by the Director, designee, or Commission for plat approval.

G. Actions of the Commission shall be certified by the Director of Development Services or designee.

SECTION 9 - FINAL PLAT SUBMITTAL

12.9.1 Final Plat submittals, including Minor Plats, require a Pre-Application Conference prior to application. An exception may be made in cases where property proposed for final plat is shown on an approved, unexpired Preliminary Plat, and the applicant proposes no substantial changes or an increase in area or the number of lots.

12.9.2 An application for Final Plat shall not be complete until the applicant provides all the required items listed herein. The Planning Division will issue an official completeness or incompleteness letter following application, confirming that the application is complete, or listing the items needed for a complete application.

12.9.3 Copies of the final plat shall be submitted to the Planning Division, at a scale of one (1) inch equals one hundred (100) feet, or greater according to the published submittal guidelines available from the Planning Division.

12.9.4 The final plat shall show or be accompanied by the following information:

A. Description of the subdivision by metes and bounds;

B. Location of the subdivision with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part;

C. Statement of the dimensions of the subdivision and of each street, alley, square, park, or other part of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part;

D. The subdivision name or identifying title, block and lot number(s), and the name of the City, county and state in which the subdivision is located, the abstract name and number, the name and address of the record owner or sub divider. For a Final Plat that encompasses an area already platted or partially platted, the description shall contain the existing platted subdivision identifier and lot and block numbers.

E. A replat of existing platted lots shall retain the existing lot and block number pattern with an "R" suffix to denote the lot or lots being replatted. For example, "Lots 13R and 14R, Grand Prairie Addition." Each subsequent replat shall indicate the sequence of lot revisions with an additional suffix. For example, "Lot 13R1, Grand Prairie Addition."

F. The names of adjacent subdivisions, names of streets, location of utility easements and dimensions, location of erosion hazard easements and dimensions, and the number of lots and blocks. Names of new streets shall, wherever possible, follow or be extensions of existing street names.

G. An accurate boundary description of the property which is being subdivided, noting the bearings and distances of the sides, same being referenced to original survey lines, location of a GPS monument set for residential subdivisions of more than 30 lots, or for nonresidential developments of more than 3 acres, including multi-family, established subdivisions, or intersections of existing rights-of-way showing the lines of all adjacent streets, alleys and easements, noting width and names of each. Streets, alleys and easements of adjacent subdivisions shall be shown in a different manner than those of the proposed subdivision, preferably by dotted or dashed lines.

H. The record plat shall indicate the location of all lots, streets, highways, alleys, easements, parks, and other features, with accurate dimensions given in feet and decimals of a foot, showing the length of radii, deflection angles, and of arcs of all curves; tangent distances and tangent bearings shall be given for each street; all such data being complete and sufficiently precise to permit accurate location upon the ground.

I. Construction plans for all utilities such as:

1. Access Easements.
2. Proposed sewage collection system.
3. Plan and profile of proposed streets.
4. Plan and location for proposed GPS monument(s).
5. Plan and profile of on-site and off-site proposed drainage facilities.

J. The building lines of front and side streets shall be shown dotted or dashed and the location of utility easements shall be shown in dashed lines.

K. The plat shall bear a properly executed dedication of all streets, highways, alleys, parks, playgrounds, and other lands intended for use of the public, such dedicatory instrument to be signed by the owner, or owners, and by all other persons or parties having a mortgage or lien interest in the property. Any private restriction or any trusteeships intended shall be filed with the plat, if same is too lengthy to permit lettering of same upon the plat.

L. Current original tax certificates from the appropriate county or counties showing no due or delinquent taxes, certificates must contain the issuing county seal and signatures. Copies are unacceptable.

M. Proper certification shall be made upon the plat, by a registered professional land surveyor, stating that the plan represents a survey made by such surveyor and that all necessary monuments are accurately and correctly shown upon the plat. The surveyor shall place such monuments as required by the City and they shall be set at all corners and angle points of the boundaries of the original tract to be subdivided and at all street intersections, angle points in street lines and points of curve and at such intermediate points as shall be required by the City. All lot comers are also to be marked with iron pipe markers driven firmly into solid earth. Such monuments shall be of iron rods not less than one half (1/2) of an inch in diameter and eighteen (18) inches in length, driven securely into solid earth with the grades of same being at grade with established sidewalk, or if walk is not established, flush with natural grade of the earth's surface.

N. 4 inch wide by 4 inch tall blank space reserved for city approval block.

O. Date, scale and north arrow.

P. Impact fee and credit calculations, pro-rata charges, street marker fees, and a receipt indicating that such fees and charges have been paid.

Q. Lowest floor elevations shall be shown for all lots within 200 feet of a 100-year floodplain or adjacent to dedicated streets or alleys.

R. Fully developed floodplain (with elevations) and FEMA floodplain and floodway.

S. Where applicable, submit four (4) sets of plans for all residential entry signage and screening walls to the Development Review Committee for approval prior to the submittal of the signed final plat documents for recordation.

SECTION 10 - PROCEDURE FOR PLAT APPROVAL

12.10.1 Reference Article 12, "Platting," **Section 4, "Application Required,"** for procedures of plat approval.

12.10.2 Addressing:

A. Approval from the Director, designee, or Planning and Zoning Commission does not entitle any property to the assignment of an address. Only when ALL conditions of approval have been successfully met will the City officially assign the property or properties with an address.

B. No person shall be allowed to build any structure on a parcel without a valid address. A valid address is required for any building permit to be accepted or reviewed. Failure to provide a valid address and legal description at the time a building permit application is submitted may delay the process or potentially cause the denial of said permit(s).

C. The City may withhold the issuance of a street number or building permit for the erection or construction of any building or structure in the City on a newly subdivided parcel of land until all the requirements of the subdivision regulations have been complied with, including installation of and acceptance by the City of all waterworks, wastewater, and paving improvements, (dedications and assessments) for the area designated.

SECTION 11 - PLAT VACATIONS AND RE-PLATS

12.11.1 Any plat or re-plat may be vacated by the owner of the land at any time before the sale of any lot therein by a written instrument declaring the same to be vacated, duly executed, acknowledged, and recorded in the office of the County Clerk, subject to approval of the Director, designee, or Planning and Zoning Commission (as applicable).

In cases where lots have been sold, the plat or re-plat, or any part thereof, may be vacated upon the application of all the owners of lots in said plat and with the approval of all the owners of lots in said plat and with the approval of the Director, designee, or Planning and Zoning Commission in accordance with Sections 212.013 and 212.014 Chapter 212, Municipal Regulation of Subdivisions and Property Development.

12.11.2 In the event there is no compliance with the previous stated requirement, a re-plat or re-subdivision of a plat, or a portion thereof, but without vacation of the immediately previous plat, may be approved by the Planning and Zoning Commission only when:

A. It has been signed and acknowledged by the owners of the particular property that is being re-platted;

B. Approval of the replat will not alter, amend or remove any covenants or restrictions; and

C. There is compliance, when applicable, with Subsection 12.11.3 of this Section.

12.11.3 The following additional requirements for approval shall apply, in any re-platting of a subdivision, without vacating the previous plat, if any of the proposed area to be re-platted was within the preceding five (5) years limited by any interim or permanent zoning classification to residential use for not more than two residential units per lot, or if any lot in the previous subdivision was limited by deed restriction to residential use for not more than four (4) residential units per lot:

A. Notice of Planning and Zoning Commission approval shall be given in accordance with the Texas Local Government Code by:

1. Publication in an official newspaper or a newspaper of general circulation in the county in which the municipality is located; and

2. By written notice, with a copy of Section 212.015(c) of the State Local Government Code attached, forward to the owners of lots that are in the original Subdivision and that are within 200 feet of the lots to be re-platted as indicated on the most recently approved municipal tax roll.

3. If a variance is requested, the Planning and Zoning Commission shall conduct a public hearing prior to its decision and notice shall be given before the 15th day before the date of the hearing by the methods listed in A.1 and A.2 above.

4. If a proposed replat does not require a variance or exception, the city shall, not later than the 15th day after the date the replat is approved, provide written notice by mail of the approval of the replat to each owner of a lot in the original subdivision that is within 200 feet of the lots to be replatted according to the most recent county tax roll. This subsection does not apply to a proposed replat if the city holds a public hearing and gives notice of the public hearing as described in Section A.3 above.

5. The notice of a replat approval required in A.4 above shall include the zoning designation of the property and the city's contact information, including telephone number and email address.

12.11.4 Notwithstanding any other provision of this Section, the Director, designee, or Planning and Zoning Commission (as applicable) may approve and issue an amending plat which is signed by the owners of the properties affected and which is for one or more of the purposes set forth in this subsection, and such approval does not require notice, public hearing, or approval of other lot owners. This subsection shall apply only if the sole purpose of amending the plat is:

A. To correct an error in any course or distance shown on the prior plat;

B. To add any course or distance that was omitted on the prior plat;

C. To correct an error in the description of the real property shown on the prior plat;

D. To indicate monuments set after death, disability or retirement from practice of the engineer or surveyor charged with responsibilities for setting monuments;

E. To show the proper location or character of any monument which has been changed in location or character or which originally was shown at the wrong location or incorrectly as to its character on the prior plat;

F. To correct any other type of scrivener or clerical error or omission as previously approved by the Director, designee or Planning and Zoning Commission and/or City Council, such as lot numbers, acreage, street names, and identification of adjacent recorded plats;

G. To correct an error in courses and distances of lot lines between two adjacent lots where both lot owners join in the application for plat amendment and neither lot is abolished, provided that such amendment does not attempt to remove recorded covenants or restrictions and does not have a material adverse effect on the property rights of the other owners in the plat;

H. To relocate a lot line in order to cure an inadvertent encroachment of a building or improvement on a lot line or an easement;

1. To relocate one or more lot lines between one or more adjacent lots where the owner or owners of all such lots join in the application for the plat amendment, provided that such amendment does not attempt to remove recorded covenants or restrictions or increase the number of lots; or

I. To make necessary changes to the prior plat to create six or fewer lots in the subdivision or a part of the subdivision covered by the prior plat if:

1. The changes do not affect applicable zoning and other regulations of the City;

2. The changes do not attempt to amend or remove any covenants or restrictions; and

3. The area covered by the changes is located in an area that the Planning and Zoning Commission or City Council has approved as a residential improvement area.

J. To re-plat one or more lots fronting on an existing street if:

1. The owners of all those lots join in the application for amending the plat;
2. The amendment does not attempt to remove recorded covenants or restrictions;
3. The amendment does not increase the number of lots; and
4. The amendment does not create or require the creation of a new street or make necessary the extension of municipal facilities.

SECTION 12 - FINAL PLAT APPROVAL AND RECORDATION

12.12.1 The final plat shall conform to the preliminary plat as approved and, incorporating all changes, direction and additions imposed by the either the Director, designee, Planning and Zoning Commission, or City Council (as applicable). The final plat shall not be filed, and no building permit issued until detailed engineering plans are released, and all developer agreements have been executed by the City. All plats, preliminary and final, shall be deemed disapproved until there has been full compliance with all requirements contained in this Article and such additional requirements imposed by the City or its agents for which provision is herein made.

12.12.2 If so desired by the developer, the final plat may constitute only that portion of the approved preliminary plat which the developer proposes to record and then develop, provided, however, that such portion conforms to all the requirements of these regulations.

12.12.3 Upon receipt of the plat check print copy, the Director or designee shall review the plat to ascertain its compliance with these regulations and the action or conditions of the Director, designee, Planning and Zoning Commission and City Council, if applicable.

12.12.4 When the check print copy of the plat has been reviewed and found to meet all general requirements and conditions of approval, the developer or the developer's engineers shall submit to the Director or designee an adequate number of copies as needed to be signed for filing at the appropriate county. The Director or designee shall stamp or apply on each of the copies the certificate of approval of the Director (when approved by the Director or designee) or the Planning and Zoning Commission attested by the Chairman of the Planning and Zoning Commission, and the Director or his designee, and the date the plat was approved.

12.12.5 The subdivider or developer shall have the responsibility to record said plats with the County Clerk at Dallas, Tarrant, Johnson and/or Ellis County, Texas, within two years of the date of the Planning and Zoning Commission or administrative approval.

12.12.6 Engineering plans showing details of streets, GPS monuments, erosion hazard setbacks, alleys, culverts, bridges, storm drains, water mains, wastewater mains and other engineering details of the proposed subdivision shall be submitted to the Engineering Division at the same time as the final plat submittal.

12.12.7 Engineering plans shall be prepared by a registered professional engineer and shall conform to the standard specifications established by the City. The final plat will not be released for filing until detailed engineering plans have been approved by the City Engineer or their designee.

12.12.8 The approval of the detailed engineering plans shall expire after a period of 36 months following the date of the approval of plans by the City Engineer or their designee unless improvements have begun. If improvements have not begun, then the detailed engineering plans must be resubmitted to the Engineering Division for review and an additional fee may be required in accordance with the city's Fee Schedule.

12.12.9 Street marker fees shall be paid before engineering plans are release for construction.

12.12.10 After all improvements required by the City have been completed by the owner or sub divider of the proposed subdivision, the developer shall submit to the Engineering Division one set of as-built drawings depicting all public improvements that have been constructed, the same to be filed within thirty (30) days after completion of all required improvements.

12.12.11 After all improvements have been completed, credits shall be recalculated and refunds paid or additional impact fees collected.

12.12.12 Approval of a final plat or re-plat shall expire two (2) years from the date of the Planning and Zoning Commission or Director (or designee) action if the conditions of approval have not been satisfied or the plat is not submitted to the Planning Division for final review and signatures. The Development Review Committee may extend its validation up to six (6) months, upon application and payment of additional fees. Further extensions require approval by the Planning and Zoning Commission.

12.12.13 All improvements required by the City of the proposed subdivision shall be completed within 36 months after issuance of a construction permit. If the required improvements have not been completed within 36 months, the construction permit shall expire. Re-issuance of the construction permit will be subject to conformance with the most current Standard Specifications of the City. No additional fee shall be charged for re-issuance of the construction permit.

12.12.14 The Owner, Applicant, or the Applicants' Agent must make all final submittals in person. This is to insure that all requirements for the final submittal have been correctly made and to verify that all required filing materials have been submitted, in an effort to expedite the process and to avoid any delay in development.

SECTION 13 - STANDARD PLAT WORDING

12.13.1 Owner's Dedication Statement shall be provided on all Final Plats, Amendment Plats, and Replats.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That _____ does hereby adopt this plat designating the hereon above described property as _____ an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

Notarization Statement

Surveyor's Certificate

12.13.2 Small Lot Development: Lots developed under Subchapter D of Chapter 211 of the Local Government Code, as amended, shall provide the following note on Preliminary and Final Plats.

Small Lot Development Disclaimer: This property is being developed in accordance with Subchapter D of Chapter 211 of the Local Government Code, as amended, which allows the following development standards:

- Minimum Lot Size: 3,000 sq. ft.
- Minimum Lot Width: 30 ft.
- Minimum Lot Depth: 75 ft.
- Front Yard Setback: 15 ft.

- Minimum Rear Setback: 10 ft.
- Minimum Side Yard Setback: 5 ft.
- Parking: One Space
- Minimum Open Space or Permeable Surface: 30%
- Maximum Height: Three full stories not exceeding 10 ft. in height measured from interior floor to ceiling.
- Any development requirements not included in Subchapter D of Chapter 211 of the Texas Local Government Code, as amended, shall follow the requirements for the Single Family Six (SF-6) zoning district.

SECTION 14 - VARIANCES AND DORMANT PROJECTS

12.14.1 City Council, upon recommendation by the Planning and Zoning Commission may authorize variances from these regulations, pursuant to the procedures in **Article 1, "General Provisions and Procedures."**

12.14.2 City Council may authorize a variance from these platting and subdivision regulations when in its opinion undue hardship will result from requiring strict compliance. However, no variance may violate the Grand Prairie Code of Ordinances.

12.14.3 Variances may be granted only when consistent with the general purpose and intent of this Article so that the public health, safety, and welfare may be secured and substantial justice done. A variance to the erosion hazard easement requirement is allowed only at the direction of the City Engineer.

12.14.4 Financial hardship to the sub-divider shall not constitute undue hardship.

12.14.5 In granting a variance, the City Council shall prescribe only conditions that it deems necessary or desirable to the public interest and upon making the findings hereinafter required.

12.14.6 The City Council shall take into account the nature of the proposed use of land involved and existing uses of the land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of the variance upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity.

12.14.7 The City Council may not grant a variance unless it finds positive evidence demonstrating one or more of the following conditions:

A. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Article would deprive the applicant of the reasonable use of his land.

B. That the variance represents the minimum departure from the provisions of this Article necessary for the preservation and enjoyment of a substantial property right of the applicant, and that the granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area.

C. That the granting of the variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Article.

12.14.8 Such findings of the City Council together with the specific facts on which such findings are based shall be incorporated into the official minutes of the Council meeting at which such exception is granted.

12.14.9 Appeal of any Planning and Zoning Commission action may be taken to the City Council pursuant to the provisions outlined in **Article 1, "General Provisions and Procedures,"** and consistent with the findings listed above.

12.14.10 Exceptions to the assessment and collection of impact fees may be granted in accordance with the requirements of **Article 22, Section 3 "Impact Fees," "Impact Fee Required; Exceptions."**

12.14.11 A project is considered dormant if it does not have an expiration date and no progress has been made towards completion of the project as defined in Local Government Code Section 245.005.

A. The following projects will be considered dormant and expired as of January 18, 2005:

1. Any plat or land study approved prior to November 20, 1990 on which no progress has been made toward completion of the project.

2. All projects, for which final plats have not been filed of record with the County, approved between November 20, 1990 and the effective date of this ordinance amendment, on which no progress has been made toward completion of the project (January 18, 2005).

B. Following adoption of this ordinance amendment, projects for which final plats have been filed of record with the County that are not developed, and for which no other progress has been made towards the completion of the project within five years from the date said final plat is approved by the Planning and Zoning Commission, will be considered dormant and expired.

C. All other plats and land studies expire according to the standards for lapse of approval as set out within the Unified Development Code, Article 12, "Platting."

Progress towards completion is defined as any of the list of criteria which appear in Section 245.005(c) of the Texas Local Government Code.

SECTION 15 - FEES

12.15.1 For a re-plat, costs are to be based on the number of additional lots created by the re-plat. For application fee to be paid reference **Article 22 "Fee Schedule."** Reference **Article 22, "Impact Fees," Section 7, "Calculation of Impact Fees," Subsection 22.3.7.4**.

ARTICLE 12: SUBDIVISION AND UTILITIES

SECTION 16 – PERMITS AND CONSTRUCTION

12.16 There shall be no work done in the field (no clearing and grubbing, grading or earthwork) on a development or subdivision of property unless the owner/developer has complied with Phase II Stormwater requirements in the current Drainage Design Manual.

12.16.1 A permit for clearing and grubbing or grading and earthwork of a site must be issued when one or more of the following conditions is met:

A. If an erosion control plan is deemed necessary by the City Engineer or designee, regardless of the parcel size;

B. A Storm Water Pollution Prevention Plan (SWPPP) has been developed and an erosion control plan submitted to the Engineering Dept. in conjunction with;

1. A signed construction site notice for projects from 1-4.99 acres; or
2. A signed Notice of Intent (NOI) is submitted for projects of five (5) acres or larger.

C. A Final Plan has been submitted to the Engineering Department for a residential development, or a nonresidential project.

Clearing and grubbing shall be defined as a minimal disturbance necessary for the removal of roots, trees, stumps or other debris. It shall remain the owner's responsibility to maintain erosion control measures necessary even if the amount of disturbance is minimal.

Grading and earthwork shall be defined as the physical movement, shaping, and other treatment of the soil to prepare a site for construction.

Fees for the above permits are found in **Article 22** of the Unified Development Code.

12.16.2 The City may withhold the issuance of a street number or building permit for the erection or construction of any building or structure in the City on a newly subdivided parcel of land until all the requirements of the subdivision regulations have been complied with, including installation of and acceptance by the City of all waterworks, wastewater, and paving improvements, (dedications and assessments) for the area designated.

A. A foundation only permit may be issued after receiving approval from Engineering, Fire, Planning, Building Inspection and after review of the plat or re-plat by the Development Review Committee (DRC), the comments from which will not affect the location of the foundation).

B. Engineering drawings must be released for construction by the City Engineer or their designee prior to the filing of the final plat with the county and before any construction commences on site.

12.16.3 A person who owns a tract of land in the floodplain will be required to secure a Floodplain Development Permit from the City of Grand Prairie and the appropriate governmental agencies, for any construction or earth disturbing activities within the floodplain limits of the property. Permit shall be accepted by all appropriate agencies and in place prior to start of construction.

12.16.4 Building on land that has not been platted or has not met all requirements and conditions set forth by the Unified Development Code, the Planning and Zoning Commission or the City Council is unlawful. If a violation is found the City may invoke civil and/or criminal penalties as set forth in the Unified Development Code, **Article 21** and/or the State Statute 211.012.

SECTION 17 – LOTS

12.17.1 Lot sizes and dimensions shall conform to the minimum requirements of the appropriate zoning district. No lot shall be approved which does not meet the minimum requirements, and does not provide an adequate building envelope. Lots with easements that impact the building envelope may be required to have a greater width or depth.

12.17.2 Building lines adjacent to streets shall be shown on the final plat for corner lots adjacent to the streets with the minimum setback as required by the appropriate zoning district.

12.17.3 Each lot shall face on a public street. The Director or designee may grant an exception to the requirement herein if the applicant provides proof that a mutual access easement meeting the requirements of Section 24 of this Article is in place or will be established with the plat on adjacent lot(s) to allow a lot that does not face a public street access to said street.

12.17.4 Side lot lines shall be substantially at right angles or radial to street lines.

12.17.5 Double frontage and reverse frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantage of topography and orientation.

12.17.6 Irregularly shaped lots shall have sufficient width at the required building line to meet frontage requirements of the appropriate zoning district.

12.17.7 The rear width shall be sufficient to provide access for all utilities, including garbage collection where appropriate, but shall not be less than ten (10) feet.

12.17.8 In areas where City wastewater lines are not available, a lot shall be platted of such area as to meet the minimum requirements of the City pertaining to an aeration system, or other alternative method of treatment or disposal, in accordance with state laws as per the Director of Environmental Services or a designee.

12.17.9 It shall be lawful to increase the size of lots from that originally platted, provided, however, that there is no remaining portion of a lot, lots or tract of land to be platted smaller than the minimum lot required in the appropriate zoning district and provided further that a final plat is submitted and approval obtained thereof in accordance with the requirement of a final plat as contained herein and in the provisions of Chapter 212 of the Texas Local Government Code.

12.17.10 When an applicant exhibits a duly executed and recorded deed covering a lot having dimensions of fifty (50) feet by one hundred twenty (120) feet or more which has been sold by metes and bounds prior to October 18, 1960, and such lot is being assessed for City taxes and conforms to

the established lot pattern and zoning classification in the block where the lot is located, then a building permit may be issued provided the requested use of such property conforms to the permanent zoning of the property covered by the application, and no further subdivision is required.

SECTION 18 - BLOCKS

12.18.1 The length, width and shape of blocks shall be determined with due regard to:

A. Provisions of adequate building sites suitable to the special needs of the type of use contemplated. The Planning and Zoning Commission may require that the block and lot size bear reasonable relation to the planned use of the land.

B. Zoning requirements as to lot sizes and dimensions.

C. Need for convenient access, circulation, control, and safety of street traffic.

12.18.2 In general, intersecting streets, determining the block lengths and widths, shall be provided at such intervals as to serve cross traffic adequately, and to meet existing streets or customary subdivision practices.

12.18.3 Where no adjacent existing subdivision dictates street layout, the block lengths shall not exceed one thousand two hundred (1,200) feet in length.

12.18.4 Blocks should not be less than five hundred (500) feet in length.

12.18.5 In cases where physical barriers, property ownership, or adjacent existing subdivisions create conditions where it is appropriate, there may be exception to these standards. The length may be increased or decreased to meet the existing conditions having due regard for connecting streets, circulation of traffic and public safety.

12.18.6 The number of minor or local street offsets should be minimized. However, when offset street intersections are provided, the minimum centerline spacing between streets shall not be less than one hundred fifty (150) feet.

12.18.7 Where no existing subdivision regulations control, the block width or depth shall be platted to give lots with a depth to width ratio of generally not more than two and one-half (2 1/2) to one and in no case more than four (4) to one, and the platting shall be such that the block width or depth generally shall not exceed three hundred fifty (350) feet nor be less than two hundred fifteen (215) feet. When possible, the block width and length shall be such to allow two (2) tiers of lots back to back to an alley.

SECTION 19 - DESIGN STANDARDS

12.19.1 The arrangement, character, extent, width, grade, and location of all streets shall conform to the City's adopted Master Transportation Plan, **Article 23**, and Thoroughfare Plan Map and consideration shall be given in their relation to existing and planned streets, to topographical

conditions, to public safety and in their appropriate relation to the proposed uses of land to be served by such streets as shown in the Comprehensive Plan and in compliance with the Drainage Design Manual.

12.19.2 When such street is not on the adopted Thoroughfare Map, the arrangement of street subdivision shall either:

A. Provide for the continuation or appropriate projection of existing streets in surrounding areas, or

B. Conform to a plan for the neighborhood approved by the Director of Transportation Services or designee and adopted by the Planning and Zoning Commission or Preliminary Plat approved by the Planning and Zoning Commission to meet a particular situation where topographical or other conditions make continuance or conformity to existing streets impracticable.

12.19.3 Local streets shall be laid out so that their use is consistent with the intended use.

12.19.4 Reserve strips controlling access to streets shall be prohibited except where their control is definitely placed in the City under conditions approved by the Planning and Zoning Commission.

12.19.5 Street right-of-way and pavement widths shall be provided as shown on the adopted Master Transportation Plan, **Article 23**, and Thoroughfare Map for each classification of roadway. The Planning and Zoning Commission may grant an exception to this requirement upon recommendation of the Director of Transportation Services when a property is being platted or re-platted when (1) the adjacent street is already improved with curb and gutter, (2) the adjacent street is functioning adequately, and (3) there are no plans to improve the street in the following five (5) years.

A development with a density of four (4) units or less per acre must have a minimum twenty-seven (27) foot wide street. A development with a density greater than four (4) units per acre must use: (1) a minimum twenty-seven (27) foot wide street with an alley, or (2) a minimum thirty-one (31) foot wide street without an alley. Small Lot Development intended for five or more lots must have a minimum thirty-one (31) foot wide street with an alley. All other street classifications will be based on the Thoroughfare Plan. Developable acreage is based on the total platted property less the area used or dedicated for drainage or open space.

12.19.6 Half-width streets shall be allowed by approval of the Director of Transportation Services, for divided roadways when the reasonable development of the subdivision in conforming to the other requirements of these regulations, and where the Planning and Zoning Commission finds it will be practical to require the dedication of the other one-half when the adjoining property is subdivided. Where part of a street is being dedicated along a common property line, it is the intention of this ordinance that both property owners shall share equally in the dedication of right-of-way and cost of street construction. (Reference **Article 22, "Impact Fees"**)

12.19.7 A cul-de-sac shall not be longer than six hundred (600) feet, measured from the street right-of-way line of intersecting street to the end of the centerline of the bulb. The closed end

shall have turnaround provided for, having an outside roadway diameter of at least eighty (80) feet and a street property line diameter of at least one hundred (100) feet.

12.19.8 A temporary turn-a-round is required when a street temporarily dead-ends and is longer than one hundred-fifty (150) feet, measured from the street right-of-way line. It must be on private property, in a temporary road-way easement and may be constructed of asphalt or concrete.

12.19.9 New streets of like alignment shall bear the names of existing streets and shall be dedicated at equal or greater width than the existing streets in accordance with the adopted Thoroughfare Plan. All street names shall be subject to the approval of the Planning and Zoning Commission, upon recommendation of the Development Review Committee. An exception to this requirement may be made in cases where the continuation of a street name may induce truck traffic into a residential area.

12.19.10 Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, the Planning and Zoning Commission may require an additional one hundred (100) feet of lot depth or a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land, as for park purposes in appropriate districts. Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations.

12.19.11 A roadway that is not planned, anticipated or expected to continue will be a cul-de-sac and no permanent barriers will be allowed.

12.19.12 All streets dedicated to the City or under street reconstruction shall be constructed in accordance with the specifications of the City, pursuant to the cost-participation criteria of this Article, and shall meet additional design criteria as follows:

A. Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Visibility and sight distances must be maintained as required in **Article 23** of the UDC, Master Transportation Plan.

B. Corner clips shall be required at all intersections of all streets in accordance with the Master Transportation Plan. (Reference **Article 23** of the UDC for definition)

C. A tangent meeting the requirements of the currently adopted Thoroughfare Plan of the City of Grand Prairie shall be introduced between reverse curves on arterial and collector streets.

D. When connecting street lines deflect from each other at any one point more than ten (10) degrees, they shall be connected by a curve with a radius adequate to insure a sight distance meeting the requirements of the currently adopted Master Transportation Plan of the City of Grand Prairie.

E. Street grades shall normally be not less than six tenths (0.6) percent nor more than seven (7) percent of grade.

F. No street grade shall be less than five-tenths (0.5) percent of grade, nor shall be more than ten (10) percent of grade.

G. Pavement thickness and design strength shall be as directed within the design standards established by the current Standard Details for the City of Grand Prairie. The classification of proposed streets within a development shall be confirmed with the Director of Transportation by the developer. Any deviation in these paving requirements shall be proposed in writing in conjunction with a formal design to be submitted to the City Engineer or designee for evaluation and final recommendation.

H. Criteria for centerline radius of horizontal curves are provided in **Article 23** of the UDC in accordance with the Master Transportation Plan.

I. Stopping sight distance will conform to **Article 23**, Master Transportation Plan of the UDC.

12.19.13 A plat with residential streets adjacent to a school site is required to dedicate sixty (60) feet of right-of-way and provide thirty-seven (37) feet of paving to accommodate parking and the mixture of pedestrian, cars and buses typically encountered around schools. The additional ten (10) feet of right-of-way shall be dedicated on the school side of the street and shall be designated as parallel parking.

SECTION 20 - ALLEYS

12.20.1 The Director, his designee, or the Planning and Zoning Commission (as applicable) may require an alley in commercial and industrial districts to assure provision is made for service access, such as off-street loading, unloading and parking zones consistent with and adequate for the use proposed.

12.20.2 Service alleys in commercial and industrial districts shall be a minimum of twenty-five (25) feet in width.

12.20.3 In residential areas, when alleys are provided, right-of-way shall be dedicated parallel, or approximately parallel, to the frontage of the street. A minimum right-of-way width of twenty (20) feet and minimum pavement width of fifteen (15) feet shall be provided with corner clips at each intersection with a street. Construction shall be in conformance with the design standards established by the current Standard Details of the City of Grand Prairie and have a well-designed storm drainage system.

12.20.4 Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turn around facilities at the dead-end as determined by the Development Review Committee. Permanent dead-end alleys are prohibited.

12.20.5 Alleys shall not access onto or intersect with arterials or collector streets, unless necessitated by existing development.

ARTICLE 12: SUBDIVISION AND UTILITIES

SECTION 21 - WATER AND WASTEWATER LINES

12.21.1 The sub-divider or developer, in the case of any subdivision of land, will be required to provide easements for and to install all water lines and wastewater lines in accordance with the City's standards and specifications governing the same, pursuant to the cost-participation criteria outlined in **Article 22, Section 3, "Impact Fees"**.

SECTION 22 – DRAINAGE AND FLOODPLAIN MANAGEMENT

12.22.1 Land subject to flooding, as defined by the criteria in **Article 14 "Drainage,"** and **Article 15, "Floodplain Management,"** and land deemed by the Planning and Zoning Commission to be uninhabitable because of the potential for flooding, shall not be platted for residential occupancy, nor shall it be set aside for uses that could be endangered by periodic or occasional inundation, or that might produce unsatisfactory conditions.

12.22.2 In addition, drainage facilities and bridges shall be designed in conformance with the provisions of **Article 14, "Drainage,"** and **Article 15, "Floodplain Management."**

SECTION 23 - EASEMENTS

12.23.1 Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and shall be a minimum of fifteen (15) feet wide or a width as may be reasonably necessary for the utility or utilities using same. Utility franchise companies may specify widths that are more or less than fifteen (15) feet. The sub-divider or developer may request in writing to the Director of Planning and Development or designee that no easement be required at the rear lot line of residential lots. This request shall be evaluated by the Development Review Committee and franchise utility companies and may be accepted or altered as needed to adequately serve the development.

12.23.2 Easements shall be required adjacent to all street frontages and shall be a minimum of fifteen (15) feet in width or a width as may be reasonably necessary for the utilities or franchisees of the City using the easements. Easements adjacent to street frontages within residential developments where no rear lot easement is proposed shall be a minimum of twenty (20) feet in width.

12.23.3 Erosion Hazard Easements shall be provided for all Erosion Hazard Areas for every stream in which natural channels are to be preserved (see Drainage Design Manual) to protect structures and lot improvements from erosion hazards. A person who erects or maintains a structure or fence within an erosion hazard easement is in violation of the Unified Development Code and subject to a civil penalty, not to exceed $2,000 a day, per **Article 21, Section 21.11**

12.23.4 Where a subdivision is traversed by a watercourse, drainage-way, channel, or stream, there shall be provided a storm easement or drainage right-of-way conforming substantially with such course and of such additional width as may be designated by the City Engineer or their designee that will be reasonably adequate for proper drainage. Parallel streets, alleys or parkways along said waterway may be required in this situation.

12.23.5 No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across utility easements, except for drainage easements in which no improvements which may obstruct the flow of water may be constructed or placed in such drainage easements, easements being reserved for the mutual use and accommodation of all public utilities using or desiring to use the same.

Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

12.23.6 Exceptions to the utility and drainage easement requirements may be granted by the City Engineer or designee upon a determination that there are adequate easements or right-of-way to accommodate the requirements of the City's utilities and franchisees.

SECTION 24 - ACCESS EASEMENTS

12.24.1 Dedication of a mutual access easement may be required to provide cross access of adjacent property or a shared use a driveway to conform to the minimum driveway standards established by the adopted Thoroughfare Plan.

12.24.2 Access easements are required of development along divided thoroughfares to proved future access to median openings.

12.24.3 The minimum width of the access easement shall be 24 feet. Access easements providing access between adjacent properties shall extend to the adjoining property lines. The developer may submit an appeal in writing to the Director of Planning or his designee that requests the funds used for the construction of paving for the access easement be placed in escrow with the City. These funds would go to construct the access by adjacent developer(s) at the time of development.

12.24.4 Where a subdivision is traversed by a watercourse, drainage-way, channel, or stream, there shall be provided a drainage easement or storm water management area conforming substantially with such course, and of such additional width as may be designated by the Director of Planning and Development or designee that will be reasonably adequate for proper drainage. Parallel streets, alleys or parkways along said waterway may be required in this situation.

SECTION 25 – DRIVEWAYS AND FIRE LANES

12.25.1 The arrangement, placement, spacing, width and return radii of all driveways connecting to a street, roadway or alley should conform to the standards of the City's adopted Master Transportation Plan.

12.25.2 The gradient for a designated fire lane shall not exceed a maximum of 6 percent (6%) unless specifically approved for a specific site by the fire chief or appointed designee.

12.25.3 Fire lanes shall be marked with a continuous 6 inch (152 mm) red stripe by paint, the shade and type of which comply with State of Texas specifications, or as approved by the City Traffic Engineer. The words "FIRE LANE NO PARKING" shall be stenciled with 4-inch (102 mm) letters of white paint on the red stripe. The interval between stenciled signs shall be adequate to inform the public of the existence of the fire lane, but in no event shall be at an interval greater than 25 feet (6096 mm). All fire lane markings and lettering shall be maintained in a clear and distinctive condition and shall be clearly legible.

12.25.4 No person shall mark, post, or otherwise identify a non-designated fire lane or private vehicular passageway as a fire lane, or mark same in such a manner so as to create confusion as to whether the passageway is a fire lane.

SECTION 26 - SIDEWALKS

12.26.1 Sidewalks shall be required along both sides of all streets or thoroughfares throughout the City of Grand Prairie, with the exception of local and collector streets as designated on the official Master Transportation Plan, **Article 23** of the Unified Development Code of the City which are adjacent to property zoned Light Industrial or Heavy Industrial.

12.26.2 Sidewalks shall be required along both sides of all arterial thoroughfares as designated on the official Master Transportation Plan of the City which are adjacent to property zoned Light Industrial or Heavy Industrial.

12.26.3 The Sidewalk Matrix (**Appendix H** of the UDC) allows the Director of Transportation Services to waive sidewalk requirements where topographical conditions or drainage ditches preclude their construction. Sidewalks shall be constructed in accordance with **Appendix H, "Sidewalk Matrix"** of the Unified Development Code.

12.26.4 Curb ramps shall be provided at all intersections at the time of construction or reconstruction and shall comply with the provisions in the Federal Register 49 CFR 153.

12.26.5 Where sidewalks are required according to the previously stated requirements the sidewalks shall be installed generally in the right-of-way, one (1) foot from the property line, and shall be a minimum of four (4) feet wide. Placement within a sidewalk easement is also allowed if the sidewalk cannot fit within the right-of-way or if the sidewalk is proposed to meander. However, sidewalks may be installed at a minimum width of six (6) feet adjacent to the curb of a street or thoroughfare with the approval of the City's Traffic Engineer upon a finding that the placement adjacent to the curb does not create a hazard to either pedestrians or vehicles.

12.26.6 Sidewalks shall generally be installed concurrently with the construction of the primary structure on a tract or lot.

12.26.7 Sidewalks shall be installed generally parallel to the street for the entire frontage(s) of the lot.

12.26.8 If a street is constructed which shall have no residential lot access points, then sidewalks shall be installed concurrently with the street construction.

12.26.9 Sidewalks shall be required of all applicable street reconstruction projects and must be constructed across utility easements.

If at the time of platting, a school site is identified as being within the subdivision, or if a school site exists within 2000 feet of any portion of the subdivision, then sidewalks will be required to be constructed concurrently with the street construction along both sides of all streets leading directly to the school site.

However, if the street leading to the school already exists, then sidewalks will not be required to be constructed outside of or beyond the immediate subdivision boundary by the affected developer or property owner.

12.26.10 Exceptions to the sidewalk requirements may be granted by the Director of Transportation Services or designee if deemed unnecessary.

A. Where a minimum of 50% of the block between intersecting streets on the same side of the street have improvements on them with no sidewalk, and where the City Traffic Engineer or designee determines that there is no existing pedestrian traffic of sufficient volume to indicate the need for sidewalks as evidenced by the lack of a beaten path or similar observable feature of the terrain, then the remaining property owners on the same side of the street are not required to install sidewalks; or

B. Where streets exist with no curb and gutter, then sidewalks are not required to be installed, however funds equal to the amount required to construct the sidewalks, as determined by the City Engineer or designee, shall be placed in a sidewalk escrow account with the City for future construction by the City.

1. Said developer or property owner placing funds into the escrow account shall enter into an agreement with the City as established by the Director of Planning and Development or designee.

2. However, should the requirement for sidewalks be excepted per the provisions of this section, and at a later date, the City wishes to have sidewalks installed concurrently with other improvements to the area, the costs for sidewalk construction shall be included in either the bond funds for the construction project or in the property assessments against adjacent property, whichever applies.

3. If the property or owner has placed funds in the sidewalk escrow account for sidewalk improvements with the City, no assessments will be charged.

12.26.11 Funds placed in the sidewalk escrow account shall be refunded upon request in the original amount without interest to the person or party having paid the original sum ten (10) years from the date of commencement of development or the lot or tract as evidenced by the issuance of a building permit if said sidewalk improvements have not commenced by then.

12.26.12 Where sidewalks are installed on corner lots, sidewalks shall be installed along both street frontages, and shall be extended to the curb with handicapped access ramps.

12.26.13 At the time of platting, where blocks are in the vicinity of and are within 1000 feet of a school, park, or shopping center, and are one thousand (1,000) feet long or longer, the Director, designee, or Planning and Zoning Commission (as applicable) may require a walkway and utility easement, and sidewalk traversing the block perpendicular to the street near the middle of the block.

A. The walkway and utility easement shall be a minimum width of ten (10) feet, and the sidewalk width shall be a minimum of four (4) feet, and shall extend from sidewalk to sidewalk, or at rear property line(s) if no street exists.

B. Any sidewalks required under this section shall be installed concurrently with the street construction in the subdivision.

12.26.14 Where sidewalks are required pursuant to this section, and the developer wishes an exception from the requirements for sidewalks, the developer may appeal to the City Council, which may waive the requirements for sidewalks, or may defer the installation of the sidewalks to whatever time as the Council feels appropriate upon placing an amount in the sidewalk escrow account with the City sufficient to cover the actual costs of constructing the sidewalks, as determined by the City Engineer or designee.

12.26.15 The fee for appealing a request for an exception to the sidewalk requirement to the City Council shall be established as set out in **Article 22, "Fee Schedule",** and shall be initiated by the completion and submittal of an application for an exception to the Traffic Engineering Division of the City.

12.26.16 Any sidewalks required under this section shall be constructed in accordance with the construction standards adopted by the City Engineer or designee.

12.26.17 Reference **Appendix H, "Sidewalk Matrix"**

SECTION 27 - PUBLIC FACILITIES

12.27.1 General

In all new subdivisions of and in the City and in the City's extraterritorial jurisdiction as defined by State statutes, it is the policy of the City that such development shall provide for the adequate construction of public facilities, including placement of underground street improvements, sidewalks, alleys, easements, and parks and playgrounds. All public facilities shall be designed and constructed in conformance with the plans and currently amended engineering standard details approved released for construction by the City Engineer or their designee, and/or the department managing the improvement project. No construction shall commence without written permission from the City Engineer or their designee.

12.27.2 Street Improvement, Pavement

A. The sub-divider of each tract of land will be required to construct all streets at his own expense and according to the City's standard specifications, including all engineering cost covering design, layout and construction supervision. Preliminary plans for such improvements shall be submitted to the Planning Department for study by the City Engineer before any work is started in the subdivision. Detailed construction plans, including plan and profile for each street, shall be filed with the submission of the final plat in the same number of copies as required of the final subdivision plat. The City may participate in the cost of street surfacing and construction of streets that do not appear on the impact fee capital improvements plan if the City requires that such streets be constructed to greater width and thickness of pavement than standard for residential or service streets. Standard street width shall be thirty one (31) feet of traveled roadway for development densities of four (4) units or more per acre. If the density is less than four units per acre or if concrete alleys are constructed with a minimum of fifteen (15) feet of width with rear entrance to all garages, a twenty-seven (27)-foot street may be constructed (**Section 12.19.7** of this article). The City shall have the exclusive right to determine the size, location and type of each street and the developer shall be required to dedicate all on-site right-of-way required therefore, subject only to credits that may be allowed for streets on the impact fee capital improvements plan.

1. On-site perimeter streets shall be constructed at the expense of the developer.

2. Off-site perimeter streets shall be constructed at the expense of the developer, subject to credits against impact fees for roadway facilities.

3. Funds paid by a developer to the City for construction of perimeter streets may be refunded by the City Council upon request in the original amount to the person or party having paid the original sum five (5) years from the date of commencement of development of the subdivision as evidenced by the issuance of a building permit if street improvements have not commenced by then. Upon commencement of construction of any street for which perimeter street fees have been previously collected and refunded under this section, the property owner(s) shall be assessed for the proportional share of the construction costs.

4. Funds paid by a developer to the City for construction of perimeter streets shall be refunded by the City Council upon request in the original amount to the person or party having paid the original sum ten (10) years from the date of commencement of development of the subdivision as evidenced by the issuance of a building permit if street improvements have not commenced by then. Upon commencement of construction of any street for which perimeter street fees have been previously collected and refunded under this section, the property owner(s) shall be assessed for the proportional share of the construction costs.

5. If, after fourteen (14) years from the date of commencement of the development of the subdivision as evidenced by the issuance of a building permit, no request has been submitted to the City by the person or party which paid the original sum for a refund of perimeter street fees previously paid, nor has construction commenced on the perimeter street for which the funds were paid, the City may use those perimeter street

fees for street improvement capital projects. No more than 90 days and no less than 60 days prior to the ' end of the fourteen year period herein established, the City shall notify in writing the party who originally placed the funds with the City that a refund may be requested.

12.27.3 Waiver of Perimeter Street Paving Requirements

A. Perimeter streets may be waived by the Director or designee representative upon affirmative findings as follows:

1. There are a large number of small ownerships each with a limited amount of frontage on the street;

2. The development has small amount of frontage in a rural area and the tract of land is not part of a larger tract being divided upon in small pieces by metes and bounds, thereby avoiding the subdivision regulations;

3. The majority of the street frontage is already developed and there will be very little participation in a future street without an assessment program; or

4. The street improvements are anticipated to be constructed by assessment or by another party such as the state, the county or the federal government.

12.27.4 Signalization

Developers shall be required to participate in signalization for intersections that are impacted by their development and if traffic volumes warrant placement of the signal. A traffic impact analysis may be required to assist the Director of Transportation in determining the need for signalization.

12.27.5 Participation

DEVERLOPER STREET PARTICIPATION MATRIX

STREET CLASSIFICATION	TOTAL LANES	R.O.W. WIDTH	TYPICAL PAVING WIDTH	SIDEWALK WIDTH (BOTH SIDES OF R.O.W.)	DEVELOPER'S LANE PARTICIPATION	BASE LANE WIDTH	Base Paving Width	PAVING WIDTH AT PROPERTY	DEVELOPER'S PORPORTION OF PARTICIPATION	DEVELOPER'S PORTION AS PERCENTAGE *
LU	2	50-60 FT.	27 FT.	4 FT.	1	13.5	27	W	13.5/27	50.00%
L2U	2	50-60 FT.	31 FT.	4 FT.	1	13.5	27	W	13.5/27	50.00%
C2U	2	70 FT.	37-45 FT.	4 FT.	1	13.5	27	W	13.5/27	50.00%
M3U	2	60-70 FT.	40-56 FT.	4 FT.	1	13.5	27	W	13.5/27	50.00%
P3U	3	60-70 FT.	36-49 FT.	4 FT.	1	13.5	27	W	13.5/27	50.00%
M4U	4	70-100 FT.	48-78 FT.	4-6 FT.	1	13.5	27	W	13.5/27	50.00%
P4D	4	100-120 FT	64-94 FT.	4-6 FT.	2	11.25	45	W	22.5/45	50.00%
M5U	4	100-120 FT	64-94 FT.	4-6 FT.	2	11.25	45	W	22.5/45	50.00%
P6D	6	120-140 FT	88-118 FT.	4-6 FT.	2	11.25	45	W	22.5/45	50.00%
P7U	6	120-140 FT	52-118 FT.	4-6 FT.	2	11.25	45	W	22.5/45	50.00%

All requests for City participation in oversized facilities shall be made at the time of filing the preliminary plat, final plat, or site plan submittal. The developer will be required to build improvements or escrow funds for improvements that are determined necessary from the traffic impact analysis and/or current Thoroughfare Plan. The level of participation that is the responsibility of the developer is a factor of the street designation, the property zoning, and the

level of service that is desired for the roadway. Additional reference can be made to Chapter 14 of The City of Grand Prairie Code of Ordinances, and within this section of the UDC.

12.27.6 Street Signs

Within the City corporate boundaries and/or the City's ETJ, street signs shall be installed by the City at the expense of the sub-divider at each intersection and the sub-divider shall pay to the City current standard charges per street sign, as indicated in **Article 22, "Fee Schedule".** The developer shall pay such sum as computed by the Department of Transportation for street signs at the time of submission of the final plat being filed with the County.

12.27.7 Water Lines, Wastewater Lines and Storm Drains

A. All sub-dividers must demonstrate, at a time prior to preliminary plat approval, the availability of water service and wastewater disposal to the tract proposed for subdivision and at a level sufficient to accommodate the proposed land uses.

B. Any subdivision proposing to utilize water from wells and/or a private wastewater system shall comply with the provisions of Chapter 26, "Utilities and Services" of the City Code of Ordinances, in particular Sections 26-3 through 26-5, "Wells" and Section 26-30, "Private Sewage Facilities".

C. The sub-divider or developer, in the case of any subdivision of land, will be required to install, at such sub-divider's or developer's own expense, all water lines, wastewater lines, storm drain lines and drainage ditches and structures in accordance with the City standard specifications governing the same, including all engineering costs covering design, layout and construction supervision. Preliminary plans and layouts for all such utility lines shall be submitted by the sub-divider or developer to the Planning Department for study by the City Engineer along with the submission of the preliminary plat of the subdivision. Final construction plans shall be submitted by the sub divider prior to the time of filing such sub divider's final plat with the Planning and Zoning Commission in the same number of copies as required of the subdivision plat.

D. Except for credits against impact fees for those improvements appearing on the capital improvements plan upon which such impact fees were based, the City will not participate in the cost of any water, wastewater or drainage facilities within the subdivision except in the event of the requirement for oversize lines to serve land areas and improvements beyond the subdivision in question, or to serve other subdivisions. Each installation of this character and the terms and extent of City participation will be considered individually upon the merits of each facility and the conditions involved and subject to the City's pro-rata regulations of the Code. Trunk lines of such systems to serve the subdivision under consideration will be considered upon each facility's individual merits for each subdivision and subject to the City's pro-rata regulations.

E. Water mains and wastewater lines shall be installed by the developer. Those lines not exceeding twelve (12) inches in diameter shall be installed solely at the expense of the developer. Minimum sized wastewater lines shall be eight (8) inches unless otherwise directed by the City Engineer or designee. Minimum size water mains shall be eight (8) inches unless otherwise directed by the City Engineer or designee. If mains larger than twelve (12)

inches are required by the City in order to give service to other areas or subdivisions the difference in construction cost between a twelve (12) inch main and the required size will be paid by the City, or a credit will be provided against impact fees as provided by **Article 13 "Impact Fees", Section 10 "Credits"**, or a pro-rata repayment contract will be executed as outlined in the City's pro-rata repayment regulations. All off-site water mains and wastewater lines required to connect service to the subdivision shall be installed at the expense of the developer up to twelve (12) inches; however, the City will execute a pro-rata repayment contract with the developer as outlined in the City's pro-rata regulations.

F. On-site bridges or drainage structures shall be considered standard up to the width necessary to support a twenty-seven (27) foot street and all cost shall be the responsibility of the developer. If bridges are required in excess of the size necessary for a standard street, as defined on the Thoroughfare Plan, the City may bear the cost of the over width if funds are available therefore.

G. Storm drains shall be considered standard size up to seventy-two (72) inches and shall be installed at the expense of the developer. In the event storm drains are required in excess of standard size to handle upstream surface water outside of subdivision, the City may participate on a direct percentage basis for those costs in excess of seventy-two (72) inch pipe. If a concrete lined channel is constructed, the City's share of the cost will be determined by a ratio of equal pipe sizes as determined by the use of Manning's Formula. In the event that the subdivision is physically located in a drainage area that necessitates on site oversized facilities, the developer shall be responsible for the design and installation of such oversized facilities. The developer shall pay for the entire cost for on-site construction.

H. In new subdivisions the developer shall provide all the necessary easements and rights-of-way required for drainage structures, including storm drains and open lined channels.

1. Street grades shall be such that excessive sand deposition from too low a water velocity or pavement scouring from too high a velocity is to be avoided as far as possible. Street grades are normally to be not less than six (6) nor more than seventy (70) feet fall per thousand (1,000) linear feet and shall never be less than five (5) nor more than one hundred (100) feet fall per thousand (1,000) linear feet.

12.27.8 Drainage Facilities

A. All public drainage structures and storm drain conveyance systems shall be constructed in accordance with the City's standard specifications governing the same, as filed in the office of the City Engineer or their designee. Reference **Article 14, "Drainage".**

B. The sub-divider shall acquire required public drainage easements and construct at his own cost all drainage improvements required for the development of such person's subdivision, including any necessary downstream off-site channels or storm drains as described **Article 14, "Drainage", Section 6, "Off-Site Drainage Easements and Construction"**, with the following exceptions, at the developer's option:

1. If the owner is unable to acquire the necessary off-site easements, such owner may provide the City with documentation of such owner's efforts, including evidence of a

reasonable offer made to the affected property owner, and make a written request for assistance, tendering the anticipated costs, following which the City may acquire these easements either through negotiations or through condemnation. The owner shall be responsible to obtain private legal counsel to file and try the condemnation suit in the name of the City. The owner shall tender, to the City, 1.5 times the anticipated costs as determined by an appraiser. If the actual costs are greater than the tendered amount, the owner shall pay the additional amount. However, if the actual costs are less than the tendered amount, the owner shall be re-funded the difference.

2. In areas where the proposed off-site improvements are to be made within existing City right-of-way, an estimate of these off-site costs shall be prepared and submitted along with the plans. Subject to Council approval, cost for such off-site improvements may be pro-rated to the extent that the owner pays for a percentage of the off-site cost based on the increase of the discharge originating within the limits of such owner's addition.

12.27.9 Construction Permit

Prior to any work being performed in or upon any public street, alley, easement, thoroughfare or public place within the City for purposes of laying, construction, building, repairing, rebuilding, grading, paving surfaces, excavating, resurfacing or similar construction work, the contractor shall obtain from the City Engineer, or their designee, a permit to do such work and pay a permit fee to the City in the amount of four (4) percent of the cost of the work, with a minimum permit fee of $100, and execute a maintenance bond to the City in the sum of one hundred (100%) percent of the total contract price.

Bonds will not be required for the following:

A. Projects with value of work less than $2000.00.
B. Maintenance of driveways and sidewalks is performed by the property owner.
C. Earthwork which is in compliance with this Article.

The maintenance bond shall be for 100% of the construction value and have an expiration date of two (2) years after the date of acceptance of the specified work upon completion of all construction work as per the plans released for construction, release letter from the design engineer with receipt of all associated and required documentation to issue the said letter of acceptance. The permittee shall notify the Director of Planning and Development of the date on which such permittee intends to commence the work for which the permit is sought.

12.27.10 Pro-Rata, Charges Established

A. A charge, which shall be known as the pro-rata, shall be made against each lot or tract of land and the owner thereof whose water and wastewater line shall be hereafter connected with any water main or wastewater line in the City constructed by a developer with whom the City has contracted for reimbursement of over sizing or constructing water or wastewater mains or lines. The charge shall be at a rate per lot or acre as was agreed to by such contract, which shall be based on total evaluated or contract cost divided proportionately by acreage or number of lots served.

B. Pro-rata charges shall be collected at the time of platting or, if the City's records do not show that such pro-rata charges were paid at the time of platting, prior to issuance of a building permit.

C. Such charges shall be placed in trust funds for the reimbursement of the developer who oversized the line and transmitted to such developer as soon as practicable. Itemized infrastructure costs as outlined in Article 22.2.30 are eligible for reimbursement.

D. Pro-rata contracts shall not exceed ten (10) years and upon expiration, such charges shall not be collected.

12.27.11 Subdivision Developer's Installation of Storm Drain, Water and Wastewater Extensions; Plans

A. At the option of the City, as an alternative plan, a developer may be permitted to contract and, subject to credits or reimbursement from impact fees for improvements appearing in the capital improvements plan upon which fees are based, pay for the total cost of installation of standard water and wastewater extensions as provided for in this Section. Upon approval by the City, a developer of an addition shall design and prepare construction plans of water and/or wastewater facilities, to serve a subdivision, including any access or offsite facilities that may be required. These plans shall conform in all details to the City's standards as to the design, grade, location, size and quality of materials and construction shall be directed by the City Engineer or designee. Said plans shall be prepared and sealed by a professional engineer licensed to perform such work by the State of Texas.

B. Plans and profile submitted by the developer's engineer shall be plotted to a standard twenty four (24) inch by thirty-six (36) inch sheets. Plans and profiles shall be shown at scales of not less than one inch to forty (40) feet horizontal, and one inch to four (4) feet vertical. Plans and profiles shall show clearly all surface improvements, all existing or proposed subsurface utility lines and obstructions, and street and alley grades as directed by the Public Works Department or City Engineer. The engineer submitting the plans and profiles must affix such engineer's seal and signature to all plans and profile sheets. The complete design for water and wastewater plans and profiles shall be submitted to the City Engineer or designee for release of construction. The developer’s engineer shall submit the final mylar of the cover sheet with all seals and signatures, and the signature of the developer, where appropriate upon said mylar cover sheet.

Upon final release, the signed mylar will be returned to the developer's engineer for the purpose of making such prints as required by the City, and such engineer may require, after which the mylar cover sheet may be returned, becoming the permanent property of the City.

Upon release of the plans by the City, the developer may enter into a contract with any individual or the developer may construct the system as so planned; provided, however, that the construction and installation of the public paving, water lines, wastewater lines, or storm drain lines shall be supervised by inspectors of the City to see that the installation is made in accordance with the plans and the City's standard specifications which, in every instance, shall be a part of said installation contract. The engineer of record shall also mark the final plans in their ‘as-built’ condition as record drawings after construction is complete.

These record drawings shall bear the City standard record drawing statement and signature and date of submittal by the engineer of record.

C. When the project is ready for construction, line and grade stakes will be set by the developer's engineer. All construction and installation of water and wastewater mains shall be supervised by the developer's engineer and inspected by inspectors of the City. A construction permit and payment of all inspection fees and related documentation shall be required for release for any permit to construct public improvements. Damage to the City's public infrastructure, caused by unauthorized work or neglect by the contractor, shall be corrected at the expense of the party that caused said damage. Correction of the damage and obtaining the required permits does not release that party from criminal prosecution if deemed justified by the Director of Public Works, the Director of Planning and Development, the City Attorney, or the designee for these positions.

D. No installation of public water mains or wastewater mains, or storm drain lines shall be made any other location except the dedicated street, alley or an easement running in favor of the City, which shall be filed of record by the owner of said addition. Any such installation when made shall become the property of the City, free and clear of all encumbrances, and any contract entered into between the developer and a contractor shall provide for a performance bond such as the City uses in its standards specifications and contract documents.

E. ***Maintenance Bond.*** In the event the developer makes the installation, then such developer shall execute a two (2) year maintenance bond in favor of the City in the same form and conditions in the same manner as provided for in the standard contract documents used by the City in the making of water and wastewater installations (Reference Subsection 12.27. 10 "Pro-Rata Charges Established" of this Article, for pro-rata payments collected by the City and paid to persons who originally financed the extension.)

12.27.12 Cost of On-Site New Subdivision Mains

The developer will bear the total cost of on-site mains, with sizes to be determined by the City, except that the City will provide credits as provided by **Article 22.3, "Impact Fees", Section 22.3.10, "Credits"** from improvements which appear on the impact fee capital improvements plan, or enter into a pro-rata refunding contract for the difference in size between a twelve (12) inch main and the larger size required.

12.27.13 Off-Site Main Extensions

A. If extensions of water or wastewater mains are required prior to June 12, 1991 to serve property platted prior to June 12, 1990, the developer may proceed as provided in Subsection 12.27.11 of this Article, provided, however, to the extent that improvements appearing on the capital improvements plan or mains over twelve (12) inches are required, the developer shall be entitled to contract with the City for reimbursement from other developers either as their impact fees are paid, or under a pro-rata agreement.

B. For all property platted on or after June 12, 1990, and for property platted prior thereto and which requires water or wastewater mains after June 12, 1991, the developer may contract the water and wastewater extension in accordance with Subsection 12.27.11 of this Article.

12.27.14 Off-Site Mains Not on Capital Improvements Plan

If mains not appearing on the impact fee capital improvements plan are required to interconnect property to be developed with existing mains, the sizes to be determined by the City, the developer shall not be entitled to impact fee credits, but shall be required to bear the entire cost of construction such main, and the City shall agree to a ten year pro-rata refunding contract to collect and refund the original deposition or original developer and the existing mains. The period of eligibility shall begin as of the date of final inspection and acceptance of the extensions by the City.

12.27.15 Easements

The applicant and City will be responsible for off-site easement acquisitions required to serve the subdivision. If the applicant is unable to obtain said easements, the City will initiate condemnation suits to acquire said easements. The easement acquisition cost will be borne by the applicant, subject to credits against the impact fees for those easements and costs appearing on the impact fee capital improvements plan.

12.27.16 Temporary Lines

Where temporary lines are constructed as an expedient to develop a particular area, such as across easements within the subdivision of which no frontage can be connected, or where wastewater mains are constructed which otherwise are not required in the ultimate plan of development for the wastewater system, the developer will bear the total cost without pro-rata repayments.

12.27.17 City Not Required to Make Extensions When No Funds Available

In no event shall the City be required to make extensions under the provisions of this Article if there are no funds available on hand for the purpose.

12.27.18 Method of Enforcing Payment

Nothing herein shall be deemed in any manner to be waiver of the City's right to validly assess the property owners and/or consumers concerned for the cost of the installation of standard size water and wastewater mains and to fix and enforce liens against said property, all of which may be done as provided by ordinance and in the manner prescribed by law. The City will never be obligated to furnish water and/or wastewater service to an applicant, until required pro-rata payments have been made.

12.27.19 When Owner May Not Install

All water and wastewater main extensions herein provided for shall at the City's option be laid, constructed, and installed by the City directly, or by contract made by the City.

12.27.20 Lift Stations and Special Installation

In the event a lift station or other special installations are required the same shall be installed under separate agreements between the City and the developer if the installation is designed to serve areas outside the proposed development. If the special installations are necessary to serve a subdivision under question, the entire cost will be borne by the developer subject only to impact fee capital improvements plan.

12.27.21 Street Lighting

A. The Developer or Sub-divider of property within the City of Grand Prairie and its ETJ shall be responsible for payment of the costs associated with the installation of street lights on all streets within the subdivision and along perimeter street

B. Roadways adjacent to the subdivided property. All street lighting installations shall conform to the standards of the City of Grand Prairie and shall be done by or under the supervision of the City or the franchised electrical utility.

C. Street lights shall be installed at each intersection; along curves; and with spacing between lights in developed areas, as follows:

   i. 200-280 feet for Principal Arterials (average illumination from 0.6-1.0 foot candles);

   ii. 400 feet maximum spacing for Minor Arterials and for commercial and industrial streets that have a pavement width of 40 feet or more (average illumination from 0.4-0.6 foot candles);

   iii. 600 feet maximum spacing for residential streets with 500 feet maximum recommended if added installation cost paid by developer or property owner (average illumination from NIL-0.4 foot candles); and

   iv. Divided thoroughfares and streets with paved widths of 56 feet or more shall be considered to be two roadways.

D. The developer shall provide street lighting or shall contract with the franchised electrical utility for the installation of the needed lights on internal and perimeter streets, as determined by the Department of Public Works, prior to the time the final plat is submitted for filing with the County. The developer shall pay, all costs for installation of the streetlights as determined by the City or the franchised electrical utility.

E. All requests for City participation in offsite lighting along streets or street segments not adjacent to the subdivided property shall be made at the time of filing the preliminary plat.

A. Generally. Utility service placed within developments for which subdivision plats were approved by the City after the effective date of this ordinance, shall conform to the requirements of this section.

B. Definitions.

1. Utility service shall mean electrical and communication distribution and service, such as electrical, telephone, internet, and television service or similar service, in which lines, cables, or wires are used for distribution or delivery of the utility service to the end user of such service. Utility service shall not include an electric transmission system or electric feeder lines.

2. Electric transmission system shall mean all conductors, circuit breakers, switches and related facilities and appurtenances of the electric transmission system rated to deliver 69 kv or above.

3. Electric feeder lines shall mean all electrical lines that emanate from substations to distribute power throughout an area and not to an end user of electric service.

C. Residential, Commercial, and Industrial. Utility service for residential, subdivision, multi-family, commercial, and industrial developments shall be installed and maintained underground in compliance with applicable utility service regulations.

D. Auxiliary equipment; sand site lighting equipment. In those areas in which utility service is required by this section to be placed underground, the following equipment shall be pad-mounted on grade or placed underground:

1. Auxiliary equipment for such utility service, such as transformers, connection enclosures, switching devices, and amplifiers; and

2. Street and site lighting equipment, except for the poles to which the lights are affixed.

E. Cost. The cost of installing utility service underground shall be the responsibility of the property owner or developer who is seeking utility service for their property. The provisions of this section shall not be construed to require the City or the utility company to bear the additional cost of placing utility service underground.

F. Temporary Service. Temporary utility service to construction sites may be provided by overhead means, provided that when underground utility service to the entire subdivision is completed, such overhead electrical lines and facilities will be promptly removed.

SECTION 29 - DEFINITIONS

---A---

Alley: A public space, right-of-way, easement, or thoroughfare providing a secondary means of access to abutting property.

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.

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.

---B---

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.

---C---

Capital Improvement Plan: Reference **Article 22, Section 22.3.2, "Definitions"**.

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.

Commission: Where not otherwise stated, the Planning and Zoning Commission.

Consumer: The actual user of water or sewerage from a City water and sewerage connection.

Corner Clip: Right-of-way that is provided on each comer 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.

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.

Cul-de-sac: A street that terminates in a vehicular turnaround.

---D---

Developer: The person or organization seeking to develop or plat land.

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.

---E---

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.

Erosion Hazard Area: Land adjacent to a watercourse regulated by this Article, which is determined by the Floodplain Administrator to be subject to flood related erosion losses.

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.

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.

Extra-territorial Jurisdiction (ETJ): That portion of the City's jurisdiction, as provided for by State statute, which lies outside of the City limits.

---F---

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.

Floodplain: Reference **Article 15, "Floodplain Management," Section 21, "Definitions."**

---G---

Grade: The change in vertical rise divided by the change in horizontal distance, expressed as a percentage.

---I---

Internal Streets: Streets, or the portion of streets, which lie within a subdivision.

---L---

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.

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 recorded in the office of the appropriate County Clerk, or a parcel legally created or established pursuant to applicable zoning or subdivision regulations.

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 dated on or before October 18, 1960.

---P---

Perimeter Streets: Streets that form a boundary of a subdivision, and thus are not entirely contained within that subdivision.

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.

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.

Private Wastewater 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.

Pro-Rata: A charge made against a developer to pay for water and wastewater mains provided by another developers.

Pro-Rata Contract: A contract executed between the City and the person who financed a water and/or wastewater extension, in order that the original investor may recover a portion of such investor's cost of water or wastewater lien if other property owners adjacent to the lien make connection to said line.

Public Improvements: Shall be limited to the oversized portion of streets, drainage improvements, and water and wastewater lines shown on a master plan or other previously adopted planning document to be necessary to serve areas other than the subdivision.

---R---

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.

Replat: A legal document that reconfigures property that has been platted and filed.

Reverse Frontage: Street frontage on the rear, rather than the front, of a lot.

---S---

Wastewater Service Line: A line extending from the main wastewater line to the building connection.

Sidewalk: A pedestrian walkway.

Standard Size Wastewater Main: A wastewater main twelve (12) inches in diameter.

Standard Size Water Main: A water main twelve (12) inches in diameter.

Street: A public or private vehicular access way, including all land within the right-of-way thereof.

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.

---T---

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.

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.

---U---

Utilities: Facilities, particularly underground lines, used in connection with the transmission, delivery, or collection of water, wastewater, electricity, gas, cable or telephone service.

---V---

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.

Variance: Reference **Article 30, "Definitions"** for definition.

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.

---W---

Water Department: The department of the City having charge of the water system and wastewater system.

Water Service Line: A line extending from the water meter to the main water line.

---Z---

Zoning: The dividing of the City into districts and the establishment of regulations governing the use, placement, spacing and size of land and building in those districts.

Article 13

BUILDING PERMITS AND CONSTRUCTION MANAGEMENT

ADOPTED: September 2, 2025

CASE NUMBER: TAM-25-08-0003

ORDINANCE NO. 11756-2025

ARTICLE 13: BUILDING PERMITS AND CONSTRUCTION MANAGEMENT

Table of Contents

		Page No.
Section 1	*Permits Required*	*2*
Section 2	*Construction Management*	*3*

ARTICLE 13: BUILDING PERMITS AND CONSTRUCTION MANAGEMENT

SECTION 1 - PERMITS REQUIRED

13.1.1 No person shall erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure, or cause of permit the same to be done on property under his control, until a separate building permit for each building or structure and any other permits required by Chapter 7 (Building & Construction) of the Code of Ordinances has been issued by the Chief Building Official or designee. If such activity is expressly exempted from the necessity to obtain a permit by this Unified Development Code or by Chapter 7 of the Code of Ordinances, a permit will not be required. Application for a building permit shall be made on a form furnished by the Chief Building Official.

13.1.2 Existing Buildings - Any additions, alterations or repairs made to existing buildings or structures shall comply with the technical requirements of all codes, as adopted by Section 7-7 of the Code of Ordinances and any modifications thereto contained in Chapter 7 for new structures, unless expressly excepted by Chapter 7 or unless contrary to the laws of the State of Texas. Such additions, alterations, or repairs shall also comply with the requirements of the Uniform Fire Code, as adopted by Section 12-20 of the Code of Ordinances and Article 15, Floodplain Management, of the UDC.

13.1.3 Prior to Issuance of Permit – Property must be platted and all necessary approvals obtained including but not limited to civil engineering plans and site plans prior to the issuance of a building permit.

13.1.4 Permit Issuance - Upon review of the application, plans, specifications and other data filed by the applicant for a building permit, and after review by the City departments charged with enforcing other applicable ordinance requirements, the Chief Building Official or designee shall issue a building permit to the applicant, if he determines that the required plans, specifications and other data comply with this Unified Development Code and other applicable rules, laws and ordinances, and that all fees have been paid.

13.1.5 Validity of Permit - The issuance of a building permit based on plans, specifications and other data shall not prevent the Chief Building Official or designee from requiring the correction of errors in the plans, specifications, and other data, or from preventing building operations from being carried out there under, when in violation of this Unified Development Code or other applicable City ordinances. No building permit purporting to give authority to violate, cancel or modify a requirement or provision of this Unified Development Code is valid.

13.1.6 Expirations and Extensions - A building permit expires if work authorized by the permit is not commenced within one hundred eighty (180) days of issuance of the permit, or if work authorized by the permit is suspended or abandoned for more than one hundred eighty (180) days.

A single extension of up to one hundred eighty (180) days, which is requested in writing prior to expiration of the permit, may be granted by the Building Official for good cause. A fee is charged. (Reference Article 22 “Fee Schedule”)

After a building permit has expired, no work shall be commenced until a new permit has been issued pursuant to these regulations. New permits will be reviewed under current building codes.

No permit shall be extended more than once in accordance with the Uniform Building Code currently adopted.

13.1.6 Appeals - A decision of the Chief Building Official to grant or deny a permit may be appealed by the applicant in the manner provided by the Code of Ordinances.

13.1.7 Revocation of Permit - The Chief Building Official may; in writing state the reasons for his actions; suspend or revoke a permit:

A. if the permit is issued in error; or
B. if incorrect information has been supplied to the City as a basis for issuance; or
C. if that permit presumes to give authority to violate any other state or local laws regulating construction.

SECTION 2 - CONSTRUCTION MANAGEMENT

13.2.1 Certificate of Occupancy (CO) Required - No land, building, structure, or suite within a structure within the City corporate boundary shall be used or occupied, and no change in the existing use or occupancy classification of such building, structure, or suite within a structure shall be made, until the Chief Building Official has issued a "Certificate of Occupancy." The CO shall state that such use of occupancy complies with the provisions of this Unified Development Code and other applicable laws of the City. An approval in the form of a final inspection tag attached to a single family house by a City Building Inspector shall be considered the Certificate of Occupancy for that structure.

13.2.2 Application - An applicant for a building permit shall file an application for a Certificate of Occupancy and compliance, prior to the building being occupied. A Certificate of Occupancy may be approved for shell buildings without any tenant by the Chief Building Official and may be required to prove compliance upon receipt of all final inspections.

13.2.3 Procedure for Issuance of Certificate of Occupancy - The Chief Building Official shall issue a Certificate of Occupancy and compliance for the building, structure, or suite within a structure when the required final inspections have been passed.

Except for single family or two-family residences, a Certificate of Occupancy and compliance shall be posted on the premises in plain view and shall not be removed except by the Chief Building Official.

A temporary Certificate of Occupancy, for a period of time not to exceed 120 days may, be issued by the Chief Building Official if he finds that no substantial hazard will result from occupancy of any portion of the building structure, or suite within a structure prior to its completion. A written request by the applicant must be submitted stating the conditions needing to be completed, the reasons for the delay, and the expected date of compliance.

A record of all certificates shall be kept on file in the office of the Chief Building Official, and copies shall be furnished upon request to any person having a proprietary or tenancy interest in the land or building affected.

The Chief Building Official may, in writing, suspend or revoke a Certificate of Occupancy if the Certificate:

A. is issued in error; or
B. if incorrect information has been supplied to the City as a basis for issuance; or
C. if the Certificate presumes to give authority to violate any other state or local laws regulating construction, or
D. If certificate holder fails to abate nuisances or conform to other codes adopted by the City of Grand Prairie
E. If the certificate holder consistently engages in acts or conduct not permitted under the CO.

13.2.4 Connection of City Utilities - Any land use, construction, or changes of occupancy in existing property within the corporate city limits shall require issuance of Certificate of Occupancy prior to any permanent release for electrical service.

13.2.5 Standard Specification for Public Utilities - The City of Grand Prairie's Standards Specifications are the "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS". Copies of this specification can be obtained from - NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT (COG), P.O. DRAWER COG, ARLINGTON, TEXAS 76005-5888.

If there is any conflict between the "COG" specifications and these contract documents, the priority of interpretation shall be as follows:

A. Special Conditions,
B. Standards Drawings,
C. "COG" specifications as adopted by the City of Grand Prairie.

Article 14 | DRAINAGE

ADOPTED: 11-15-16

CASE NUMBER: TA161002

ORDINANCE NO. 10188-2016

ARTICLE 14: DRAINAGE

Table of Contents

		Page No.
Section 1	*Purpose*	*2*
Section 2	*Applicability*	*2*
Section 3	*Procedures*	*2*
Section 4	*Policies*	*3*
Section 5	*Design Standards*	*7*
Section 6	*Off-Site, Drainage, Easement, and Construction*	*11*

SECTION 1 - PURPOSE

14.1.1 The purpose of drainage policies and standards are to protect the general health, safety, and welfare of the public by reducing flooding potential, controlling excessive runoff, minimizing erosion and siltation problems, and eliminating damage to public facilities resulting from uncontrolled stormwater runoff.

All development shall comply with all City wide and local master plan requirements, UDC **Articles 14 and 15**, and shall be reasonably safe from flooding.

SECTION 2 - APPLICABILITY

14.2.1 The procedures, policies and standards of this Article govern storm drainage facilities within the City and its extraterritorial jurisdiction.

SECTION 3 - PROCEDURES

14.3.1 Preliminary Study Required

The owner may be required to provide, at such owner's expense, a preliminary drainage study of the area proposed for development, in conjunction with any preliminary plat submittal.

The preliminary drainage study shall be submitted to the City Engineer prior to approval of the preliminary plat by the Planning and Zoning Commission.

The study shall include:

A. A contour map of the entire drainage area contributing runoff to the subdivision equal to currently approved Public Works contour maps of the City, or two-foot contours, whichever is less. Drainage areas greater than 400 acres may be shown on a map at a scale smaller than one inch = 200 feet subject to the concurrence of the City Engineer.

B. Sufficient design calculations showing preliminary sizes and locations of all on-site, adjacent and nearby existing and proposed drainage facilities, including storm drains, culverts, channels, inlets, detention basins, floodplains, etc.

C. Design calculations and floodplain delineations supporting the floodplain information required by **Article 15 "Floodplain Management"**.

D. HEC-HMS analysis shall be required if hydrographs are developed for sub-areas, routed and/or combined (regardless of sub-area size) to size drainage facilities.

E. Hydraulics and hydrology studies shall include the statement that no adverse impacts are expected as a result of this project up to and including the 100-year (1% annual chance) storm event.

14.3.2 Final Plan Required

The owner shall, at the owner's sole expense, provide complete final plans and specifications for the drainage facilities associated with a final plat or building permit. The plans and specifications shall be prepared by a civil engineer licensed to practice in the state and experienced in municipal drainage work. The plans and specifications shall be submitted to the City Engineer for review and concurrence prior to any construction.

No person shall fill, grade, excavate or otherwise disturb the surface of real property within the City without first having secured an earthwork development permit from the City (available on the City's website). It shall be the duty of each person owning or having control of real property within the City to prevent soil, mud, rock or other debris from such real property being deposited or otherwise transported onto the streets, alleys, utility facilities, rights-of-way, or easements or into creeks, lakes, channels, or other water bodies. An erosion control plan is required for an earthwork development permit. A site-specific Stormwater Pollution Prevention Plan (SWP3), prepared by the Developer/Owner and Contractor with appropriate notices issued as required by the state Texas Pollutant Discharge Elimination System (TPDES) general permit, shall be kept on the construction site at all times during the construction and updated as needed to address changing conditions. A copy of the construction site notice and Notice of Intent (NOI) (if required) shall be provided to the City. The City Engineer may require additional information as necessary to evaluate the impacts of the proposed project.

14.3.3 Responsibility for Plans and Specifications

The owner and owner's engineer shall be responsible for the accuracy of the information furnished in the design of the storm drainage facilities. The owner's engineer shall submit as-built construction plans and the owner shall be responsible for the proper construction of all drainage facilities per the City approved plans.

SECTION 4 - POLICIES

14.4.1 Types of Drainage Facilities

Earthen channels are encouraged throughout the City, particularly for channels draining areas of more than 4,000 acres and may be used for channels draining areas less than 4,000 acres in lieu of closed conduits or concrete lined channels when it is mutually agreeable to both the City and the owner. The four different types of basic drainage facilities are as follows:

A. Closed conduit systems, i.e., storm drains

B. Reinforced concrete-lined open channels

C. Earthen open channels

D. Detention basins

14.4.2 Closed Conduit Systems

Stormwater runoff shall be carried in a closed conduit when either of the following apply:

A. The runoff can be carried in a pipe of 72 inches in diameter or smaller; or

B. Where it is necessary for the protection of adjacent facilities that the stormwater be carried in an enclosed facility; or

C. Headwalls and erosion protection shall be constructed at the outfall of all storm drainage systems.

14.4.3 Concrete-Lined Channels

Reinforced concrete-lined open channels should be used when the criteria outlined above is exceeded, or in lieu of a closed conduit when it is mutually agreeable to both the City and the owner. They shall meet all city, state and federal requirements.

Reinforced concrete-lined open channels shall conform to the following:

A. At low points in grade (sumps) of a closed conduit system, a concrete-lined overflow channel shall be provided to convey the 100-year (1% annual chance) flood overflow. If the 100-year (1% annual chance) flood is collected and conveyed in a closed conduit, then an overflow channel is not required. All such concrete overflow channels and other concrete channels that discharge 40 cfs or less shall be considered flumes. Flumes draining 20 cfs or less do not require freeboard. All other flumes with sub-critical flow must have a minimum of six inches of freeboard, and with super-critical flow, they must have one foot of freeboard.

The following items shall be for the 100-year (1% annual chance), fully developed flood flows with one-foot freeboard, and checked for super elevation at bends:

B. Channels draining an area of 200 acres or less shall be lined with reinforced concrete in a manner, which will contain the design flood plus one foot of freeboard within the concrete lining.

C. Channels draining an area of 200 acres but not more than 1,000 acres shall be concrete-lined to contain the runoff from a 25-year (4% annual chance) flood with the balance of the required design flood contained within grassed slopes no steeper than four feet horizontal to one foot vertical (4H:1V) and with a minimum of one foot freeboard.

D. Channels draining an area of 1,000 acres but not more than 4,000 acres shall be constructed with a reinforced concrete pilot channel not less than 12 feet in width and having at least six-inch curbs and a four-inch depressed invert. A stone riprap erosion protection mat four feet wide shall be placed continuously on both sides of the pilot channel. The remainder of the channel shall consist of earthen side slopes with proper vegetative cover on slopes not steeper than 4:1.

E. Channels draining an area of more than 4,000 acres shall be governed by the criteria for earthen channels.

14.4.4 Earthen Channels

Earthen channels are encouraged throughout the City, particularly for channels draining areas of more than 4,000 acres and shall meet all state and federal regulations. They may be used for channels draining areas less than 4,000 acres in lieu of closed conduits or concrete lined channels when it is mutually agreeable to both the City and the owner. When earthen channels are to be preserved, improved or constructed, an application for an earthen channel shall be submitted to the City Engineer prior to approval of the preliminary plat, final plat, or building permit. This application shall contain topographic, hydrologic and hydraulic information sufficient to properly evaluate the proposal and showing that:

A. All land having an elevation below the 100-year (1% annual chance) flood elevation shall be contained within an easement dedicated to the public for the purpose of providing drainage. This easement shall include a ten-foot maintenance strip along the limits of the floodplain. Where maintenance access is required, one side shall be 15 feet wide. This strip area shall have a slope not to exceed 10% and shall be vegetated with native grasses. Also, see Section 8.0 of the Drainage Design Manual.

B. The channel easement has a minimum hydraulic capacity to accommodate a 100-year (1% annual chance) flood, plus one foot of freeboard, based on a fully developed watershed, and shall be a minimum of 20 feet wider than the top width of the channel.

C. All channel improvements, such as reshaping, realignment, etc., are protected with sodding, back sloping, cribbing, or other bank protection that is designed and constructed to control erosion from the two-, ten-, and 100-year (1% annual chance) fully-developed floods by allowing a maximum earthen channel and downstream discharge city not to exceed the maximum permissible velocities stated on Table 9.1 of the Drainage Design Manual. Improved or constructed earthen channels shall have the following minimum specifications:

1. Constructed or improved earthen channels shall consist of a pilot channel that conveys the 2-year (50% annual chance) flood with a floodplain area consisting of over bank and side slopes that will convey the 100-year (1% annual chance) fully-developed flood plus one foot of freeboard;

2. The pilot channel shall be trapezoidal with maximum 4:1 side slopes, minimum bottom width of 6 feet, and a bottom width to depth of flow ratio of not less than 2:1 (for the fully-developed 2-year (50% annual chance) flood);

3. The floodplain shall have maximum 4:1 side slopes and minimum ten foot width of over bank (i.e., area from pilot channel top-of-bank to toe of floodplain side slope) on each side of pilot channel with 2% - 4% cross-slopes. Access to channel bottom may require flatter side slopes in the floodplain at point locations where required by the City Engineer.

4. Pilot channels may not be required for situations where the earthen channel is solely for the purpose of increasing conveyance under a bridge.

14.4.5 Detention Basins

Detention and retention basins with associated intake and outflow systems, pump stations, emergency and service channels and structures and necessary supporting systems shall be considered stormwater management facilities as defined in **Section 14.6.3** of this article and shall be subject to the requirements in **Section 14.6.3**.

If the developer of a property proposes detention/retention facilities for the development to remain in place after the completion of the construction, then as condition to approval of the development the property owner of the detention/retention facility will be required to dedicate to the city a drainage and detention easement covering the detention/retention facility and the outfall system conveying the drainage outflows to the city storm drainage system and the property owner will be required to sign an inspection and maintenance agreement with the city as specified in **Section 14.6.3** of this article.

Detention Basins shall be required when downstream facilities are not adequately sized to convey a design storm based on current City criteria for hydraulic capacity and a drainage analysis indicates no adverse impacts due to detention will result. Detention basins shall not be required if downstream improvements will be constructed in conjunction with the project to safely convey the undetained flows from the project. Proposed calculated peak stormwater discharge from a site shall not exceed the calculated peak discharges from existing conditions, unless sufficient downstream capacity above existing discharge conditions is available. Detention facilities when required shall be designed such that peak discharges or velocities are not increased when compared to pre-project conditions for the 2-, 10- and 100-year (50%, 10%, and 1% annual chance, respectively) floods. Construction of proposed detention facilities and associated supporting systems shall be substantially complete before any building permits for improvements served by the detention facilities can be approved.

The perimeter boundary of a detention/retention basin, or a portion thereof, that is situated within 120 feet of a street right-of-way designated on the Master Transportation Plan as a Collector or Arterial thoroughfare shall be fenced with a four-foot high wrought iron type fence, equal in design to a Type 2 Screening Fence as specified in **Article 8, "Landscape and Screening,"** of the Grand Prairie Unified Development Code. Any portion of said fence for a basin that either directly adjoins or is situated within 15 feet of the designated street right-of-way shall contain brick columns. Said brick columns shall equal or exceed the height of the fence and be spaced a maximum of 24 feet apart on center along the designated street right-of-way. Otherwise, no brick columns shall be required for fences that do not adjoin, or are situated more than 15 feet from, the designated street right-of way.

The use of a chain link type fence as a substitute to the above requirement shall be considered by City staff if there are intervening structures or mature landscaping (existing or proposed) that would effectively screen the fence from view along the designated street right-of-way. See Section 10.0 of the Drainage Design Manual.

14.4.7 Erosion Hazard Setbacks

A. Erosion hazard setback determinations shall be made for every stream in which natural channels are to be preserved.

B. Erosion hazard setbacks, as set forth in Section 2.6 of the Drainage Design Manual, shall be required to protect structures and lot improvements from erosion hazards.

C. A person commits an offense if the person erects or maintains a structure within an erosion hazard setback.

SECTION 5 - DESIGN STANDARDS

14.5.1 Purpose

The purpose of this Section is to establish standard criteria, principles, procedures, and practices for design of storm drainage facilities. The design factors, formulas, graphs and procedures presented or referred to herein are intended for use as engineering guides in the design of drainage facilities and in the solution of drainage problems involving the quantity, method of collection, conveyance, and discharge of stormwater. Methods of design other than those indicated or referred to herein may be considered in complex and difficult cases where experience clearly indicates they are preferable; however, these deviations shall not be attempted until approval has been obtained from the City Engineer.

The methods outlined or referred to herein include accepted principles of surface drainage engineering and should be a working supplement to basic design information obtainable from textbooks and publications on drainage.

14.5.2 Supplemental Design Information

The following design information shall be available at the City Engineer's office, and adhered to as if contained herein:

A. Drainage Design Manual as currently amended and the Private Development Plan Review Checklist to facilitate approval of storm drainage construction plans; and

B. Standard details and technical specifications for storm drainage construction.

C. Standard construction details, the Drainage Design Manual, and the Private Development Plan Review Checklist are available on the City's website.

14.5.3 Grading Plan

A grading plan shall be prepared for all projects. The plan shall include:

A. A contour map of existing elevations based on field survey of the entire site, any off-site areas to be graded as a part of the project, and about 100 feet beyond the limits of the

project or as needed to confirm the direction of local drainage. As a minimum the map shall have a scale of not less than one inch=40 feet with a one-foot contour interval. In certain cases, it may be necessary to adjust the map scale, reduce the contour interval, or extend the distance of the field survey beyond the project limits to fully characterize local drainage.

B. Site layout including lot lines, easements, utility locations, buildings or pads, paving, retaining walls, storm drainage features, FEMA and fully developed floodplains/floodways with elevations, water and wastewater facilities located in the floodplain, and any other structures that may influence drainage.

C. The plan shall present the proposed finished grades at one-foot contour intervals. Spot grades shall be specified for retaining walls, to elaborate the detail on the plan and may be used on residential lots in lieu of contours. The plan shall provide drainage considerations to prevent adverse impacts to adjoining properties.

D. The grading plan shall specify the lowest floor elevation (LFE) elevation for all buildings adjacent to improved streets. The LFE for residential buildings should be no lower than 0.5 feet above the top of curb or street elevation, and the grading plan shall provide for positive drainage away from the buildings. UDC **Article 15** specifies the required LFE for parcels in or near the 100-year (1% annual chance) floodplain.

E. Earthen grades for drainage being conveyed across the lot it originated on shall not be less than one percent. Maximum grades shall not exceed 25% without an engineering slope stability analysis.

Prior to release of a final building inspection, a licensed surveyor or engineer shall provide a Precise Grading Certificate to certify that lot grading is consistent with the City approved grading and drainage plans and that erosion control has been installed. Proper erosion control measures shall be shown on the plans and provided.

14.5.4 Design Discharge Determination

The Rational method (Q= 1.00833CIA) shall be used for determining the design discharge on small watersheds of 200 acres or less.

Unit hydrograph techniques shall be used for areas greater than 200 acres. The technique and the data to be used for the determination of the design discharge shall be approved by the City Engineer prior to the calculations being completed. A complete set of all detail calculations must be submitted to the City Engineer for approval prior to the completion of the plans for the drainage system.

14.5.5 Drainage Area Determination

The size and shape of each watershed and associated sub-basins shall be determined for each drainage facility. This determination should be made using City topographic maps (or the most detailed topographic maps available if outside the City) with a scale of 1 inch=200 feet or greater. Where the contour interval is insufficient or physical conditions may have changed

from those shown on the City topographic maps, it may be necessary to supplement the maps with field topographic surveys. The actual conditions should always be verified by a reconnaissance survey.

The outline of drainage areas must follow natural drainage features in non-urbanized areas. Flow diverted by fence or agricultural ridge rows will require a detailed ground survey and rigorous hydraulic analyses for verification. If it cannot be determined that such diversions were constructed per City Code, or if they appear to have occurred by sedimentation along a fence, it will be necessary to design any downstream storm drainage systems to accommodate runoff from such areas.

Consideration shall be given to man-made features in urbanized areas. In preparing drainage maps particular attention should be given to gutter and ditch configurations at intersections. The direction of flow in gutters (on-site and off-site) should be shown on the maps and construction plans.

14.5.6 Runoff Coefficients

Storm drainage shall be designed for ultimate development of the watershed and, therefore, runoff coefficients used shall consider these fully developed conditions. Master plans, zoning maps, land use plans and this Unified Development Code shall be used to determine the ultimate development.

Table 14-A gives values for runoff coefficients that shall be used in the determination of stormwater runoff.

TABLE 14-A
Runoff Coefficient "C"

Type of Area or Land Use	Zoning Class*	Runoff Coefficient "C"
Parks & Permanent Open Space	A, Easements	0.30
Single-Family Residential	SF-E, SF-1, SF-2, SF-3, SF-4, SF-5, SF-5/16, SF-6	0.50
Multi-Family Residential & Schools	MH, MF-1, MF-2, MF-3, SF-A, SF-ZLL, SF-T, 2F	0.75
Commercial/Retail	O, O-1, NS, C-1, CO, C, PD, HD, GR, GR-1	0.80
Industrial & Manufacturing	HC, IP, LI, HI	0.85
Central Business District (CBD)	CA	0.90
Church	All Zoning Classes	0.75

***** *See Unified Development Code **Article 3** for Zoning Class descriptions*

14.5.7 Time of Concentration

Time of concentration is defined as the longest time that will be required for a drop of water to flow from the upper limit of the drainage area to the point of concentration. Time of concentration is a combination of inlet time and time of flow in the storm drainage facility.

Accepted minimum inlet times of concentration are shown in Table 14-B.

TABLE 14-B
Minimum Inlet Time of Concentration

Type of Area or Land Use	Minimum Inlet Time
Undeveloped, Agricultural	20 Minutes
Parks, Permanent Open Areas, Playgrounds	15 Minutes
Single-Family Residential	15 Minutes
Manufacturing, Industrial, Commercial/Retail, Church	10 Minutes
Central Business District	5 Minutes

***** *Includes zoning classes: MH, SF-A, SF-ZLL, SF-T, 2F*

When inlet times of concentration which are in excess of these minimum times are used, the techniques and assumptions used in computing these times must be submitted with the plans and approved by the City Engineer.

14.5.8 Curve Charts

***See** Section 3.0 of the Drainage Design Manual.*

14.5.9 Design Flood

It is general practice to design municipal storm drainage systems to accommodate the runoff from 10-year (10% annual chance) and 100-year (1% annual chance) storm events.

Table 14-C shows the flood frequencies to be used in the design of drainage facilities:

TABLE 14-C
Design Flood

Type of Facility	Design Flood
Storm Drains (with Inlets on Grade)	10 Year
Storm Drains Draining Low Pointinlets	100 Year (1% Annual Chance)
Culverts, Bridges, Channels, Creeks, Low Point Overflows [1]	100 Year (1% Annual Chance)

[1] *100-year (1% annual chance) flood low point overflows must be contained within easements. If low point overflows are in parking lots or access drives depth must not exceed 6 inches and must be contained in a dedicated drainage easement.*

In connection with the design of facilities such as City streets conveying storm runoff and low point inlets, the discharge for a 100-year (1% annual chance) flood and the resulting possible damages there from shall be evaluated to determine if said damages are sufficient to warrant the enlargement of the planned facility. In any areas where stormwater runoff concentrates at low points of grade or where discharge in excess of the storm drainage facility capacity flows across private property, the following information shall be shown:

A. The 100-year (1% annual chance) flood discharge and inundation limits.

B. The depth of inundation of this discharge.

C. An evaluation of the possible damages resulting from the overflow discharge.

D. Location and width of a dedicated drainage easement sufficient to convey the discharge to another drainage facility.

14.5.10 Head Losses

The design techniques and methods used in the determination of all head losses shall be approved by the City Engineer. See also see Section 7.5 of the Drainage Design Manual.

14.5.11 Flow in Gutters

The drainage capacities of streets and gutters shall be determined by Manning's Formula using an 'n' value of 0.016 for concrete streets. Streets and curb inlets shall be designed to flow not more than curb deep during a 10-year (10% annual chance) flood. When existing street slopes are less than five feet per 1,000, the hydraulic capacity of the street and right-of-way shall be determined assuming a slope of three feet per 1,000. Where a flow of water is directed toward a curb and is required to turn in direction, the height of the curb against which the water is directed shall not be less than the depth of water flow plus the velocity head of the water plus two inches. Where water is dumped from a street directly into an open watercourse, it shall be dumped through an approved type of catch basin or through a concrete lined structure.

SECTION 6 - OFF-SITE DRAINAGE, EASEMENTS, AND CONSTRUCTION

14.6.1 Off-Site Drainage

The owner or developer of property to be developed shall be responsible for all storm drainage discharge flowing on such person's property. This responsibility includes the drainage directed to that property by prior development as well as drainage naturally flowing through the property by reason of topography. In the event stormwater flowing onto such person's property cannot be carried in the equivalent of a seventy-two inch pipe, the City may participate in a direct percentage method of those costs in excess of seventy-two inches based upon written agreements prior to final plat approval and availability of funds and approval by City Council.

Adequate consideration shall be given by the owner in the development of property to determine how the discharge leaving the proposed development will affect downstream property, with the city of said downstream drainage discharge into an adequate storm drain system, defined creek or waterway based on the suggested maximum permissible velocities in Table 9.1 of the Drainage Design Manual.

14.6.2 Easements and Construction

On lots or tracts where stormwater runoff has been collected or concentrated, it shall not be permitted to drain onto adjacent property except in existing creeks, channels, drainage swales or storm sewers unless proper drainage easements or a letter of release of liability from the affected property owner is filed for record with the County Deed of Records.

All proposed storm drainage facilities (i.e. closed conduits, channels, graded swales, detention basins) which convey concentrated storm runoff beyond the boundary of a single property shall be placed within the limits of a dedicated drainage easement or public right-of-way. Private storm drainage systems which collect only on-site storm drainage runoff from one lot or tract shall not be placed in a dedicated storm drainage easement (no lot-to-lot drainage). Easement width for storm drain*pipe* shall not be less than 15 feet and easement width for open channels shall be at least 20 feet wider than the width of the top of the channel banks. Where maintenance access is required, one side shall be 15-feet wide.

Channels delineated on the FEMA study and maps as adopted by **Article 15, "Floodplain Management,"** and earthen channels accepted by the City as part of the development plan shall be placed within a dedicated drainage easement/stormwater management area and public right-of-way of sufficient size to contain the 100-year (1% annual chance) fully-developed flood with a minimum ten feet over bank area within the floodplain on each side of the stream. The drainage easement shall be of sufficient size to take into account any additional width to accommodate future bank erosion as determined by engineering slope stability calculations. A future stable four feet horizontal to one-foot vertical (4:1) earthen bank slope plus ten feet may be assumed in establishing the limits of the drainage easement measured from the bottom edge of the creek bottom. ***In no case shall the slopes be steeper than 3:1.***

The sub divider, developer or builder shall bear the cost of all drainage improvements required for the development of such person's subdivision or other construction, including the cost of any necessary downstream off-site channels or storm drains as described in **Subsection 14.6.1** and the cost of acquisition of the required easements, with the following exceptions:

A. If the owner is unable to acquire the necessary off-site easements, such owner shall provide the City with documentation of such owner's efforts, including evidence of a reasonable offer made to the affected property owner. Upon such a written request for assistance, the City shall acquire these easements either through negotiations or condemnation. In either case, the cost of these easements shall be paid by the owner.

B. In areas where the proposed off-site improvements are to be made within existing City right-of-way, an estimate of these off-site costs shall be prepared and submitted along with the plans. Subject to availability of funds and City Council approval, cost for such off-site improvements shall be prorated such that the owner pays for a percentage of the off-site cost based on the increase of the discharge originating within the limits of such owner's property.

All construction shall be in accordance with the standard specifications and construction details for street and drainage construction in the City as currently amended.

14.6.3 Stormwater Quality and Construction

All construction activities shall be in compliance with all current City of Grand Prairie, State (TPDES) and Federal (NPDES) stormwater quality regulations. Pursuant to Chapter 26 Section 26.040 of the Texas Water Code and Section 402 of the Clean Water Act, construction activities involving earth disturbing activities of one (1) acre or more are regulated by the Texas Commission on Environmental Quality (TCEQ) under the Texas Pollutant Discharge Elimination

System (TPDES) General Permit No. TXR150000. Operators of such construction activities (contractors, developers, builders, owners, etc.) are required to prepare a Stormwater Pollution Prevention Plan (SWP3) in compliance with the General Permit and present to the City a copy of a fully executed SWP3 and the Construction Site Notice, which is to be posted on site. Operators of construction activities disturbing five (5) acres or more of land or activities part of a larger development, which disturbs five (5) acres or more of land, must submit a Notice of Intent (NOI) to TCEQ and present a copy of the NOI to the City. Failure to comply with TCEQ regulations is a City offense under City Ordinance and is a State Offense subject to sanctions. A Stormwater Erosion Control Plan shall be included in the construction plans submitted to the City. As applicable, a SWP3 shall be prepared and a general permit secured by the Developer/Owner and Contractor as required and kept on the construction site during construction with the construction site notice posted in clear view of the public at the construction entrance.

Stormwater management facilities shall include detention/retention basins, rain gardens, bio-retention areas, riparian buffers and associated inflow and outfall structures, pipes, pump stations, aeration facilities, drainage swales and channels and other associated storm drainage facilities designed to improve the quality of stormwater discharges from developments and mitigate adverse impacts from the development due to flooding and erosion.

All stormwater management facilities shall be designed in accordance with the approved city design standards and recommended guidelines. Developers proposing stormwater management facilities to remain in place after the completion of the construction of the development shall provide to the city an executed agreement from the property owner(s) on the city approved agreement form (Attachment D) for filing with the county records against the property. The developer and property owner(s) shall agree to comply with the city guidelines and policies for operation and maintenance of the stormwater management facilities (Attachments A and B) and provide periodic inspections of the condition of the stormwater management facilities as outlined in the guidelines and inspection form (Attachment C) and submit to the city a copy of the inspection report on an annual basis.

The documents referred to in this section, and attached hereto, once approved by the City Council, shall be maintained in the office of the City Secretary, the Drainage Engineer, the City Engineer, and the Planning Director along with the date of approval and effective dates. Whenever the policies, guidelines, or forms of agreement are changed or amended, and the changes or amendments approved by the City Council, those changes and amendments, along with the effective date, shall be similarly maintained.

Article 15

FLOODPLAIN MANAGEMENT

ADOPTED: October 10, 2023

CASE NUMBER: TAM-23-09-0007

ORDINANCE NO. 11456-2023

ARTICLE 15: FLOODPLAIN MANAGEMENT

Table of Contents

		Page No.
Section 1	*Statutory Authorization*	3
Section 2	*Findings of Fact*	3
Section 3	*Statement of Purpose*	3
Section 4	*Definitions*	4
Section 5	*Lands to Which This Ordinance Applies (Jurisdiction)*	9
Section 6	*Basis for Establishing Special Flood Hazard Areas (SFHA)*	9
Section 7	*Floodways*	10
Section 8	*Compliance*	10
Section 9	*Abrogation and Greater Restrictions*	11
Section 10	*Interpretation*	11
Section 11	*Warning and Disclaimer of Liability*	11
Section 12	*Disclosure of Floodplain Designation*	11
Section 13	*Designation of Floodplain Administrator*	12
Section 14	*Duties and Responsibilities of the Floodplain Administrator*	12
Section 15	*Floodplain Development Permit (FDP) Procedures*	13
Section 16	*FEMA Acknowledgment of Removal of Property from the Floodplain*	16
Section 17	*Provision for Flood Hazard Reduction*	17
Section 18	*Specific Standards for Habitable Structures*	18
Section 19	*Standards for Subdivisions, Including Manufactured Home Parks and Subdivisions*	20
Section 20	*Standards for Streets, Drainage and Utilities*	21
Section 21	*Levee Systems and Flood Relief Channels*	21
Section 22	*Trinity River Corridor Development Certificate (CDC)*	22
Section 23	*Variance Procedures*	24
Section 24	*Enforcement*	26
Section 25	*Severability*	26

ARTICLE 15: FLOODPLAIN MANAGEMENT

Section 26	*Penalties for Noncompliance*	*26*
Section 27	*Certification of Adoption*	*27*

ARTICLE 15: FLOODPLAIN MANAGEMENT

SECTION 1 - STATUTORY AUTHORIZATION

15.1.1 The Legislature of the State of Texas has in the Flood Control Insurance Act, Texas Water Code, Section 16.315, delegated the responsibility of local governmental units to adopt regulations designed to minimize flood losses. Therefore, the City Council of The City of Grand Prairie, Texas, does ordain as follows:

15.1.2 The National Flood Insurance Program (NFIP) is a federal program established by Congress in 1968 that allows property owners to purchase federally backed flood insurance within communities that participate in the program. The City of Grand Prairie is a participant in the NFIP. In return for this protection, the City of Grand Prairie must implement floodplain management measures to reduce flood risk to new and existing development in accordance with federal regulations.

15.1.3 The City of Grand Prairie is an active participant in the NFIP's Community Rating System (CRS). The CRS program recognizes and encourages community floodplain management activities that exceed the minimum NFIP standards. The City's participation in this program reduces the community's risk to flooding and provides residents the opportunity to purchase flood insurance at a discounted rate.

SECTION 2 - FINDINGS OF FACT

15.2.1 The Special Flood Hazard Areas (SFHA) or floodplains of The City of Grand Prairie are subject to periodic inundation, which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which may adversely affect the public health, safety and general welfare.

15.2.2 These flood losses are created by the cumulative effect of obstructions in floodplains that cause an increase in flood heights and velocities, and by the occupancy of SFHAs by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, floodproofed or otherwise protected from flood damage.

SECTION 3 - STATEMENT OF PURPOSE

15.3.1 The purpose of floodplain regulations is to promote the public health, safety, and welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

A. Protect human life and health;

B. Minimize expenditure of public money for costly flood control projects;

C. Minimize the need for rescue and relief efforts associated with flooding that are generally undertaken by the City at the expense of the general public;

D. Minimize prolonged business interruptions;

E. Minimize damage to public facilities and utilities, such as water and gas mains, electric, telephone and wastewater lines, streets and bridges, that are located in floodplains;

F. Help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize future flood blight areas; and

G. Help potential buyers become aware of property that is subject to flooding.

SECTION 4 - DEFINITIONS

15.4.1 Unless specifically defined below, words or phrases used in this ordinance shall be interpreted to give them the meaning, they have in common usage and to give this ordinance it's most reasonable application.

Base Flood: A flood having a 1% chance of being equaled or exceeded in any given year. Said flood is sometimes known as the 100-year (1% annual chance) frequency flood.

Base Flood Elevation: The elevation of surface water resulting from a flood that has a 1% chance of equaling or exceeding that level in any given year. The BFE is shown on the Flood Insurance Rate Map (FIRM) for zones AE, AH, A1–A30, AR, AR/A, AR/AE, AR/A1– A30, AR/AH, AR/AO, V1–V30 and VE.

Basement: Any area of the building, including any sunken room or sunken portion of a room, having its floor below ground level (subgrade) on all sides.

Building:

(1) A structure with 2 or more outside rigid walls and a fully secured roof, that is affixed to a permanent site; or
(2) A manufactured home (a "manufactured home," also known as a mobile home, is a structure built on a permanent chassis, transported to its site in 1 or more sections and affixed to a permanent foundation); or
(3) A travel trailer without wheels, built on a chassis and affixed to a permanent foundation, that is regulated under the City's floodplain management and building ordinances or laws.

"Building" does not mean a gas or liquid storage tank or a recreational vehicle, park trailer or other similar vehicle, except as described above.

Community: A political entity that has the authority to adopt and enforce floodplain ordinances for the area under its jurisdiction, the City of Grand Prairie and its Extraterritorial Jurisdiction (ETJ).

Community Rating System (CRS): FEMA program that recognizes community floodplain management activities to reduce the risk of flood-related damages and losses and to provide flood insurance at a discounted rate.

Conditional Letter of Map Amendment (CLOMA): FEMA's formal review and comment on whether a proposed project should be considered out of the SFHA based on existing, natural grade land conditions.

Conditional Letter of Map Revision (CLOMR): FEMA's formal review and comment on whether a proposed project complies with the minimum NFIP floodplain management criteria prior to construction.

Critical Facilities: Includes schools, hospitals, nursing homes, orphanages, penal institutions, police stations, fire stations, emergency ambulance service, emergency communication centers, water and sewage pumping stations.

Development: Any manmade change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavating or drilling operations or storage of equipment or materials.

Elevated Building: A building that has no basement and that has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

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.

Equal Degree of Encroachment: A standard applied in determining the location of floodway limits so that floodplain lands on both sides of a stream are capable of conveying a proportionate share of flood flows. This is determined by considering the hydraulic conveyance of the floodplain along both sides of a stream for a significant reach.

Federal Emergency Management Agency (FEMA): The federal agency under which the National Flood insurance Program (NFIP) is administered. In March 2003, FEMA became part of the newly created U.S. Department of Homeland Security.

Flood or Flooding: Means a general and temporary condition of partial or complete inundation of 2 or more acres of normally dry land area or of 2 or more properties are inundated by water from:

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

Flood Insurance Rate Map (FIRM): Official map of a community on which FEMA has delineated the Special Flood Hazard Areas, the base flood elevations, and the risk premium zones applicable to the community.

Flood Insurance Study (FIS): A compilation and presentation of flood risk data for specific watercourses, lakes, and coastal flood hazard areas within a community. When a flood study is completed for the NFIP, the information and maps are assembled into an FIS. The FIS report contains detailed flood elevation data in flood profiles and data tables.

Floodplain or Flood-Prone Area: Any land area susceptible to being inundated by floodwater from any source.

Floodplain Development Permit (FDP): Application required by the City of Grand Prairie prior to any earthwork or construction in the floodplain. (Fee information is covered in **Article 12** of the UDC.)

Floodplain Management: 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.

Floodplain Management Regulations: City ordinances that provide standards for the purpose of flood damage prevention and reduction.

Floodproofing: Any combination of structural and nonstructural additions, changes or adjustments to structures, which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities or structures with their contents.

Floodway: 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.

Fully Developed Watershed Conditions: The anticipated condition of the watershed after the watershed has undergone ultimate land use development.

Functionally Dependent Use: A use that 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.

Historic Structure: Any building 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; or
(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 of the Interior to qualify as a registered historic district; or
(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 of 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 states without approved programs.

Letter of Map Amendment (LOMA): An official amendment, by letter, to an effective FEMA map. It establishes a property's location in relation to the SFHA.

Letter of Map Revision (LOMR): An official amendment to the currently effective FEMA map. It

is issued by FEMA and changes flood zones, delineations and elevations.

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 in order to reduce the risk from temporary flooding.

Levee System: A flood protection system that consists of levees, floodwalls, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Lowest Floor: The lowest floor of the lowest enclosed area (including a basement). An unfinished or flood resistant enclosure, usable solely for parking of 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 requirements.

Lowest Floor Elevation (LFE): The measured distance of a building's lowest floor above the National Geodetic Vertical Datum (NGVD) or other datum specified on the FIRM for that location lowest floor elevations (LFE) of structures shall be the greater of one foot above the regulatory 100-year (1% annual chance) base flood elevation (BFE) for fully developed conditions in the watershed or two feet above the FEMA FIRM 100-year (1% annual chance) base flood elevation that utilizes existing land use conditions. LFEs for parking lots and open storage shall be at least one (1) foot above the BFE. The LFE can be greater than the elevation calculated but it cannot be less.

Manufactured (Mobile) Home: A structure built on a permanent chassis, transported to its site in 1 or more sections and affixed to a permanent foundation. The term "manufactured (mobile) home" does not include recreational vehicles.

Manufactured (Mobile) Home Park or Subdivision, Existing: A manufactured (mobile) home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured (mobile) 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 before December 31, 1974 or before the effective date of the community's initial Flood Insurance Rate Map (FIRM), whichever is later.

Manufactured (Mobile) Home Park or Subdivision, Expansion to Existing Site: The preparation of additional sites by the construction of facilities for servicing the lots on which manufactured (mobile) 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).

Manufactured (Mobile) Home Park or Subdivision, New: A manufactured (mobile) home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured (mobile) 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 after December 31, 1974, or on or after the effective date of the community's initial Flood Insurance Rate Map (FIRM), whichever is later.

Mean Sea Level: The North American Vertical Datum (NAVD) of 1988 (or other datum, where specified), to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

National Flood Insurance Program (NFIP): Federal insurance program created by Congress to mitigate future flood losses through sound, community-enforce building and zoning ordinances and to provide access to federally backed flood insurance for property owners.

New Construction: Structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by the City and includes any subsequent improvements to such structures.

Nonresidential Structure: A commercial or non-habitational building or a mixed-use building that does not qualify as a residential building. This category includes but is not limited to: small businesses, churches, schools, farm buildings (including grain bins and silos), garages, poolhouses, clubhouses, recreational buildings, mercantile buildings, agricultural and industrial buildings, warehouses, nursing homes, licensed bed and breakfasts and hotels and motels with normal room rentals for less than 6 months. The City requires nonresidential structures to be built at least two feet above the base flood elevation or to be floodproofed.

Open Storage: Allowed outdoor storage as provided by UDC **Article 11**.

Physical Map Revision (PMR): A physical map revision to effective FEMA floodplains.

Recreational Vehicle: A vehicle (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projection; (iii) designed to be self-propelled or permanently towable by a light duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Residential Structure: 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. The City requires residential structures to be built at least 2 feet above the base flood elevation.

Riverine: Means relating to, formed by, or resembling a river (including tributaries), stream, creek, brook, etc.

Special Flood Hazard Area: An area having special flood or flood-related erosion hazards and shown on a Flood Insurance Rate Map (FIRM) Zone A, AO, A1-A30, AE, A99, AH, AR, AR/A, AR/AE, AR/AH, AR/AO, AR/A1-A30, V1-V30, VE or V. These areas are subject to inundation by the 1 percent annual chance flood.

Structure: A walled and roofed building, including a gas or liquid storage tank, which is principally above ground, as well as a manufactured home. The terms "structure" and "building" are interchangeable in the NFIP. See Article XIX for additional Gas Drilling and Production requirements.

Substantial Improvement: Any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the first alteration of any wall, ceiling, floor or other structural part of a building commences, whether or not that alteration affects the exterior dimensions of the structure. The term does not include either any project for improvement of a building to correct existing state or local code violations or any alteration to a "historic building", provided that the alteration will not preclude the building's continued designation as a "historic building." The Floodplain Administrator may approve proposed improvements if the cumulative value of all improvements for the previous ten (10) years is less than 50% of the market value or tax appraisal value of improvements on the property, whichever is greater. No substantial improvements are permitted.

Variance: A grant of relief by the City from the terms of its floodplain management regulations. (For full requirements, see Section 60.6 of the National Flood Insurance Program regulations.)

Violation: Means the failure of a structure or other development to be fully compliant with the City's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in the National Flood Insurance Program 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.

Water Surface Elevation: The height, in relation to the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of riverine areas.

Watershed: The region or area drained by a river, stream, etc. Equivalent terms are drainage area, drainage basin, catchment area, and contributing area.

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).

SECTION 5 - LANDS TO WHICH THIS ORDINANCE APPLIES (JURISDICTION)

15.5.1 This Article applies to all SFHAs within the City of Grand Prairie and its extraterritorial jurisdiction (ETJ). All development within a FEMA defined floodplain shall be in accordance with the National Flood Insurance Program (NFIP) 44 Code of Federal Regulations (CFR).

SECTION 6 - BASIS FOR ESTABLISHING SPECIAL FLOOD HAZARD AREAS (SFHA)

15.6.1 The SFHAs include:

A. The areas of special flood hazard identified by FEMA in the current scientific and engineering report entitled, "The Flood Insurance Study (FIS) for Tarrant County, Texas and Incorporated Areas," dated March 21, 2019, with accompanying Flood Insurance Rate Maps (FIRM) dated March 21, 2019 and any revisions thereto are hereby adopted by reference and declared to be a part of this ordinance,

B. The areas of special flood hazard identified by FEMA in the current scientific and engineering report entitled, "The Flood Insurance Study (FIS) for Dallas County, Texas and Incorporated Areas," dated March 21, 2019, with accompanying Flood Insurance Rate Maps (FIRM) dated March 21, 2019, and any revisions thereto are hereby adopted by reference and declared to be a part of this ordinance,

C. The areas of special flood hazard identified by FEMA in the current scientific and engineering report entitled, "The Flood Insurance Study (FIS) for Ellis County, Texas and Incorporated Areas," dated October 19, 2023, with accompanying Flood Insurance Rate Maps (FIRM) dated October 19, 2023, and any revisions thereto are hereby adopted by reference and declared to be a part of this ordinance.

D. The areas of special flood hazard identified by FEMA in the current scientific and engineering report entitled, "The Flood Insurance Study (FIS) for Johnson County, Texas and Incorporated Areas," dated September 21, 2023, with accompanying Flood Insurance Rate Maps (FIRM) dated September 21, 2023, and any revisions thereto are hereby adopted by reference and declared to be a part of this ordinance.

E. Those areas, which have not yet been delineated on the FEMA maps, but are known to constitute a special flood hazard.

SECTION 7 - FLOODWAYS

15.7.1 Floodways are located within those Special Flood Hazard Areas. The floodway can be an extremely dangerous area due to the velocity of flood waters that can carry potential debris, projectiles, and erosion concerns. Therefore, the following provisions shall apply:

A. Encroachments are prohibited, including fill, new construction, substantial improvements of non-conforming structures and other development unless it has been demonstrated to the satisfaction of the Floodplain Administrator by a professional registered engineer that the encroachment, individually or collectively, shall not result in any increase in flood flows or damages and shall not increase the base flood elevation (BFE) during the occurrence of the 100-year (1% annual chance) storm event for fully developed conditions.

B. If the immediately preceding subsection is satisfied, all construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this Article.

C. Where it is anticipated that additional runoff incident to the development of the subdivision will overload an existing downstream drainage facility, within the "Zone of Influence" of the development, whether natural or man-made, and result in hazardous conditions, the Stormwater Department may withhold approval of the subdivision plan and/or plat until

appropriate provision has been made to accommodate the problem. The developer shall provide plans identifying all necessary off-site improvements, including storm drainage systems, channel grading, driveway adjustments, culvert improvements, etc. The City will not approve a final plat that does not conform to the minimum Federal Emergency Management Agency (FEMA) regulations regarding floodplain management.

SECTION 8 - COMPLIANCE

15.8.1 No structure or land shall hereafter be located, altered, or have its use changed without full compliance with the terms of this Article and other applicable regulations of this Code.

SECTION 9 - ABROGATION AND GREATER RESTRICTIONS

15.9.1 This Article is not intended to repeal, abrogate or impair any existing easements, covenants, or deed restrictions. However, where this Article and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

SECTION 10 - INTERPRETATION

15.10.1 In the interpretation and application of this Article, all provisions shall be considered as minimum requirements and shall be liberally construed in favor of the City and shall not be deemed a limitation or repeal of any other powers granted by Texas statutes.

SECTION 11 - WARNING AND DISCLAIMER OF LIABILITY

15.11.1 The degree of flood protection required by this Article is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by manmade or natural causes. This Article does not imply that land outside the SFHAs or uses permitted within such areas will be free from flooding or flood damages.

15.11.2 This Article shall not create liability on the part of the City or any officer or employee thereof for any flood damages that may result from reliance on this ordinance or any administrative decision lawfully made there under. In no case shall responsibility or liability arise from the design or operation of drainage facilities dedicated to the City.

SECTION 12 - DISCLOSURE OF FLOODPLAIN DESIGNATION

15.12.1 Any person or agent of any person who sells a house, lot tract, or parcel of land in any area designated as a Special Flood Hazard Area or floodplain in accordance with this Article shall reveal in writing to the buyer thereof that said property is located within a floodplain. Any lending institution which handles the commercial paper related to said transaction shall inform the borrower that flood insurance is available for said house, lot tract, or parcel of land. This information should be provided no later than two (2) working days prior to closing.

15.12.2 Any person who is found guilty of violating this section by a court of competent jurisdiction shall be fined as provided elsewhere in this Code. The penalty provided herein shall be in addition to any other remedy a buyer may have.

ARTICLE 15: FLOODPLAIN MANAGEMENT

SECTION 13 - DESIGNATION OF FLOODPLAIN ADMINISTRATOR

15.13.1 The City Manager hereby appoints the Floodplain Administrator to administer and implement the provisions of this ordinance and other appropriate sections of 44 Code of Federal Regulations (CFR) Emergency Management and Assistance - National Flood Insurance Program Regulations) pertaining to floodplain management. The City Manager may delegate all or part of the responsibilities of the Floodplain Administrator to a person on staff.

SECTION 14 - DUTIES & RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR

15.14.1 Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:

A. Maintain and hold open for public inspection all records pertaining to the provisions of this Article.

B. Review building permit applications as required by **Article 13**, "Building Permits" for sites located in, or adjacent to, the regulatory floodplain to determine whether proposed building sites will be reasonably safe from flooding.

C. Review, approve, or deny all application for floodplain permits required by this Article.

D. Review permits required by this subsection to provide reasonable assurance that all other necessary permits have been obtained from those federal, state, or local governmental agencies (including Section 404 of the Clean Water Act) from which prior approval is required. However, these assurances do not assume any responsibility on the part of the Floodplain Administrator or the City of Grand Prairie to enforce the conditions and requirements of permits issued by agencies other than the City.

E. Where interpretation is needed as to the exact location of the boundaries of SFHAs (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Floodplain Administrator shall make the necessary interpretation.

F. In riverine situations, notify adjacent communities prior to any alteration or relocation of a watercourse and submit evidence of such notification to the FEMA.

G. Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.

H. When base flood elevation data has not been provided in accordance with this Article, the Floodplain Administrator shall obtain, review and reasonably utilize any base flood elevation and/or floodway information available from a federal, state, or other reliable source, in order to administer the provisions of **Section 6 "Basis for Establishing Special Flood Hazard Areas (SFHA),"** of this Article.

I. When a regulatory floodway has not been designated, the Floodplain Administrator must require that no new construction, substantial improvements, or other development

(including fill) shall be permitted within Zones A1-30 and AE on the City's Flood Insurance Rate Maps (FIRM) unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community.

J. Maintain a record of all variance actions, including justification for their issuance.

SECTION 15 - FLOODPLAIN PERMIT (FDP) PROCEDURES

15.15.1 A City of Grand Prairie Floodplain Development Permit (FDP) shall be required for all proposed development in a Special Flood Hazard Area or floodplain to assure conformance with the provisions of this Article. It shall be issued by the Stormwater Department.

15.15.2 Application for a Floodplain Development Permit (FDP) shall be presented to the Floodplain Administrator on forms provided on the City's website and shall include but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations, existing and proposed structures, and the location of the foregoing in relation to areas of special flood hazard. Maintain a record of all such information in accordance with **Section 15.14.1.A** of this Article. Additionally, the following information is required:

A. Permit required showing necessary approval of other agencies: If a federal, state or other agency permit is required for the proposed development, a copy of the appropriate agency's approved permit must be provided to the City with the FDP application.

B. Fences can be placed within the floodplain provided that the portion of the fence that falls below the lowest floor elevation is constructed such that stormwater runoff can pass through the fence. A permit is required from the Building Inspections Department prior to constructing or replacing a fence and is separate from the FDP.

C. If the parcel of land, or lot, is less than one (1) acre and is located within the delineated floodplain, then the floodplain permit can be included with the building permit. Permits shall be reviewed for proposed development to assure that all other necessary permits have been obtained from those federal, state, or local governmental agencies from which prior approval is required.

D. Elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures;

E. Elevation (in relation to mean sea level) of the lowest floor to which any nonresidential structure shall be floodproofed and the level to which the structure is floodproofed must be clearly identified;

F. A certified statement from a registered professional engineer or architect that the nonresidential floodproofed structure meets the floodproofing criteria of this Article;

G. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development;

H. FEMA effective HEC-RAS models should be used for existing conditions. Future conditions should be modeled using the City's ultimate (or fully developed) watershed conditions scenario from the appropriate City Drainage Master Plan study, if available. For areas along the Trinity River Corridor, the CDC model provides an ultimate conditions model. In the event that an area has not been modeled by FEMA or the City, the property owner will need to hire a licensed engineer in the State of Texas to develop existing and ultimate conditions HEC-RAS models.

I. Base flood elevation data for subdivision proposals and other proposed development which consist of greater than 30 lots or three acres, whichever is lesser, if not otherwise provided;

J. When requested, three or more valley cross sections including the channel of the stream at points specified by the Floodplain Administrator, topographic information for areas adjoining sides of the channel, cross sections for land to be occupied by the proposed development, high water information, and other pertinent details may be required;

K. When requested, estimates of the discharge within the SFHA or regulatory floodplain and determination of the specific flooding threat at the site of the proposed development and whether the proposed development is located in a floodplain and/or floodway area may be required to be demonstrated by providing:

1. Calculation of water surface elevations, base flood elevation(s), and lowest floor elevations shall be provided on the plans and shall be based upon a hydraulic analysis of the capacity of the stream channel and over bank areas to convey the regulatory flood.

2. Lowest floor elevations (LFE) of structures along with attending utilities shall be the greater of one foot above the regulatory 100-year (1% annual chance) base flood elevation (BFE) for fully developed conditions in the watershed or two feet above the FEMA FIRM 100-year (1% annual chance) base flood elevation that utilizes existing land use conditions, whichever is higher. LFEs for parking lots and open storage shall be at least one (1) foot above the BFE. This information shall be shown on the plat for all proposed structures within 200 feet of the regulatory floodplain. The LFE can be greater than the elevation calculated but it cannot be less.

3. Computation of the floodway is required to convey this flood without increasing flood heights to an extent, which would cause substantial upstream or downstream damage to existing or reasonably anticipated future development.

4. Computation of the floodway elevations shall be based upon the reasonable assumption that there will be an equal degree of encroachment and reduction in conveyance on both sides of the stream within that reach. Any potential encroachment in the floodway must receive a FEMA-approved Conditional Letter of Map Revision (CLOMR) prior to the City issuing a FDP.

5. Any increase in flood stages attributable to encroachments on the existing floodplain of any river or stream shall not exceed one foot in any one reach or for the cumulative effect of several reaches and zero increase for the ultimate flow conditions.

6. There shall be no loss of valley storage within the fully developed 100-year (1% annual chance) floodplain.

7. After construction is completed, Elevation Certificate(s) shall be provided to the Floodplain Administrator by a licensed surveyor or engineer in Texas for all buildings constructed within 200 feet of the 100-year (1% annual chance) floodplain to confirm compliance with this ordinance before occupation of the buildings can be approved.

15.15.3 Approval or denial of a Floodplain Development Permit by the Floodplain Administrator shall be based on all of the provisions of this Article and the following relevant factors:

A. The danger to life and property due to flooding or erosion damage;

B. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

C. The danger that materials may be swept onto other lands to the injury of others;

D. The compatibility of the proposed use with existing and anticipated development;

E. The safety of access to the property in times of flood for ordinary and emergency vehicles;

F. The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as wastewater, gas, electrical, and water systems;

G. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.

H. The necessity to the facility of a waterfront location where applicable;

I. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use; and

J. The relationship of the proposed use to the Comprehensive Plan and floodplain management program for the area.

K. Erosive velocities created by the project.

L. Loss of valley storage within the fully developed 100-year (1% annual chance) floodplain.

15.15.4 Floodplain Permit Fee:

Please see **Article 22 "Fee Schedule"** of the Unified Development Code for required fees.

SECTION 16 – FEMA Acknowledgment of Removal of Property from the Floodplain

After a structure and/or property have been removed from the regulated floodplain, the property owner must obtain at his or her expense formal documentation from FEMA through a Physical Map Revision (PMR) or a Letter of Map Change (LOMC). FEMA establishes recovery fees based on the complexity of the project. These fees are responsibility of the property owner. FEMA provides three options for accomplishing this task: Letter of Map Amendment (LOMA), Letter of Map Revision Based on Fill (LOMR-F), and Letter of Map Revision (LOMR). All FEMA LOMCs must be made through the City's Floodplain Administrator.

A PMR is an official republication of the City's FIRM that documents changes to BFEs, floodplain boundaries, floodways, and planimetric features. PMRs often result from requests for LOMRs that involve more than one map panel. FEMA or the City can initiate a PMR. In either case, scientific and technical data must be submitted to FEMA for analysis. If warranted, FEMA can issue a new FIRM for the affected area.

The options for pursuing a LOMC are described in more detail below. In the event that the applicant is uncertain as to how FEMA may respond to a LOMC request, the property owner can submit a conditional letter to FEMA for review and unofficial determination prior to proceeding with the project. Obtaining FEMA's input prior to a project allows the property owner the opportunity to make adjustments in the design to address any comments or concerns that FEMA brings forward in its review prior to construction. If the project moves forward following the results of the conditional letter, a formal LOMC must also be prepared and submitted to FEMA at the property owner's expense after the project is complete.

15.16.1 Conditional Letter of Map Amendment (CLOMA)

A CLOMA is used when a proposed structure or property at the current, natural grade would be above the BFE. No fill can be used to elevate the structure or property. If FEMA agrees that the project qualifies as a CLOMA, then the property owner can develop the proposed project. After the project is completed, the property owner must submit a LOMA to FEMA to formally remove the structure and/or property from the floodplain.

A CLOMA does not have to be submitted prior to the project moving forward. However, the property owner is at his or her own risk if he or she does not obtain a CLOMA prior to submitting a LOMA.

15.16.2 Conditional Letter of Map Revision (CLOMR)

The City requires a land owner to submit to FEMA a CLOMR when the proposed development is anticipated to impact the floodway or cause a rise in the base flood elevation. The purpose of the CLOMR is to obtain FEMA's input on the proposed project **prior** to the implementation of said project. FEMA uses the CLOMR process to indicate whether the project, if built as proposed, would be recognized by FEMA.

The CLOMR must be submitted and FEMA must provide its decision **prior** to any work being done in

the floodplain or Special Use Permit (SUP). A building permit cannot be issued based on FEMA's response to a CLOMR because a CLOMR does not change the FEMA FIRM.

If the proposed project is recognized by FEMA, then the project can proceed as planned. The owner will have to submit a Letter of Map Revision (LOMR) to FEMA at the completion of the project to formally remove the structure and/or property from the SFHA.

If the proposed project is not recognized by FEMA, then the project cannot proceed as is. The proposed project must be revised to address FEMA's comments and resubmitted for FEMA's consideration. A project may not move forward until it is recognized by FEMA through the CLOMR process.

15.16.3 Letter of Map Amendment (LOMA)

FEMA provides LOMAs that recognize an official amendment, by letter, to the effective FIRM map by establishing the property's location in relation to the SFHA. FEMA typically issues LOMAs when a property has been inadvertently mapped as being in the floodplain, but is actually on natural high ground above the BFE. No fill can be used with a project requesting a LOMA. LOMAs do not typically have a FEMA recovery fee associated with them.

15.16.4 Letter of Map Revision (LOMR)

FEMA uses the LOMR to officially modify an effective FIRM for an existing structure and/or property. LOMRs are generally based on the implementation of physical measures that affect the hydrologic or hydraulic conditions of a flooding source that result in the modification of the SFHA, BFE, or the floodway. The LOMR officially revises the floodplain maps, including the FIS in some cases.

15.16.5 Letter of Map Revision Based on Fill (LOMR-F)

FEMA also uses the LOMR-F to officially modify an effective FIRM for an existing structure and/or property. LOMR-F is used when a structure or property has been removed from the SFHA as a result of fill that has been brought onto the property. A LOMR-F cannot be used if the fill changes the BFE. A LOMR-F cannot be used for fill that has been brought into a floodway.

FEMA provides formal documentation of its decisions to the property owner and the City.

SECTION 17 - PROVISION FOR FLOOD HAZARD REDUCTION

General Standards

15.17.1 In all SFHAs the following provisions are required for all new construction and substantial improvements:

A. Designed (or modified) to adequately anchor to prevent flotation, collapse or lateral movement of the structure or stored materials resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

B. Constructed by methods and practices that minimize flood damage;

C. Constructed with materials resistant to flood damage;

D. Constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;

E. Designed to minimize or eliminate infiltration of flood waters into water supply systems;

F. Designed to minimize or eliminate infiltration of flood waters into the wastewater systems and discharge from the systems into flood waters; and

G. Located to avoid impairment to or contamination from on-site waste disposal systems from floodwaters.

H. Located air conditioning pads at the same lowest floor elevation as the structure.

I. No critical facility shall be placed within the 500-year floodplain.

J. All roads/streets shall be no less than two feet above the base flood elevation unless approved otherwise.

SECTION 18 - SPECIFIC STANDARDS FOR HABITABLE STRUCTURES

15.18.1 In all SFHAs where base flood elevations data has been provided as set forth in this Article, the following provisions are required:

A. Residential Construction - New construction and substantial improvements of any residential structure shall have the lowest floor elevation (including basement) be the greater of one foot above the base flood elevation (BFE) for fully developed conditions in the watershed or two feet above the FEMA FIRM 100-year (1% annual chance) BFE that utilizes existing land use conditions. A registered surveyor or registered professional engineer shall submit a certification to the Floodplain Administrator that the standard of this subsection as proposed in **Section 15.15.2 "Floodplain Development Permit (FDP) Procedures"** of this Article has been followed.

B. Nonresidential Construction - New construction and substantial improvements of any commercial, industrial, or other nonresidential structure shall have the lowest floor elevation (including basement) along with attending utilities be the greater of one foot above the BFE for fully developed conditions in the watershed or two feet above the FEMA FIRM 100-year (1% annual chance) BFE that utilizes existing land use conditions.

1. A registered professional engineer shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this

subsection.

2. A record of such certification, which includes the specific lowest floor elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the Floodplain Administrator.

3. Structures located on fill within the 100-year (1% annual chance) floodplain but outside of the floodway area are required to fill areas that extend 15 feet beyond the limits of intended structures. If the area uses on-site waste disposal, the septic system must be located to the same lowest floor elevation as the structure.

4. The City may consider wet or dry floodproofing for nonresidential structures on a case-by-case basis. If floodproofing is allowed, the structure must be designed to be floodproofed for the portion of the structure that is below the elevation of the BFE plus two feet. Floodproofing must adhere to FEMA standards and appropriate documentation must be prepared and sealed by a licensed professional engineer in the State of Texas. Floodproofed structures must be designed to resist hydrostatic and hydrodynamic loads and effects of buoyancy.

   The lowest floor elevation of structures for nonresidential use may be permitted at a lower elevation than specified in this Section, if the area is protected to the higher of a height of not less than one foot above the base flood elevation (taking into account the effects of future full development), or to two feet above the FEMA FIRM base flood elevation, by levees, channel modifications, or other structural protective techniques.

   Where floodproofing is used in lieu of elevation, a registered professional engineer is required to certify that the requirements of this Article have been met.

C. *Enclosures:* New construction and substantial improvements, with fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exits of floodwaters. Enclosures may only be used for parking of vehicles, building access, or limited storage.

   Designs for meeting this requirement must either be certified by a registered engineer or meet or exceed the following minimum criteria:

   1. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

   2. The bottom of all openings shall be no higher than one foot above grade.

   3. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

D. ***Manufactured Homes:*** No new or replacement manufactured homes, parks, or subdivisions shall be placed within a Special Flood Hazard Area.

For expansion to existing manufactured home parks and subdivisions located outside the SFHA; and for manufactured homes not placed in a manufactured home park or subdivision and located outside the SFHA the following shall apply:

1. Stands or lots shall be elevated on compacted fill or on piers so that the lowest floor elevation (or finished floor) of the manufactured home shall be a minimum of three (3) feet above the FEMA FIRM 100-year (1% annual chance) BFE that utilizes existing land use conditions. The manufactured home must be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement with certification by a registered professional engineer that the improvements will not increase flood flows, heights, or damages. Specific requirements for anchoring shall be per Administrative Rules for the Texas Department of Housing and Community Affairs 10 Texas Administrative Code Chapter 80.

2. Adequate surface drainage and access for a hauler shall be provided.

3. For elevations on piers, footings shall be placed in firm, undisturbed soil or compacted fill. Footings and piers shall be designed according to the Texas Department of Housing and Community Affairs 10 Texas Administrative Code Chapter 80.

E. Recreation Vehicles shall not be parked within a Special Flood Hazard Area.

SECTION 19 - STANDARDS FOR SUBDIVISIONS, INCLUDING MANUFACTURED HOME PARKS OR SUBDIVISIONS

15.19.1 All subdivision proposals shall be consistent with the provisions of this Article.

15.19.2 All proposals for the development of subdivisions shall meet the Floodplain Development Permit requirements of this Article. All such proposals shall be consistent with the need to minimize flood damage within the flood-prone area.

15.19.3 Base flood elevation data shall be generated for subdivision proposals and other proposed development, which is greater than one (1) acre, if not otherwise provided pursuant to **Section 15.6** or **Section 15.15.2** of this Article.

15.19.4 All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.

15.19.5 All subdivision proposals shall have public utilities and facilities such as wastewater, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

ARTICLE 15: FLOODPLAIN MANAGEMENT

SECTION 20 - STANDARDS FOR STREETS, DRAINAGE, AND UTILITIES

15.20.1 The finished elevation of proposed streets shall be no less than two (2) feet above the FEMA FIRM regulatory 100-year (1% annual chance) base flood elevation.

15.20.2 Where necessary, profiles and elevations of streets may be required to determine compliance with this requirement.

15.20.3 Storm drainage facilities shall be designed to convey the flow of surface waters without causing damage to persons or property.

15.20.4 The system shall assure drainage at all points along streets, and provide positive drainage away from buildings and on-site waste disposal sites.

15.20.5 Drainage plans shall be consistent with local and regional drainage plans.

15.20.6 The facilities shall be designed to prevent the discharge of excess runoff onto adjacent properties.

15.20.7 Sewage disposal facilities requiring soil absorption systems are prohibited where such systems will not function due to high groundwater, flooding, or unsuitable soil characteristics.

15.20.8 Restrictions on a plat or deed may be required noting that soil absorption fields are prohibited in designated areas.

15.20.9 If a wastewater system is located on or near the proposed development, connection to this system may be required where practical.

15.20.10 All manholes located in floodplains shall be of watertight construction with sealed manhole lids.

15.20.11 An air pressure test or similar testing method may be required to verify the water tightness of the wastewater system in the floodplain.

15.20.12 All water systems, whether public or private, which are located in flood-prone areas, shall be floodproofed to above the lowest floor elevation.

15.20.13 Connection to an existing public water supply system may be required if practical.

15.20.14 All other utilities, such as gas and electric lines, shall be located and constructed so as to minimize or eliminate flood damage.

SECTION 21 - LEVEE SYSTEMS AND FLOOD RELIEF CHANNELS

15.21.1 The levee policy as issued by the Federal Emergency Management Agency (FEMA) and as it may be amended from time to time, is hereby adopted by reference and declared to be a part of this Article. A copy will be kept in the office of the Floodplain Administrator.

15.21.2 The owner of any levee system or flood relief channel within the City shall submit a manual of operation and maintenance to the Floodplain Administrator for approval. No levee system or flood relief channel shall be operated in the City without such approval.

B. Such manual shall delineate the maintenance procedures to be undertaken on the levee or flood relief channel itself together with the over bank area, as well as the procedures for the operation and maintenance of closure structures and pumping facilities, and all such procedures delineated shall meet or exceed such requirements as now exist or may in the future be imposed by the Federal Emergency Management Agency (FEMA).

C. On or prior to January 31st of each year, the owner of any levee system or flood relief channel in the City shall submit to the Floodplain Administrator a report, which states in detail the operation and maintenance procedures which were accomplished in the preceding year. Upon review of the report, the Floodplain Administrator may order such other additional action by the owners as may be reasonably necessary for the protection of the public health, safety, and welfare and may set a reasonable time for completion of said action. Failure by the owner to comply with any such order shall constitute an offense.

D. Prior to approval by the Floodplain Administrator of any operation and maintenance manual, the owner shall enter into an agreement with the City whereby the owner shall bind himself/herself and subsequent owners and assigns of the levee system or flood relief channel to perform the operation and maintenance of the levee system or flood relief channel in accordance with the provisions of this Section. The contract provided herein shall be prepared in a form sufficient to be recorded in the records of the clerk of the county in which the levee is located.

E. In the event that the owner fails to maintain or operate the private levee system or flood relief channel in accordance with the approved operation and maintenance manual or fails to take action as may be ordered by the Floodplain Administrator, the City as herein provided, shall by contract or otherwise perform such maintenance, operation or other action as may be required, and shall assess the cost thereof, including all administrative and legal costs against the owner, and all such amount shall be secured by a privileged lien upon the property. This remedy shall be cumulative of any other remedy provided in this chapter.

SECTION 22 - TRINITY RIVER CORRIDOR DEVELOPMENT CERTIFICATE (CDC)

15.22.1 Testament of Purpose

The City of Grand Prairie participates in the Trinity River Corridor Development Certificate (CDC) process that is coordinated through the North Central Texas Council of Governments (NCTCOG) to stabilize flood risk along the Trinity River. The CDC process allows for development within the Trinity River Corridor while ensuring that the development does not raise floodwater levels or reduce flood storage capacity. The City of Grand Prairie retains ultimate control over floodplain permitting decisions within our jurisdiction while allowing our neighboring communities and agencies the opportunity to review and provide comment on projects along the Trinity River corridor.

15.22.2 Definitions

CDC Model: The official HEC-RAS computer model for the Upper Trinity River study area. The U.S. Army Corps of Engineers maintains and updates the model.

Corridor Development Certificate (CDC): The permit issued by the City prior to development within the Regulatory Zone of the Trinity River Corridor.

Corridor Development Certificate Manual: The document published by NCTCOG that provides information on the CDC process, including the CDC application.

Development: Any manmade change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, clearing, paving, excavating, drilling operations, or storage of equipment or materials. This also includes any levee or other improvement defined by the Texas Commission on Environmental Quality (TCEQ).

North Central Texas Council of Governments (NCTCOG): Voluntary association of, by and for local governments, established to assist local governments in planning for common needs, cooperating for mutual benefit, and coordinating for sound regional development.

Regulatory Zone: The area within the Trinity River Corridor as defined by the current City-approved 100-year (1% annual chance) floodplain based upon fully developed conditions.

Standard Project Flood (SPF): The flood that may be expected from the most severe combination of meteorological and hydrologic conditions that are considered to be reasonably characteristic of the region. The flood usually has a 0.30 to 0.08 percent chance of being equaled or exceeded in any given year. The SPF for the Trinity River Corridor is commonly equated to an 800-year storm frequency.

Trinity River Corridor: The area defined by the bed and banks of the Trinity River and the adjacent river floodplains, including Mountain Creek, within the City of Grand Prairie.

15.22.3 The Current Edition Corridor Development Certificate Manual Adopted

The current edition of the Corridor Development Certificate Manual is adopted as the standard for development within the Trinity River Corridor and is incorporated herein by reference. The current manual and application can be downloaded from the NCTCOG website.

15.22.4 CDC Application

The property owner must contact the City's Floodplain Administrator to request the most current CDC model. The CDC application can be submitted to the City at the same time as the FDP application. The City will not approve any fill activity in the floodplain until the CDC and FDP applications have been reviewed and signed by the City.

The property owner must prepare and submit to the City a CDC application, including the most recent USACE-provided CDC model. The appropriate CDC recovery fee must also be provided with the application. The City may require an additional third-party review fee depending on the complexity of the proposed project.

15.22.5 Review of CDC Application; Approval; Denial of Approval

The Floodplain Administrator shall be responsible for the review of an application for a Corridor Development Certificate. After the City completes its review and is satisfied with the application, the City will forward the application and supporting documentation to the CDC participating entities. The CDC participating entities are allowed 30 days to review applications and provide comments. USACE has 30 days to review the application after it has received the application and its portion of the recovery fee. When the CDC process is complete, the City shall issue the Final CDC Action/Findings Form to the property owner. If the CDC is granted, the owner has three years from the date of the Final CDC Action/Findings Form to complete the project. If the project cannot be completed by the deadline, the owner may submit to the City's Floodplain Administrator a CDC extension request for consideration.

15.22.6 CDC Exemptions and Variances

A property owner may request an exemption or variance to the CDC process as described in the CDC Manual. When requesting an exemption, Part 1 of the CDC application form must be completed and submitted to the City. A property owner submitting a request for a variance must submit a complete CDC application with Parts 1 and 2 completed and an explanation for the requested variance. Exemptions and variances are still reviewed by the CDC participating communities.

15.22.7 CDC Enforcement

A. Violations

1. A person commits an offense by commencing development within the Trinity River Corridor without first obtaining a CDC permit.
2. A person who commences development within the Trinity River Corridor without first obtaining a CDC permit from the City commits an offense by failing to return the property to its original or previous condition.

B. Restoration

A person who commits a violation of any provision of the CDC process shall be required to return the property to its previous or original condition or to go through the CDC process and make any required accommodations that result from the CDC process.

SECTION 23 - VARIANCE PROCEDURES

15.23.1 The Appeal Board (Zoning Board of Adjustment), as established by the community, shall hear and render judgment on requests for variances from the requirements of this ordinance.

15.23.2 The Appeal Board (Zoning Board of Adjustment) shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this ordinance.

15.23.3 Any person or persons aggrieved by the decision of the Appeal Board (Zoning Board of Adjustment) may appeal such decision in the courts of competent jurisdiction.

15.23.4 The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.

15.23.5 Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the Texas Inventory of Historic Places, without regard to the procedures set forth in the remainder of this ordinance.

15.23.6 Variances may be issued for new construction and substantial improvements to be erected on a lot of 1/2 acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in **Section 15.15.3** of this Article have been fully considered. As the lot size increases beyond the 1/2 acre, the technical justification required for issuing the variance increases.

15.23.7 Upon consideration of the factors noted above and the intent of this ordinance, the Appeal Board (Zoning Board of Adjustment) may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this ordinance (**Section 15.3**).

15.23.8 Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

15.23.9 Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

15.23.10 Granting of a variance by Zoning Board of Adjustment or City Council can negatively affect the City's Community Rating System (CRS) score.

15.23.11 Prerequisites for granting variances:

A. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

B. Variances shall only be issued upon: (i) showing a good and sufficient cause; (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

C. Any application to which a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

D. Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally

dependent use provided that (i) the criteria outlined in **Section 23** are met, and (ii) the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

SECTION 24 - ENFORCEMENT

15.24.1 Violations

A. A person commits an offense by commencing development within a SFHA or floodplain without first obtaining a floodplain development permit from the City.

B. A person who commences development within a SFHA or floodplain without first obtaining a floodplain development permit from the City commits an offense by failing to return the property to its original or previous condition.

15.24.2 Restoration

A person who commits a violation of any provision of this Article shall be required to return the property to its previous or original condition or to go through the required floodplain permitting process and make any required accommodations that result from said processes.

SECTION 25 - SEVERABILITY

15.25.1 If any section, clause, sentence, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

SECTION 26 - PENALTIES FOR NONCOMPLIANCE

15.26.1 Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined in accordance with Section 1-8, City of Grand Prairie Code of Ordinances, for each violation, and in addition shall pay all costs and expenses involved in the case. Section 1-8 states that each day any violation of the Code or any other City ordinance continues shall constitute a separate offense. Nothing herein contained shall prevent the City of Grand Prairie from taking such other lawful action as is necessary to prevent or remedy any violation.

SECTION 27 - CERTIFICATION OF ADOPTION

APPROVED: _____
(Community Official)

PASSED: _____
(Adoption Date)

ORDINANCE BECOMES EFFECTIVE: _____
(5 Days After Publication)

I, the undersigned, *Tom Hart* do hereby certify that the above is a true and correct copy of an ordinance duly adopted by the *Grand Prairie* City Council, at a regular meeting duly convened on _____.
(Meeting Date)

_____
{Signature of Certifying Official}

{SEAL)

Article 16

SITE PLAN APPROVAL

ADOPTED*: *September 2, 2025

CASE NUMBER: TAM-25-08-0003

ORDINANCE NO. 11756-2025

ARTICLE 16: SITE PLAN APPROVAL

Table of Contents

		Page No.
Section 1	*Purpose*	*2*
Section 2	*Applicability*	*2*
Section 3	*Approval Authority*	*3*
Section 4	*Approval Criteria for Site Plans*	*3*
Section 5	*Initial Submission for Site Plans*	*4*
Section 6	*Site Plan Content*	*4*
Section 7	*Amendments to Approved Site Plans*	*6*
Section 8	*Dormant Site Plans*	*7*

ARTICLE 16: SITE PLAN APPROVAL

SECTION 1 – PURPOSE

16.1.1 The purpose of site plan approval is to ensure the following:

A. Compliance with the requirements of this ordinance;

B. Promotion of adequate site design through assessment of and necessary improvements to water, sanitary sewer, stormwater, and streets facilities;

C. Integration of development into the surrounding environment;

D. Maintenance of property values;

E. Provision of internal vehicular and pedestrian circulation~~,~~ ;

F. Encouragement of quality and innovative site planning techniques, including flexible but high quality standards of architectural design and landscaping techniques, and;

G. Protection of public welfare.

SECTION 2 – APPLICABILITY

16.2.1 Site Plan approval shall be required for any application for a project involving:

A. A townhome, multi-family residential, or industrial use;

B. An institutional or religious use, if the use is located in a Single-Family Residential or Two-Family Residential district and is expected to generate more than 50 vehicle trips during any two hour period;

C. Certain uses requiring a Specific Use Permit as indicated in the Use Schedule in Article IV "Permissible Uses";

D. Construction of one or more buildings, structures, or parking areas for a use other than Single-Family Residential or Two-Family Residential within in a Planned Development zoning district;

E. Construction of one or more buildings, structures, or parking areas for a use other than Single-Family Residential or Two-Family Residential on property lying within 200 feet of a studied and designated 100 year floodplain;

F. Construction of one or more buildings, structures, or parking areas for a use other than Single-Family Residential or Two-Family Residential in a designated Corridor Overlay District as defined in Article 7, "Special Districts";

G. A Unified Multi-Family Development (see Section 6.13.1);

H. Any use other than single-family residential or two-family residential which requires the subdivision of land or extension of public improvements; or

I. Any project for which a Traffic Impact Analysis (TIA) is required.

J. For Single-Family Residential or Two-Family Residential uses, a Preliminary Plat shall suffice for a required Site Plan under this section if required in Article 12 of the Unified Development Code. If a Preliminary Plat is not required, a plot plan depicting proposed construction on each platted lot shall suffice for a Site Plan.

16.2.2 For those Specific Uses not requiring the submittal of a site plan in the Use Schedule, either the Planning and Zoning Commission or City Council may still require the submittal of same prior to their final action if it is determined that a site plan might be advantageous in the review of the application.

16.2.3 Development on un-platted property shall comply with the requirements of Article 17, "Concept Plans" where applicable.

SECTION 3 – APPROVAL AUTHORITY

16.3.1 Except as noted in Section 16.3.2 herein, all required site plans shall be heard and acted upon by the Planning and Zoning Commission and City Council pursuant to the procedures outlined in Article 1.11 "General Procedures".

16.3.2 Site Plans for multi-family and mixed-use residential developments shall be reviewed and acted upon by the Director of Planning and Development (or designee) upon a recommendation by the Development Review Committee (DRC) pursuant to the procedures outlined in Article 1.11 "General Procedures."

16.3.2.1 Site Plans for multi-family and mixed-use residential developments that do not meet applicable development regulations of the UDC for multi-family development (excluding development regulations that are permitted under Chapter 218 of the Local Government Code, as amended) shall be denied and a Zoning Change/Concept Plan request shall be required.

SECTION 4 – APPROVAL CRITERIA FOR SITE PLANS

16.4.1 In approving or denying a site plan submitted under this article, which is forwarded to the Planning and Zoning Commission and City Council for approval, the following criteria shall be considered:

A. Safety of the motoring and pedestrian public using the facility and area surrounding the site.

B. Safety from fire hazards and measures of fire control.

C. Protection from flooding and water damage.

D. Noise and lighting glare elements and effect of such on adjacent properties.

E. Relation of signs to traffic control and effect on adjacent properties.

F. Adequacy of streets to accommodate the traffic generation of the proposed use.

G. Adequacy of off-street parking and loading facilities for the uses specified.

H. Appropriateness of ingress and egress points for access, parking and loading and protection of the public health by surfacing on all parking areas to control dust.

I. Landscaping and screening provisions appropriately placed per code requirements.

J. Site coverage by structures and other improvements and resulting impact assessed as to conformance with code requirements.

K. Siting of structures and other improvements relative to required setbacks, height limitations, and other density and dimensional requirements; and

L. Such other measures as might secure and protect the public health, safety, morals and general welfare.

M. Demonstrate compliance with architectural requirements specified for a special district.

SECTION 5 – INITIAL SUBMISSION FOR SITE PLANS

16.5.1 A Site Plan shall be submitted for review by the Development Review Committee (DRC) only after a pre-application conference has been held with members of the DRC, and in strict accordance with published submittal requirements available in the office of the Planning Division or on the City's website.

SECTION 6 – SITE PLAN CONTENT

A SITE PLAN SHALL INCLUDE.

- ✓ Sheet size of 24" x 36"
- ✓ North arrow shown
- ✓ Appropriate engineering scale (Maximum of 1" = 100')
- ✓ Date of submission
- ✓ Vicinity map
- ✓ Seal or License number of engineer, architect, or landscape architect preparing the plan, name, address, telephone number of owner of land and developer

SITE DEVELOPMENT DATA.

- ✓ Site acreage indicated
- ✓ Acreage of each land use
- ✓ Residential density indicated
- ✓ Location of zoning districts
- ✓ Exterior masonry content
- ✓ Paving detail
- ✓ Percentage of site landscaping
- ✓ Screening wall and dumpster enclosure detail
- ✓ Surrounding land uses shown
- ✓ Location of 100 year floodplain and floodway
- ✓ Number of acres within 100 year floodplain indicated
- ✓ Dimensions & locations of perimeter property lines shown
- ✓ Location of:
  - Proposed building shown
  - Points of ingress/egress
  - Existing & proposed street & sidewalks shown

BUILDINGS.

All proposed/existing structures shown on the site plan with perimeter dimensions and their existing/proposed use (similar to an architect's dimensional control plan), and drawn to an appropriate engineering scale.

Renderings: Renderings are not required, but may be submitted to better illustrate the proposed development. Applicant/Owner should understand, however, that such renderings could become a binding exhibit for development purposes, and that renderings should accurately reflect the intended structure and design.

- ✓ All setbacks must be identified
- ✓ Minimum distance between buildings must be shown
- ✓ Elevation drawing of all building facades are to be shown denoting facade materials and dimensions, drawn to an appropriate engineering scale.

PARKING.

- ✓ Number of stalls shown
- ✓ Type of surface indicated
- ✓ Individual stalls shown
- ✓ Dimensions shown for aisle width, driveways, stall size & curb return radii (*typical acceptable*)
- ✓ Dimensions shown for maneuvering areas

GENERAL.

- ✓ Location of all curb lines and distance of property lines shown
- ✓ All proposed buffering or fencing indicated, including height and type of material shown

- ✓ Trash receptacles with screening fence shown (as applicable)

All dumpster locations are to be coordinated with the Grand Prairie Disposal Company regarding accessibility, locational criteria or other applicable standards prior to submittal.

SITE LAYOUT.

- ✓ Adjacent subdivision names
- ✓ Approximate location of adjacent lot lines shown
- ✓ Contours at intervals equal to currently approved Public Works contour maps of the City, or five (5) foot contours, whichever is less. (If plat not provided)
- ✓ Fire Hydrant Location Plan and proposed fire lanes shown (lane widths and striping delineated)

EXISTING AND PROPOSED STREETS.

- ✓ Rights-of-way shown and dimensioned with centerline indicated
- ✓ Street widths, showing curb lines of both sides of the street
- ✓ Medians shown
- ✓ Median breaks shown
- ✓ Traffic impact analysis (if applicable)

LANDSCAPING

- ✓ Landscaping plan drawn to the same engineering scale as the site plan
- ✓ Location of each element of landscaping indicated or proposed
- ✓ Description or name of each landscape element included:
  - Differentiate between existing vs. proposed elements;
  - Number and size of each type of plant material indicated;
  - Height of proposed planters, sculptures, decorative screens or berms and their slopes.

DRAINAGE AND/OR GRADING PLAN

(If required, drainage plans shall be submitted to the Engineering Division for review)

- ✓ Drainage Plan attached, drawn to an appropriate Engineering Scale
- ✓ Show Q (quantity of water generated on- or off-site)
- ✓ Directions of flow shown
- ✓ Points of drainage shown
- ✓ Velocity at point of discharge indicated
- ✓ All of the above in conjunction with existing and proposed topographic elevations

OVERLAY DISTRICT DEVELOPMENT.

For the purpose of demonstrating compliance with Corridor Overlay District requirements, all site plan submittals for development located within a designated Corridor Overlay District, as defined in Article 7, “Special Districts”, shall contain additional information listed in the “Site Plan Review Checklist for Overlay District Development” contained in **Appendix “F”** of this Code.

SECTION 7 - AMENDMENTS TO APPROVED SITE PLANS

16.7.1 Any application for such amendment, supplement or modification shall contain the information specified in this section and shall be processed in accordance with the procedures set forth in this Ordinance, except that the Director of Planning or designee may authorize minor modifications in the site plan that do not:

A. Alter the basic relationship of proposed development to adjacent property.

B. Change the uses permitted.

C. Increase the maximum density, floor area or height.

D. Decrease the amount of off-street parking, unless the parking remains sufficient in number and conforms to ordinance.

E. Reduce the minimum yards or setbacks.

F. Not be in conflict or non-conformance with the intent of the Comprehensive Plan, Planning and Zoning Commission, or City Council conditions or manner of approval.

G. Detrimentally change or alter the characteristics of the elevation drawings or site plan as approved, but rather allow for some flexibility in minor modification to same.

SECTION 8 - DORMANT SITE PLANS

16.8.1 Dormant Site Plans shall expire five (5) years from the date of approval if no progress has been made towards construction. For the purposes of this section, progress shall be defined consistently with State Law as any action that establishes a chain of permits, including but not limited to, application for building or engineering permits, preparation and submittal of a Stormwater Pollution Prevention Plan, or application for preliminary or final plat.

Article 17 | CONCEPT PLANS

ADOPTED: AUGUST 18, 2009

CASE NUMBER: TA090801

ORDINANCE NO. 7995

ARTICLE 17: CONCEPT PLANS

Table of Contents

		Page No.
Section 1	*Description and Purpose*	*2*
Section 2	*Applicability*	*3*
Section 3	*Amendments and Appeals*	*4*
Section 4	*Submittal Criteria*	*5*
Section 5	*Review Criteria*	*6*
Section 6	*Coordination with Preliminary and Final Plats*	*7*
Section 7	*Expiration*	*8*

ARTICLE 17: CONCEPT PLANS

SECTION 1 – DESCRIPTION AND PURPOSE

17.1.1 Concept Plans are designed to expedite the development process, reduce costs for developers by working out site design issues prior to design of a project, assure compliance with the Comprehensive Plan, federal and state stormwater runoff and drainage regulations, and the City's Drainage Design Manual. Concept Plans shall require approval by the Planning and Zoning Commission. The purpose of this Article is to establish standard criteria principles, procedures and practices for development within the City and its extraterritorial jurisdiction in a user-friendly format.

17.1.2 Each zoning district contains a dominant type of land use or mix of land uses with specific physical requirements that regulate structure size and placement on the site. A Concept Plan is used to review the natural topography and drainage, impact of proposed land uses on the adjacent properties, neighborhood, road systems, existing and planned infrastructure and to determine the need for additional dedications, erosion hazard areas and design criteria. It is intended to be a general outline showing topography, drainage, vegetation, access, primary circulation, areas to be used for buildings, parking, landscaping and buffering, and areas that should be preserved or protected. The purposes of the Concept Plan review are:

A. To identify the integrated site plan design practices to be used (see ***Exhibit B*** in this Article and the City Drainage Manual).

B. To calculate the requirements of the proposed site design practices.

C. To select, locate, and show approximate size of proposed structural stormwater controls (see City Drainage Manual).

D. To establish the limits of proposed clearing and grading.

E. To ensure use-to-use compatibility between the proposed land uses, zoning district and the surrounding area;

F. To minimize potential hazardous, adverse or objectionable effects of the proposal;

G. To ensure safe points of access and internal circulation to all future lots and adjacent properties including median breaks and turn lanes.

H. To ensure that all subdivision requirements such as right-of-way width and utility easement dedications can be met;

I. To ensure that all zoning district development standards such as lot size, minimum setbacks and landscaping can be met; and

J. To establish ranges of uses, location of structures, vehicular circulation, parking layout and other conditions of record for future development.

17.1.3 The City of Grand Prairie encourages the use of integrated site design practices consistent with the City's Comprehensive Plan and the integrated Storm Water Management (iSWM) Design

Manual for Site Development as applicable to develop the site layout. The City's recommended integrated site design practices are found in Exhibit B of this Article and in Appendix H of the Unified Development Code. These practices include:

A. Preserving the natural feature conservation areas defined in the site analysis;

B. Fitting the development to the terrain and minimizing land disturbance;

C. Reducing impervious surface area through various techniques; and

D. Preserving and utilizing the natural drainage system wherever possible.

SECTION 2 – APPLICABILITY

17.2.1 17.2.1 Based upon the review of existing conditions and site analysis, the applicant shall submit a professionally prepared Concept Plan for the project. The Concept Plan shall be submitted to the City to, "review the plans submitted by the applicant before ground is broken." [1]

17.2.2 The Concept Plan shall be required for all new building and site developments occurring on un-platted property prior to the submittal of a Preliminary Plat, rezoning request, clearing and grubbing permit, and/or preliminary engineering work. Such plan shall be required for the following development scenarios:

A. Proposed residential development of thirty (30) or more residential lots occurring on un-platted property;

B. Proposed non-residential and multi-family developments of five (5) acres or more occurring on un-platted property;

C. The Planning and Zoning Commission may require the submittal of a Concept Plan as a condition of record in conjunction with any request for a change of zoning; or

D. For other development scenarios, regardless of the platted condition of the property, for which the Development Review Committee deems the review of a Concept Plan is necessary for the purpose of addressing issues related to the health, safety and welfare of future or existing developments and population within adjacent properties.

17.2.3 During the Concept Plan stage, the applicant shall submit the majority of the layout of the site work including the conceptual stormwater management system design and layout. The exact scope-of-work for the initial submittal shall be determined between the applicant and city staff at a pre-development conference. After Concept Plan approval, but prior to clearing, grading and excavating activities, the applicant shall comply with the requirements of Article 12, "Platting."

[1] ***EPA 833-F-00-008, Stormwater Phase II Final Rule***

ARTICLE 17: CONCEPT PLANS

SECTION 3 – AMENDMENTS AND APPEALS

17.3.1 An application for a Concept Plan shall be filed in a manner consistent with the requirements contained in 17.1.2 of this Article. The application shall be reviewed to ensure consistency with the intent, purpose and requirements of this section, the underlying zoning district, the Comprehensive Plan, the Drainage Design Manual and the Unified Development Code.

17.3.2 A request to amend an approved Concept Plan shall be filed in accordance with the requirements contained in section 17.1.3 of this Article. All amendments shall conform to the intent, purpose, and requirements of this section, the underlying zoning district and the Unified Development Code. Minor or major amendments shall be characterized by the following types of proposed changes:

A. Minor Amendments:

1. *Additions to an existing structure, which does not increase the gross floor area by more than 5%;*
2. *Minor relocation or reorientation of buildings, lot lines and/or easements;*
3. *Relocation of points of access, which will improve traffic circulation on adjacent public rights of way as determined by the Traffic Engineer;*
4. *Relocation of internal access and circulation;*
5. *Relocation or rearrangement of parking areas;*
6. *Reduction of established square footage and/or density limitations;*
7. *Increase of landscape or building setbacks; and*
8. *Renewal of an expired development plan for which no major design changes to comply with current development standards is necessary;*
9. *To modify proposed integrated site plan design practices;*
10. *To modify the location or size of proposed structural stormwater controls.*

B. Major Amendments:

1. *Creation of new freestanding buildings;*
2. *An increase in gross floor area of the established square footage by more than 5%;*
3. *Major relocation of buildings, lot lines and/or easements;*
4. *Relocation of points of access that are not clear improvements;*
5. *Changes to established land uses or building types;*
6. *Increase of established building height;*
7. *Decrease of perimeter landscape or building setbacks;*
8. *Renewal of an expired development plan in which major design changes are necessary to comply with current development standards;*
9. *To add proposed integrated site plan design practices not required for drainage plan approval; and*
10. *To add structural stormwater controls not required for drainage plan approval.*

17.3.3 Pursuant to 17.2.2 of this Article, any decision of the Development Review Committee may be appealed to the Planning and Zoning Commission. Any decision of the Planning and Zoning Commission is appeal able to the City Council in accordance with Section 1.11.5.9 of the Unified Development Code.

SECTION 4 – SUBMITTAL CRITERIA

17.4.1 Concept Plan For City review purposes, the Concept Plan shall include site layout mapping and plans (recommended scale of 1" = 50' unless otherwise specified by the City), containing the following information (***see*** *Exhibit A*):

Exhibit A
Concept Plan Components

Project Description

1. *Address and legal description of site.*
2. *Vicinity map.*
3. *Land use.*

Existing Conditions

1. *Copy of applicable digital orthophotos showing proposed project boundaries.*
2. *A topographic map of existing site conditions (no greater than a 2-foot contour interval recommended) with drainage basin boundaries indicated and project boundaries shown.*
3. *Total size area (acres).*
4. *Total impervious area as percentage (%) of total area.*
5. *Benchmarks used for site control.*
6. *Perennial and intermittent streams.*
7. *Mapping of predominant soils from USDA soil surveys.*
8. *Boundaries of existing predominant vegetation.*
9. *Location and boundaries of other natural feature protection and conservation areas such as wetlands, lakes, ponds, floodplains, stream buffers and other setbacks (e.g., drinking water well setbacks, septic setbacks, etc.).*
10. *Location of existing roads, buildings, parking areas and other impervious surfaces.*
11. *Existing utilities (e.g., water, sewer, gas, electric) and easements.*
12. *Location of existing conveyance systems such as grass channels, swales, and storm drains.*
13. *Flow paths.*
14. *Location of floodplain/floodway limits and relationship of site to upstream and downstream properties and drainages.*
15. *Location and dimensions of existing channels, bridges or culvert crossings.*

Conceptual Site Layout

1. *Complete the Concept Plan Worksheet (**see** Exhibit A).*
2. *Hydrologic analysis to determine conceptual runoff rates, volumes, and velocities to support selection of storm water controls.*
3. *Conceptual site design identifying integrated site design practices used **(see Exhibit B in this Article).***
4. *Delineation of erosion hazard setback.*
5. *Conceptual estimates of storm design approach requirements.*

6. *Conceptual selection, location, and size of proposed structural storm water controls.*
7. *Conceptual limits of proposed clearing and grading.*
8. *Total proposed impervious area, as a percentage (%) of total area.*

17.4.2 The completed Concept Plan shall be submitted to the City for review and approval. The City encourages the use of integrated site design practices consistent with the City's Comprehensive Master Plan and the integrated Storm Water Management (iSWM) Drainage Design Manual for Site Development as applicable to develop the site layout. Examples of integrated site design practices can be found in Exhibit B of this Article and in Appendix E of the Comprehensive Plan. These practices include:

A. Preserving the natural feature conservation areas defined in the site analysis;

B. Fitting the development to the terrain and minimizing land disturbance;

C. Reducing impervious surface area through various techniques; and

D. Preserving and utilizing the natural drainage system wherever possible.

17.4.3 Concept Plans will be reviewed by the Development Review Committee and the Planning and Zoning Commission.

SECTION 5 – REVIEW CRITERIA

17.5.1 A Concept Plan shall be reviewed using the criteria listed below. No Concept Plan shall be approved unless the plan is consistent with the intent and purpose of the Unified Development Code (UDC) and meets the requirements of the Drainage Design Manual, all federal and state regulations, the existing Comprehensive Plan and proposed land uses surrounding the site per Ordinance #7295. An application submittal for Concept Plan approval shall be deemed incomplete if it lacks the necessary information to determine compliance with the following criteria:

A. Does the Concept Plan layout conform with/fit the natural site topography and landforms? If the surface topography exceeds a four-degree slope, site coverage shall be amended to include cluster development or higher densities on those slopes under four degrees. Extensive earthwork, terracing, and surface grading should be avoided on slopes exceeding four degrees.

B. Does the Concept Plan utilize natural drainage-ways, streams and wetlands to manage storm water runoff in compliance with the Drainage Design Manual?

C. Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community? Does the density encourage preservation of open space, the creation of parks, and encourage a variety of housing types? Is there a minimum of 15% common or public open space for all residential development with more than 20 units or 10 acres?

D. Are the proposed ingress/egress points, traffic circulation, parking areas, loading, service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?

E. Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?

F. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods? There should be no more than 250 units of multi-family housing located within one mile of 150 or more multi-family units.

G. Does the Concept Plan show how any potentially detrimental use-to-use relationships (e.g. commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?

H. Is the proposed Concept Plan in conformance with all requirements of the Unified Development Code, the Drainage Design Manual, all state and federal regulations, and with all applicable elements of the Comprehensive Plan?

17.5.2 Whenever a Concept Plan is required with an application for the establishment or change of a zoning district, it shall be reviewed by the Planning and Zoning Commission at its first scheduled public meeting following the date of submittal. Other Concept Plans may be approved administratively or referred to the Planning and Zoning Commission at the discretion of the Director of Planning and Development for consideration at their next regularly scheduled public hearing following submittal of the Concept Plan. As an alternative to the administrative review process, the applicant or Director of Planning and Development may submit any plan to the Planning and Zoning Commission. Amendments to approved Concept Plans may be approved by:

A. The Development Review Committee (administrative review);

B. The Planning and Zoning Commission (if referred by the Development Review Committee or if an application involves the establishment or change of zoning);

C. The Planning and Zoning Commission (if required by the original motion or ordinance approving the project).

SECTION 6 – COORDINATE WITH PRELIMINARY AND FINAL PLATS

17.6.1 A Concept Plan and application for a Preliminary Plat should include all applications for clearing, grubbing, grading and excavation per Article 12, "Platting." (EPA 833-F-00-008, Stormwater Phase II Final Rule).

17.6.2 If the applicant wishes to phase the platting and construction of the development, a preliminary plat shall be submitted and approved with the Concept Plan. A preliminary plat would propose a sequence of development and the provision of required public improvements. A preliminary

plat must be reviewed and approved by all appropriate City departments before a final plat for a portion of the district may be submitted.

17.6.3 A phased project in an MU zone district shall comply with the mix of use requirements that are applicable to each phase and shall comply with any preliminary plat requirement.

17.6.4 If a phased project contemplates a disproportionate share of the required mix of uses, open space, required landscaping, recreational facilities or other common amenities to be provided in future phases, some form of assurance is required so that if the future phases are not developed, sufficient mix of uses or common facilities will be provided for the phases actually developed. Suitable assurances in the form of a letter of credit, escrow or recorded agreements by the mortgage holder or owner guaranteeing the development of the common amenities and facilities must be submitted before the development or minor development plan may be approved.

17.6.5 Subdivision plats of a site shall comply with the approved Concept Plan where such plan is required. If revisions are required, the plan shall be amended prior to approval of the final plat.

SECTION 7 – EXPIRATION

17.7.1 A Concept Plan expires five years after the approval date if no development plans have been approved within the five-year period, which acts to implement the Concept Plan; or two years from the date of approval of the most recently submitted development plan for development illustrated on the Concept Plan. Prior to the expiration of a Concept Plan, a one year extension of the Concept Plan approval may be authorized by the Director of Planning and Development if a review of the plan shows that no major changes in the City's development standards or in the development pattern of the surrounding properties has occurred.

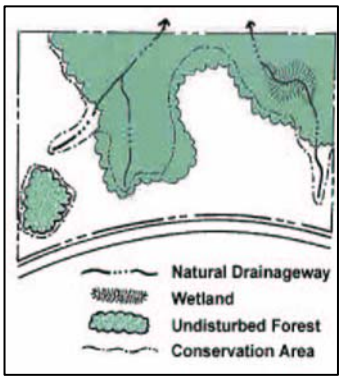
17.7.2 After a Concept Plan expires, no development plans may be submitted until a new Concept Plan has been reviewed and approved in accord with the procedures and criteria outlined in this section or if the development plan covers the entire zoning district thus eliminating the need for a Concept Plan. Review of the expired Concept Plan may be processed as either a minor or a major amendment to the Concept Plan. Said review procedures shall be based upon the Director of Planning and Development's decision as to whether major or minor design changes need to be made to comply with the current development standards.

17.7.3 The Concept Plan is intended to be a planning document only. Approval of this plan does not grant any variances to the adopted Unified Development Code, public works design manual, including the traffic engineering division policy and design standards manual.

ARTICLE 17: CONCEPT PLANS

Exhibit B
Examples of Integrated Design Practices

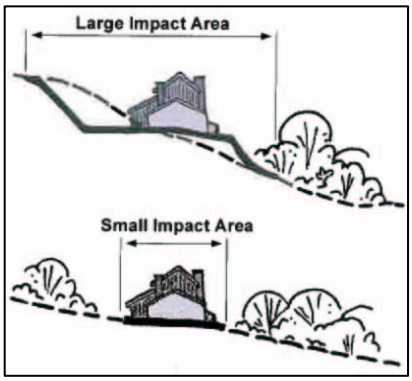
Identification of natural features and resources that can be used to protect water resources by reducing storm water runoff, providing runoff storage, reducing flooding, preventing soil erosion, promoting infiltration and removing storm water pollutants is the first step in a Conceptual Drainage Plan.



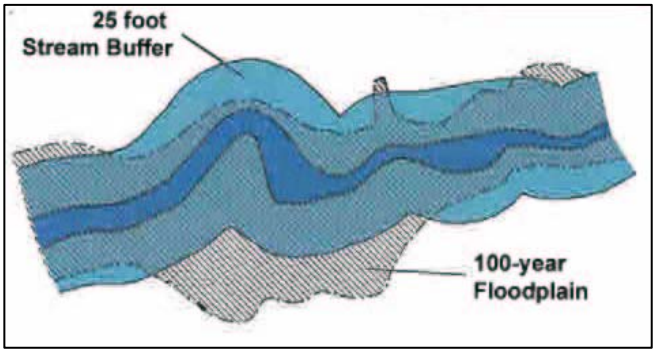
Show Natural Conservation Areas



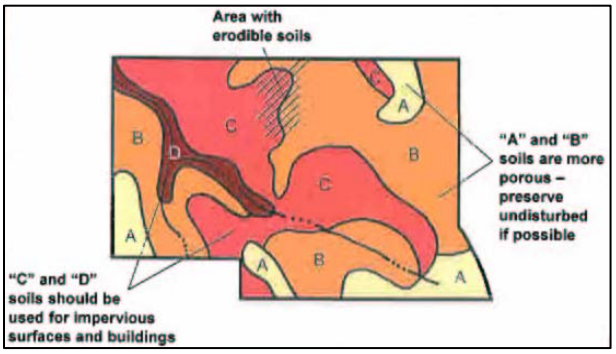
Preserve Riparian Buffers



Avoid Steep Slopes



Avoid Floodplains



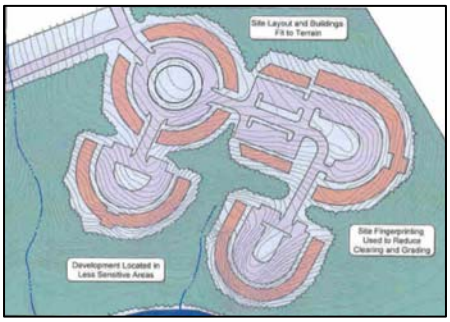
Minimize Sitting on Permeable/Erode-able Soils

Continue to Next Page

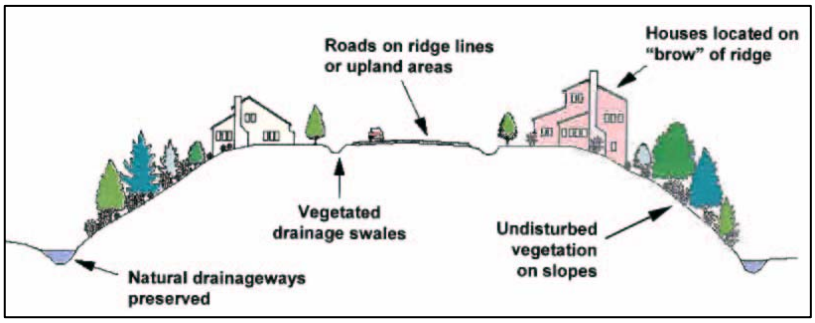
ARTICLE 17: CONCEPT PLANS

Examples of Integrated Site Design Techniques

Techniques to reduce the amount of stormwater runoff, the impacts of that runoff, and take advantage of the site's natural features.



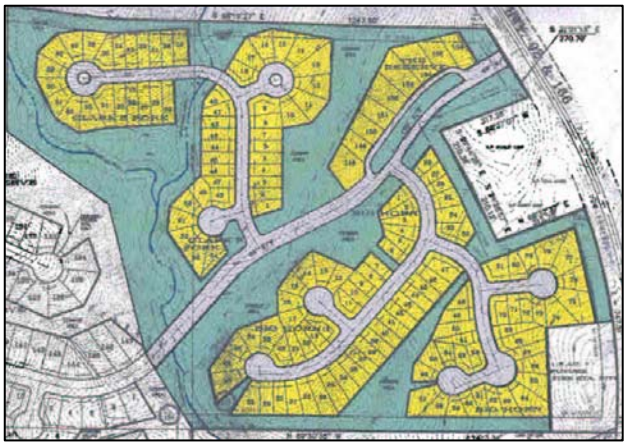
Fit Layout & Building Terrain



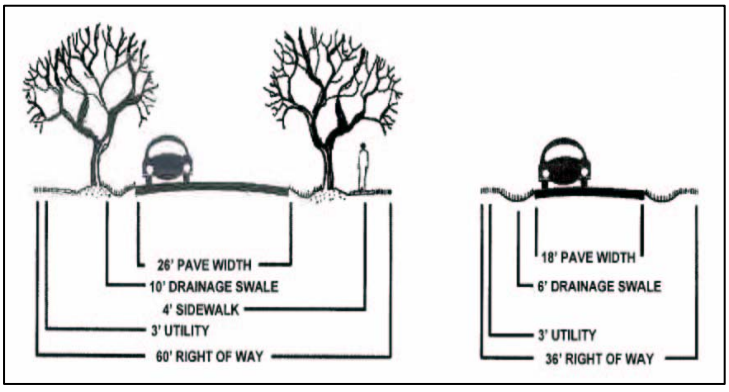
Preserve Natural Topography



Fit Layout & Building Terrain



Fit Layout & Building Terrain



Reduce Roadway Lengths and Widths



Develop "Around" Open Space

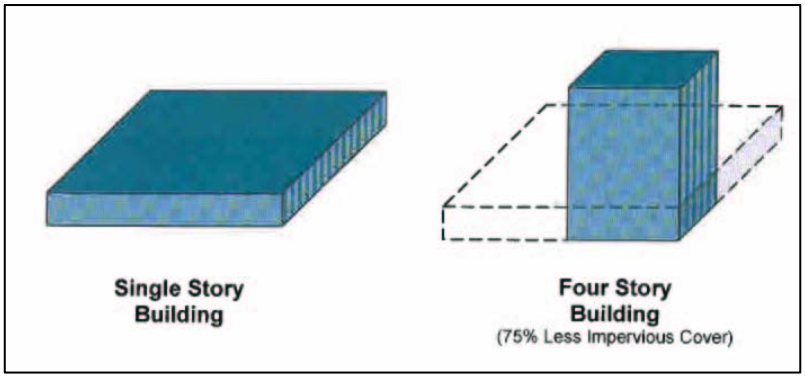
Examples of Integrated Site Design Techniques



Reduce Impervious Cover



Structured Parking



Build "UP" not "OUT"

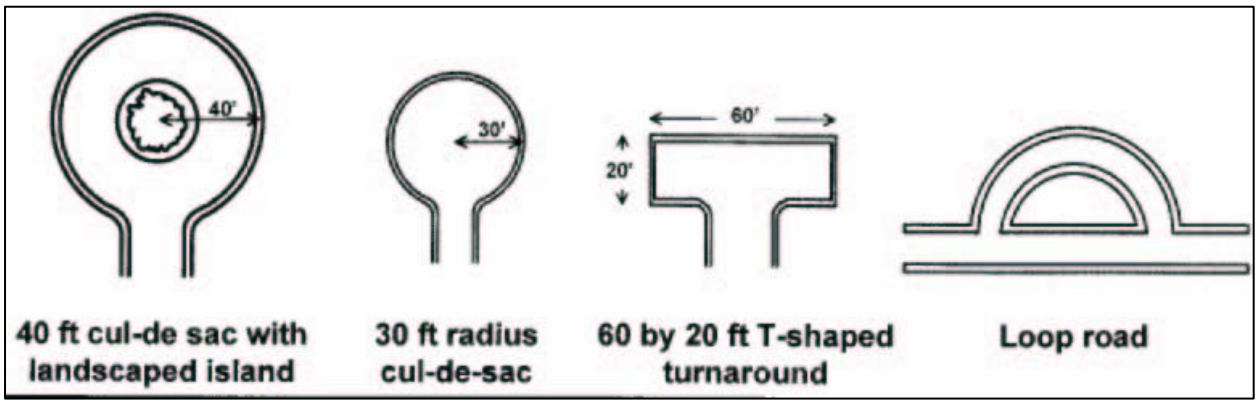
Examples of Integrated Site Design Techniques

Table 1.3.2-2 Conventional Minimum Parking Ratios
(Source: ITE, 1987; Smith, 1984; Wells, 1994)

Land Use	Parking Requirement		Actual Average Parking Demand
	Parking Ratio	Typical Range	
Single family homes	2 spaces per dwelling unit	1.5–2.5	1.11 spaces per dwelling unit
Shopping center	5 spaces per 1000 ft^2 GFA	4.0–6.5	3.97 per 1000 ft^2 GFA
Convenience store	3.3 spaces per 1000 ft^2 GFA	2.0–10.0	--
Industrial	1 space per 1000 ft^2 GFA	0.5–2.0	1.48 per 1000 ft^2 GFA
Medical/ dental office	5.7 spaces per 1000 ft^2 GFA	4.5–10.0	4.11 per 1000 ft^2 GFA

GFA = Gross floor area of a building without storage or utility spaces.

Reduce Parking Footprint



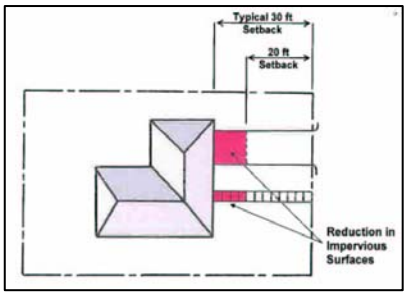
Fewer and Alternative Design Cul-de-Sac's

Continue to Next Page

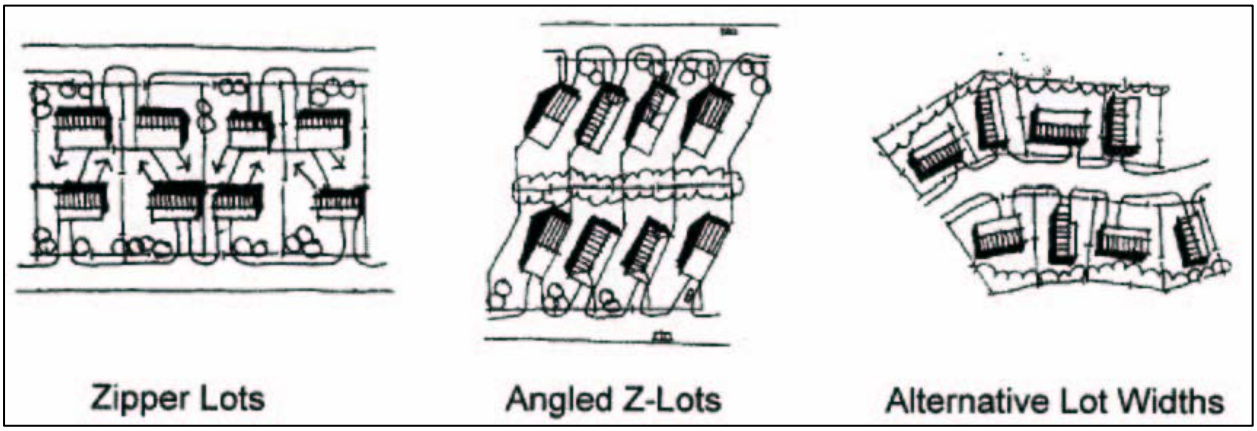
ARTICLE 17: CONCEPT PLANS

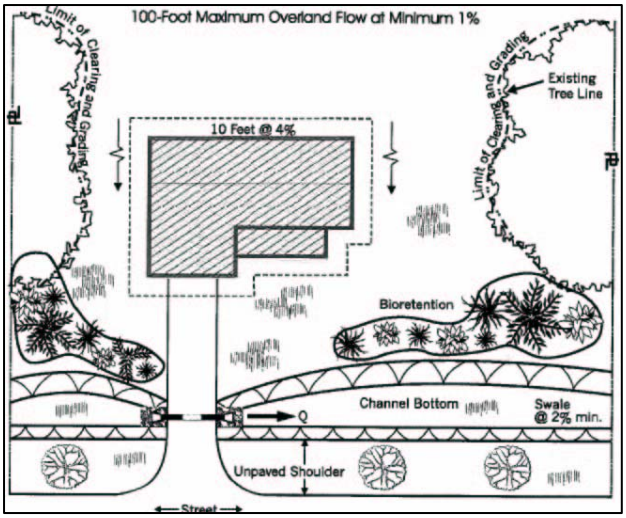
Examples of Integrated Site Design Techniques





Examples of Reduced Frontages and Side Yard Setbacks (to be considered as an option for Concept Plans that preserve open space and vegetation in accordance with Section 17.3.2.)



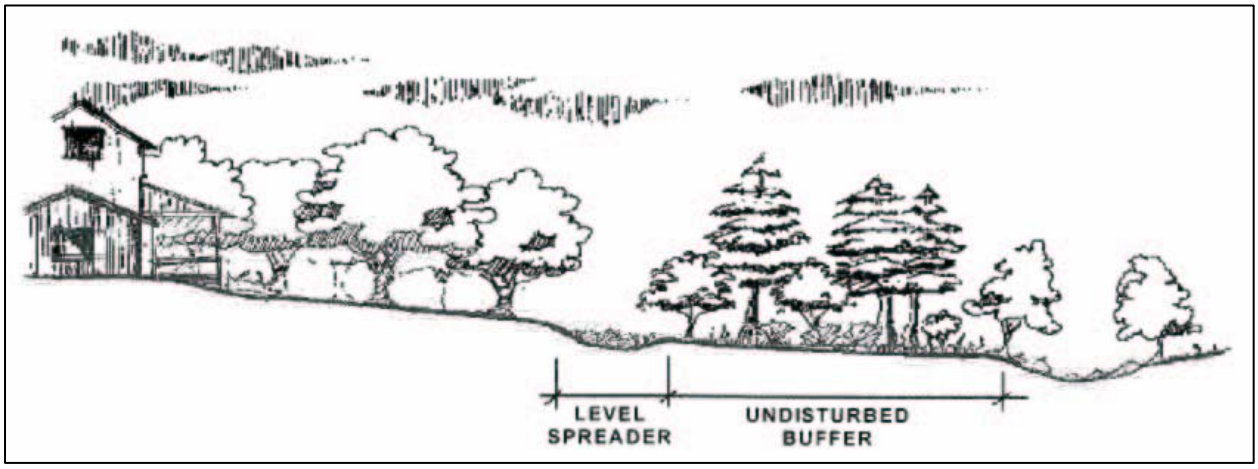


Create Natural Feature to Manage Stormwater

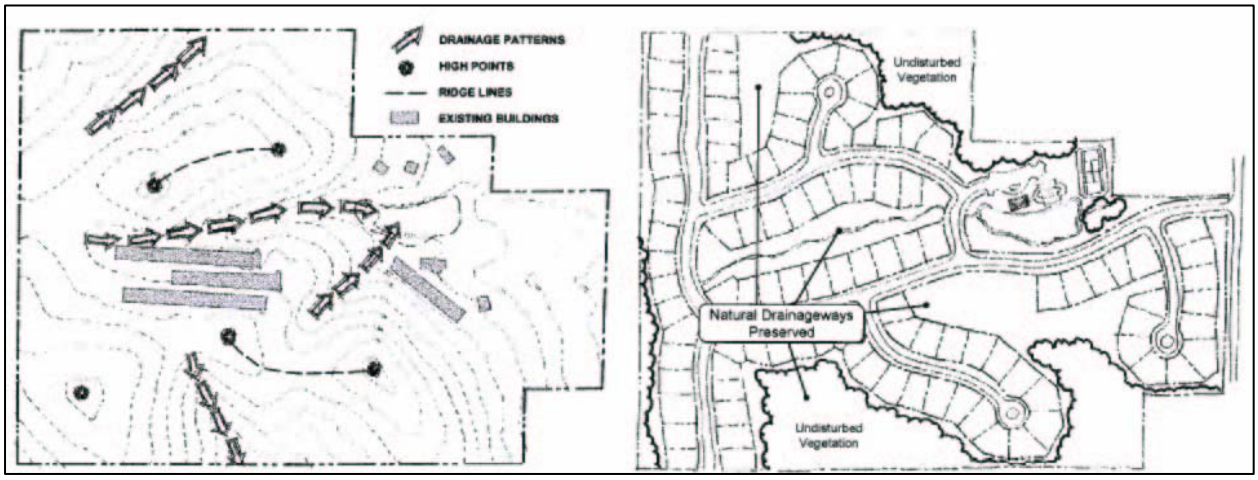


Collect Parking Lot Stormwater in Landscaped Islands

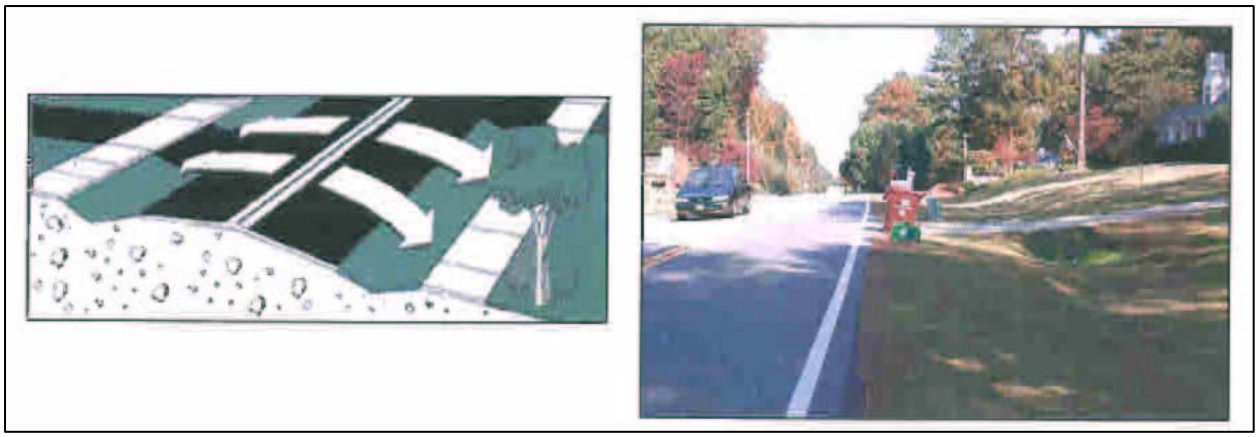
Examples of Integrated Site Design Techniques



Use a Level Spreader with a Riparian Buffer to Manage Runoff



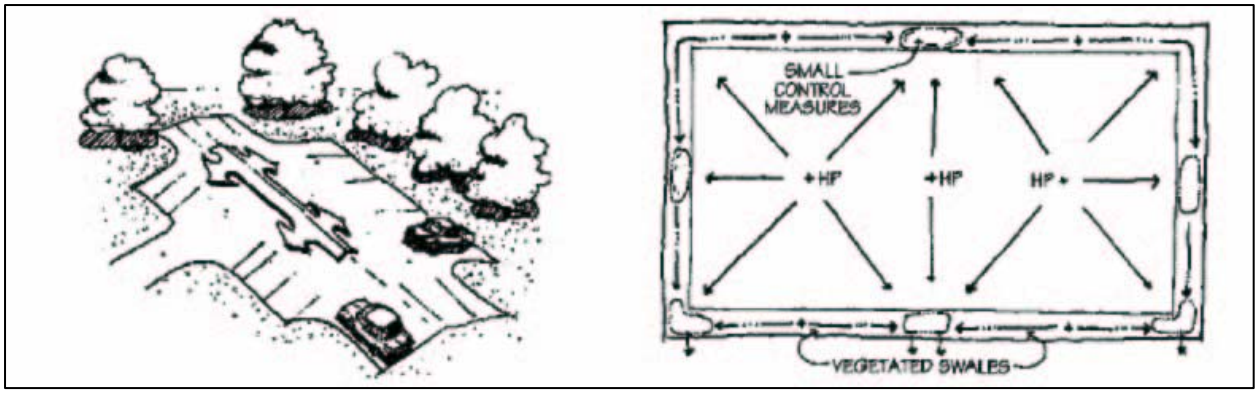
Use Natural Drainage Ways Instead of Storm Sewers and Structural Drainage Systems



Use Vegetated Swales Instead of Curb and Gutter

ARTICLE 17: CONCEPT PLANS

Examples of Integrated Site Design Techniques



Design Paved Surfaces to Disperse Stormwater Flow to Vegetated Areas



Conventional Subdivision Site Plan

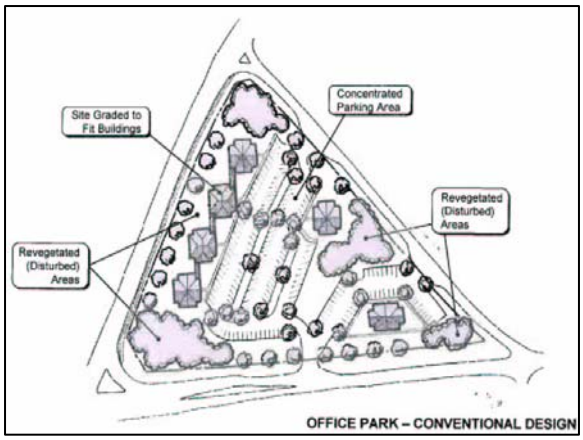


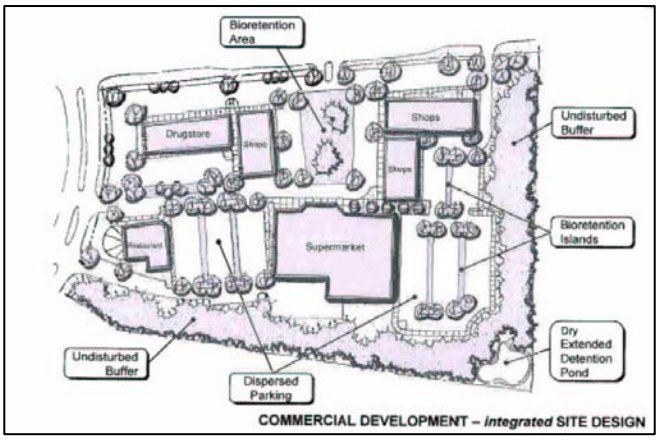
Integrated Subdivision Site Plan

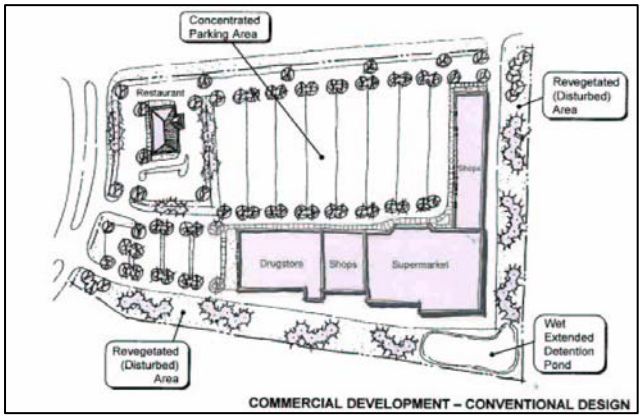
Continue to Next Page

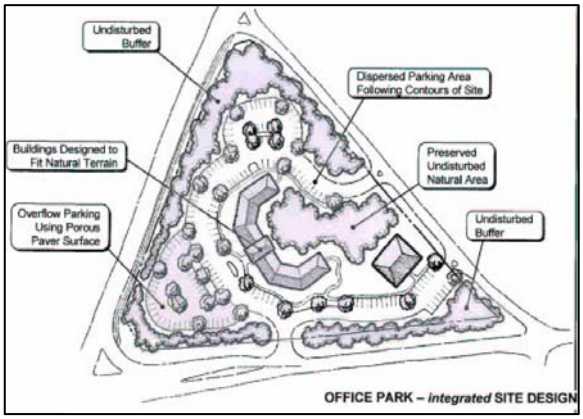
ARTICLE 17: CONCEPT PLANS

Examples of Integrated Site Design Techniques



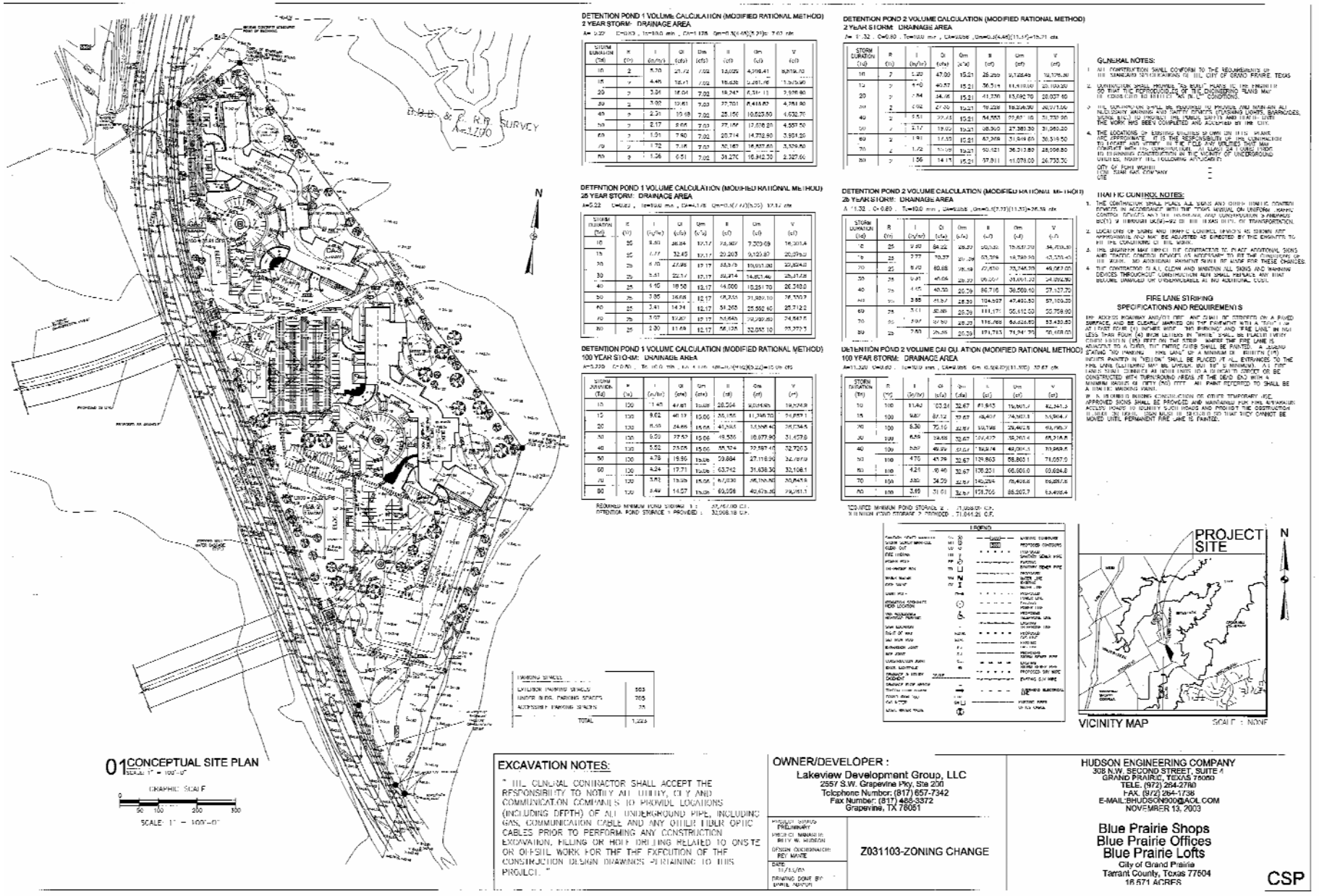






Continue to Next Page

ARTICLE 17: CONCEPT PLANS



Article 18 | RESERVED

Article 19

NON-CONFORMING DEVELOPMENT

ADOPTED: January 2002

CASE NUMBER: TA020106

ORDINANCE NO.

ARTICLE 19: NON-CONFORMING DEVELOPMENT

Table of Contents

		Page No.
Section 1	Restrictions Additive	*3*
Section 2	Exception to Non-conforming Status	*3*
Section 3	Non-conforming Uses/Structures	*3*
Section 4	Non-Conforming Land Use, Building and/or Structure	*3*
Section 5	Damage or Destruction of Non-conforming Use	*4*
Section 6	Change of Non-Conforming Use to a Conforming Use	*5*
Section 7	Discontinuance of Non-Conforming Uses	*5*
Section 8	Amortization of Non-Conforming Uses	*5*
Section 9	Change from One Non-conforming Use to Another Non-conforming Use	*6*
Section 10	Necessary Repairs	*6*

ARTICLE 19: NON-CONFORMING DEVELOPMENT

SECTION 1 - RESTRICTIONS ADDITIVE

19.1.1 Regulations applicable to a non-conforming use are in addition to regulations applicable to a non-conforming structure, and in the event of any conflict, the most restrictive provision shall apply.

SECTION 2 - EXCEPTION TO NON-CONFORMING STATUS

19.2.1 Notwithstanding the definitions of a non-conforming use and non-conforming structure, no use, building, structure, or property which conformed to the zoning and building regulations in effect immediately prior to the adoption of this Unified Development Code, shall be deemed to have come or shall become a non-conforming use or a non-conforming structure due to the adoption of this Code.

19.2.2 Any change in use of the property, which use conformed to the zoning regulations in effect immediately prior to the adoption of this Unified Development Code shall conform to the provisions of this Code.

19.2.3 Nothing herein contained shall require any change in plans, construction or designated use of a building or structure actually under construction at the time of adoption of this Unified Development Code, and which conformed to the zoning regulations in effect immediately prior to the adoption of this Code, as long as the building shall be completed within one (1) year from the effective date of this Code.

SECTION 3 - NON-CONFORMING USES/STRUCTURES

19.3.1 A non-conforming land use, structure or building is any use, structure or building otherwise lawfully in use, or constructed at the time the property was annexed into the corporate limits of the City which has been in continuous use or operation, and does not conform to the regulations established in this Unified Development Code for the district in which it is located and/or any use, structure or building which was lawfully used or constructed and was in regular and continuous use prior to the enactment of the Ordinance 2299 being the Comprehensive Zoning Ordinance for the City of Grand Prairie.

19.3.2 Except as otherwise expressly herein provided, non-conforming uses, structures, or buildings may be continued under the regulations of this Unified Development Code.

SECTION 4 - NON-CONFORMING LAND USE, BUILDING AND/OR STRUCTURE

19.4.1 A land use, building and/or structure which is acceptable, legal, and conforming at the time of construction and/or annexation becomes non-conforming due to the enactment of later ordinances, regulations at a subsequent date. (i.e. adoption of UDC)

19.4.2 A non-conforming structure may be continued and may be enlarged, maintained, repaired or altered only if such development shall neither create an additional non -conformance nor increase the degree of existing non-compliance of all or any part of such structure, nor prevent the return of the property to a conforming use.

19.4.3 Exception for UDC Enactment: The enactment of the UDC does not make any land use, building or structure non-conforming by solely its enactment. Rules, regulations, ordinances before the UDC adoption and such rules, regulations and ordinances enacted after the UDC will make land uses, buildings, structures non-conforming if that is their intent to do so.

SECTION 5 - DAMAGE OR DESTRUCTION OF NON-CONFORMING USE

19.5.1 Nothing in this Unified Development Code shall prevent the restoration within twelve (12) months of a non-conforming building or structure which has been damaged or destroyed by fire, explosion, flood, tornado, riot, or accident of any kind or the continuance of any use therein immediately prior to such damage or destruction, if the cost of restoration or reconstruction does not exceed fifty (50) percent of the value of the building or structure immediately prior to such damage or destruction.

19.5.2 If a structure(s) accommodating or serving a nonconforming use or a nonconforming structure(s) or building(s) is/are damaged or destroyed to the extent that the costs of reconstruction or restoration will not exceed fifty percent (50%) of its value immediately prior to the damage or destruction, the structure(s) may be rebuilt and the non-conforming use may be resumed, but such use, structure(s) or building (s) cannot be expanded. If there are substantial changes proposed for the structures, a site plan must be submitted for review in the manner provided in Article XVI "Site Plan", of this Code.
For purposes of this Article:

A. The "cost" of renovation or repair or replacement shall mean the fair market value of the materials and services necessary to accomplish such renovation, repair, or replacement, and shall include the total cost of all such intended work. No person may seek to avoid the intent of this Subsection, by doing such work incrementally.

B. The "value" shall mean either the appraised valuation for property tax purposes, updated as necessary by the increase in the consumer price index since the date of the last valuation, or the valuation determined by a professionally recognized property appraiser.

19.5.3 The Chief Building Official shall issue a permit authorized by this Section if he finds that in completing the renovation, repair, or replacement work for the referenced destruction of 50% or less in Subsection 19.5.1 and Subsection 19.5.2, of this Article, no violation of this section will occur except that the permittee shall not

lose his right to continue a non-conforming use.

SECTION 6 - CHANGE OF NON-CONFORMING USE TO A CONFORMING USE

19.6.1 In the event that a non-conforming use is changed to another use which is a conforming use under this Unified Development Code, then the prior non-conforming use shall not be resumed.

SECTION 7 - DISCONTINUANCE OF NON-CONFORMING USE

19.7.1 When a non-conforming use of land, or a non-conforming use of all or part of structures, is discontinued for a period of six (6) months, such use shall conclusively be deemed to have been abandoned and shall not be resumed. Normal, seasonal cessation of a use, or temporary discontinuance for purposes of maintenance, rebuilding after damage or destruction pursuant to Section 5 "Damage or Destruction of Non-Conforming Use", of this Article, shall not be included in the period of discontinuance. However, in no case shall this period be in excess of eighteen (18) months.

19.7.2 For purposes of determining whether a right to continue a non-conforming situation exists pursuant to this Section, all of the buildings, activities, and operations maintained on a lot are generally to be considered as a whole. For example, the failure to rent one apartment in a nonconforming apartment building for 180 days shall not result in a loss of the right to rent that apartment space thereafter so long as the apartment building as a whole is continuously maintained.

19.7.3 If a non-conforming use is maintained in conjunction with a conforming use, discontinuance of a non-conforming use for the required period shall terminate the right to maintain it thereafter.

SECTION 8 - AMORTIZATION OF NON-CONFORMING USES

19.8.1 The Zoning Board of Adjustments may conduct a public hearing to consider an action to cease an existing non-conforming use by request of adjacent property owners or initiated by the City. If the Zoning Board of Adjustments votes to cease the non-conforming use, then they shall determine the nature and extent of the amortization for land uses and structure in accordance with Section 3 "Non-Conforming Uses/Structures" of this Article. For the purpose of this Article, amortization shall be defined as being a method of eliminating non-conforming uses by requiring the termination of the non-conforming use after a specified period of time. The specified time period must be sufficient to allow the property owner to recoup their investment on the property in question.

SECTION 9 - CHANGE FROM ONE NON-CONFORMING USE TO ANOTHER NON-CONFORMING USE

19.9.1 The Chief Building Official, subject to appeal to the Zoning Board of Adjustments, may grant a change of occupancy from one non-conforming use to another non-conforming use only if the use is within the same or more restrictive use classification than the original nonconforming use. The original use will be deemed to have been abandoned. Once the nonconforming use has been changed to a more restrictive use, the use may not revert to a less restrictive use.

SECTION 10 - NECESSARY REPAIRS

19.10.1 The Code Compliance Supervisor or designee may order an unsafe non-complying structure to be restored to a safe condition.

Article 20 | RESERVED

Article 21 | ENFORCEMENT

ADOPTED: FEBRUARY 19, 2002

CASE NUMBER: TA020203

ARTICLE 21: ENFORCEMENT

Table of Contents

		Page No.
Section 1	*Compliance Required*	*2*
Section 2	*Notice of Intent to Suspend or Revoke*	*2*
Section 3	*Suspension or Revocation of Permit*	*2*
Section 4	*Suspension or Revocation of Permits Conditioned By a Variance or Special Exception*	*2*
Section 5	*Suspension and Revocation of Site Plan, Specific Use Permit, or Subdivision Construction/Engineering Plan*	*3*
Section 6	*Suspension and Revocation of Certificate of Occupancy*	*3*
Section 7	*Non-Compliance with Conditions of Certificate of Occupancy, Specific Use Permit, and Variances*	*4*
Section 8	*Cease and Desist Order*	*4*
Section 9	*Appeal of Cease and Desist Order, Revocation or Suspension*	*4*
Section 10	*Criminal Enforcement*	*5*
Section 11	*Civil Remedies*	*5*

ARTICLE 21: ENFORCEMENT

SECTION 1 – COMPLIANCE REQUIRED

21.1.1 No person shall use, occupy, or develop any land, building or other structures, or authorize or permit such use, occupancy or development, except in accordance with all applicable provisions of this Unified Development Code.

21.1.2 The owner of any building, structure, or land, or part thereof, and any architect, builder, contractor, agent or any other person employed in connection therewith, who violates, or assists in or contributes to the commission of a violation of this Unified Development Code, shall be deemed guilty of such violation and shall become liable for the penalties herein established.

SECTION 2 – NOTICE OF INTENT TO SUSPEND OR REVOKE

21.2.1 Before suspension or revocation of any permit or authorization pursuant to this Article, the Chief Building Official or Director of Planning, or designee(s), may give notice of the intent to suspend or revoke said permit or authorization, which notice may specify a reasonable time for compliance with this Unified Development Code. If notice of intent is given, suspension or revocation may not occur before the time for compliance has expired.

SECTION 3 – SUSPENSION OR REVOCATION OF PERMIT

21.3.1 When the City determines that a permit has been issued in error or on the basis of incorrect information, or that there has been non-compliance with the provisions of the Unified Development Code, the Chief Building Official or Director of Planning or other Department heads as applicable, may suspend the permit or license pending compliance with this Code. The Chief Building Official or Director of Planning or designee(s) may revoke a permit if compliance is not achieved within a reasonable period of time.

21.3.2 Notice of suspension or revocation of a building permit, or certificate of occupancy shall be sent to the permit holder by certified mail, return receipt requested, in accordance with Article 20, “General Procedures”, Section 10, “Notice Provisions” of this Code.

21.3.3 A permit or certificate of occupancy may be immediately revoked by the Chief Building Official or the Director of Planning or designee(s) as designated by the City Manager or Deputy City Manager when and if additional noncompliance with this Code occurs after the permit has been suspended.

SECTION 4 – SUSPENSION OR REVOCATION OF PERMITS CONDITIONED BY A VARIANCE OR SPECIAL EXCEPTION

21.4.1 When the applicable Department determines that there is a failure to comply with any term, condition or requirement of a variance or special exception, the Chief Building Official or designee may suspend any permits pending compliance with the terms, conditions or requirements under which the variance or special exception was approved.

21.4.2 Notice of suspension or revocation of a permit shall be sent by certified mail, return receipt requested, in accordance with "Notice Provisions of," Article 20, "General Procedures," Section 10, Notice Provisions," of this Code.

21.4.3 The Zoning Board of Adjustment and Appeals (ZBA) shall hold a public hearing no later than forty-five (45) days after notification in accordance with Subsection 20.7.6, of this Code, and upon notice of such public hearing being advertised in the manner prescribed in Article 20, "General Procedures," Section 10, "Notice Provisions," of this Code. If the Board determines that there is a failure to comply with any term, condition or requirement of the variance of special exception, it may revoke the variance or special exception or take such action as it considers necessary to ensure compliance.

SECTION 5 – SUSPENSION AND REVOCATION OF SITE PLAN, SPECIFIC USE PERMIT OR SUBDIVISION CONSTRUCTION/ENGINEERING PLAN

21.5.1 When the City determines that a subdivision construction plan has been approved in error or on the basis of incorrect information, or that there has been a failure to comply with the provision of this Unified Development Code, the Director of Planning or designee or Director of Public Works or designee may suspend the approval of the subdivision construction/engineering plan until there is compliance with this Code. The Director or designee may revoke the approval of the subdivision construction/engineering Plan if compliance is not achieved within a reasonable time.

21.5.2 Notice of suspension or revocation of the approval of a subdivision construction plan shall be sent by certified mail, return receipt requested, in the manner provided in Article 20, "General Procedures," Section 10, "Notice Provisions," of this Code.

21.5.3 A site plan or specific use permit may be revoked by the City Council upon public hearing as specified in Article 20, "General Procedures," if violations of conditions are determined to exist.

SECTION 6 – SUSPENSION AND REVOCATION OF CERTIFICATE OF OCCUPANCY

21.6.1 When the Chief Building Official or designee determines that a certificate of occupancy has been issued in error or on the basis of incorrect information or that the building or structure is in violation of any ordinance or regulation, the Chief Building Official or designee may suspend the Certificate of Occupancy until there is compliance with all ordinances and regulations. The Chief Building Official or designee may revoke a Certificate of Occupancy if compliance is not achieved within a reasonable time.

21.6.2 Notice of suspension or revocation of a certificate of occupancy shall be mailed by certified mail, return receipt requested, in the manner provided in Article 20, "General Procedures," Section 10, "Notice Provisions," of this Code.

21.6.3 A Certificate of Occupancy may be immediately revoked by the Chief Building Official or designee where additional noncompliance occurs after the certificate has been suspended.

SECTION 7 – NONCOMPLIANCE WITH CONDITIONS OF CERTIFICATE OF OCCUPANCY, SPECIFIC USE PERMIT, AND VARIANCES

21.7.1 For the purposes of this Article, any violations of this Unified Development Code, after a certificate of occupancy, specific use permit or variance has been granted, shall be investigated by the Code Compliance Supervisor, or designee and they shall also be responsible for any enforcement action necessary.

21.7.2 The Code Compliance Supervisor, or designee, after establishing a violation to this Code, specific use permit or variance, may request revocation of any Certificate of Occupancy, being enacted by the Chief Building Official or designee.

21.7.3 The Zoning Board of Adjustment may hear appeals to the Chief Building Official's decision to revoke the Certificate of Occupancy when it is alleged that there was an error law in his order, requirement, decision or determination. (Reference Article 20, "General Procedures")

SECTION 8 – CEASE AND DESIST ORDER

21.8.1 When the City determines that there has been noncompliance with any material, term, condition or requirements of this Unified Development Code, the City may order any person having a proprietary interest in the property or any person engaged in the development of or construction on the property to cease and desist from engaging in any further development or construction activities on the site. The Cease and Desist Order shall be in writing and shall be posted on the site. The order shall specifically state the nature of the noncompliance and the acts prohibited.

21.8.2 The appropriate Department may bring suit in a court of competent jurisdiction to restrain and enjoin any person attempting or allowing development or construction without a permit or other authorization or who fails to cease and desist from further development or construction after notice of a Cease and Desist Order has been posted in accordance with this Article.

21.8.3 When the City determines that, there has been noncompliance with this Unified Development Code which constitutes a health or safety hazard, a Cease and Desist Order shall be issued and shall remain in effect until there has been compliance with this Unified Development Code. This Article shall not override the Health Director or Designee'' ability to suspend, or reinstate food or childcare permits in conformance with state and federal laws.

SECTION 9 – APPEAL OF CEASE AND DESIST ORDER, REVOCATION OR SUSPENSION

21.9.1 Appeal of a Cease and Desist Order, suspension or revocation may be made to the Chief Building Official or to the Director of Planning or their designee(s), as appropriate, by any person aggrieved, by giving written notice no later than three (3) days after the Cease and Desist Order is posted, or notice of the suspension or revocation is received. The notice shall state:

A. The name and address of the person making the appeal;

B. The facts surrounding a particular appeal;

C. The nature of the Cease and Desist Order, suspension or revocation; and

D. The reasons why the ruling should be set aside.

21.9.2 The Chief Building Official or Director of Planning or designee(s)shall hear the appeal, together with any technical testimony presented on behalf of the appellant and that of the City no later than ten (10) calendar days after the appeal has been filed. The Chief Building Official or Director of Planning or designee(s) shall either affirm or reverse the decision appealed, no later than seven (7) calendar days after the hearing. The person bringing the appeal shall be given written notice of the decision accompanied by a statement of reasons for the decision.

21.9.3 Appeal of the Chief Building Official's or Director of Planning's decision may be made by any aggrieved person to the City Council, in the case of a suspension or revocation of an approved subdivision construction plan, or of an appeal from suspension or revocation of a site plan or a special use permit; or to the appropriate Board, in the case of an appeal from suspension or revocation of a permit, or a Cease and Desist Order. The applicant shall give written notice to the City Council or Board in the manner provided in Subsection 21.9.1 of this Section, within three (3) days of receiving notice of the decision appealed form.

21.9.4 The Council or appropriate Board shall hear the appeal at its next regularly scheduled meeting following receipt of the notice of appeal, in the manner provide din Article 20, "General Procedures."

21.9.5 An appeal brought under this section shall not stay the Cease and Desist Order, suspension or revocation.

SECTION 10 – CRIMINAL ENFORCEMENT

21.10.1 The violation of any of the provisions of this Unified Development Code shall be unlawful and shall constitute a misdemeanor. Each day that the violation continues shall constitute a distinct and separate violation offense.

21.10.2 Any criminal violation of this Unified Development Code shall be fined in an amount not to exceed $1,000 per offense.

21.10.3 Nothing in this section shall limit in any manner the authority of the City to seek any injunctive or other Civil relief available under the laws of the State of Texas.

SECTION 11 – CIVIL REMEDIES

21.11.1 If any building, structure, or land is used, constructed, maintained, repaired, or altered, or any development is undertaken in violation of this Unified Development Code, the City may institute any appropriate action to prevent, restrain, correct or abate the violation authorized by the

State of Texas, including but not limited to the following:

A. To impose a civil penalty, not to exceed $2,000 a day, for the kinds of violations enumerated in Texas Local Government Code 54.012;

B. To enjoin violations or threatened violations of Article 12, "Platting," of this Unified Development Code relating to the subdivision of land;

C. To recover damages from the owner of a tract of land in violation of Article 12, "Platting," of this Unified Development Code in an amount adequate for the City to undertake any construction or other activity to bring about compliance with such regulation.

21.11.2 The imposition of any penalty shall not preclude the City from instituting any other appropriate action to require compliance with this Unified Development Code and with administrative orders and determinations made pursuant to this Code.

Article 22

FEE SCHEDULE

ADOPTED: ***September 2, 2025***

CASE NUMBER: TAM-25-08-0003

ORDINANCE NO. 11756-2025

ARTICLE 22: FEE SCHEDULE

Table of Contents

		Page No.
Section 1	*Fees Established*	*2*
Section 2	*Fee Schedule*	*2*
Section 3	*Impact Fees*	*14*
Section 4	*Tap Fees*	*27*
Section 5	*Disaster Warning Siren Fee*	*29*

ARTICLE 22: FEE SCHEDULE

SECTION 1 – FEES ESTABLISHED

22.1.1 Reasonable fees sufficient to cover the costs of administration, inspection, publication of notice and similar matters may be charged to applicants for zoning, specific use permits, site plans, building permits, floodplain, earthwork, clearing and grubbing, public works construction permits, certain residential drainage plan reviews and other administrative relief. The amount of the fees charged shall be as set forth in the City's budget or as established by resolution of the City Council filed in the office of the City Secretary.

22.1.2 Fees established in accordance with Subsection 22.1.1 in this Article, shall be paid upon submission of a signed application, or issuance of a permit.

SECTION 2 – FEE SCHEDULE

22.2.1 A Concept Plan is required for all new development prior to rezoning, clearing, preliminary engineering work and/or a preliminary or final plat (Refer to **Article 17, "Concept Plans,"** of the Unified Development Code).

City Initiated	No Fee
Non City Initiated	$700+$40 Per Acre*

** Fee not to exceed $11,000*

22.2.2 ***Zoning Related Fees:*** The following fees shall accompany and be required for consideration of the following zoning related applications:

Note: *Applicants may apply for a refund of any zoning related fees when an application has been withdrawn and/or cancelled prior to mailed public notification and is within a period of six (6) months of the application deadline date. The Director of Planning or his designee may issue a refund after the six (6) month expiration period pending the applicant submits a request in writing to the Planning Department. In considering these requests, the Director or his designee will determine whether a refund is appropriate on a case by case basis.*

22.2.2.1 Zoning Applications:

City Initiated	No Fee
Non City Initiated	$1000 + $40 Per Acre*

** Fee not to exceed $11,000*

22.2.2.2 Specific Use Permit Applications:

City Initiated	No Fee
Non City Initiated	$1000 + $40 Per Acre*

** Fee not to exceed $11,000*

22.2.2.3 Site Plan Applications:

City Initiated	No Fee
Site Plan Amendment	$400
Multi-Family Administrative	$1000 + $40 Per Acre*
Non City Initiated	$1000 + $40 Per Acre*

** Fee not to exceed $11,000*

22.2.2.4 Specific Use Permit Renewal:

*(For SUP's where no building permit has been issued within one year of City Council Adoption per **Section 5.4.1.C.** The Development Review Committee may extend its validation up to one (1) year)*

City Initiated	No Fee
Non City Initiated	$100

22.2.2.5 Zoning Verification Letter:

Letter Verifying Current Zoning of a Property	$50*

** Plus $25 for each additional item requested, i.e. Code Enforcement, Certificate of Occupancy, etc.*

22.2.2.6 *Fee for filing request for consideration of previously denied zoning request.*

City Council Appeal Fee	$125*

** The fee for filing a request for City Council reconsideration of a zoning request after it has been denied by the Planning and Zoning Commission.*

22.2.3 ***Platting Related Fees:*** The following fees shall accompany and be required for consideration of the following plat related applications:

22.2.3.1 Preliminary Plat Applications:

City Initiated	No Fee
Non City Initiated	$500 + $20 Per Lot or $20 Per Acre*

** Whichever is Greater* (Fee Not to Exceed $10,500)

22.2.3.2 Final Plat Applications:

City Initiated	No Fee
Non City Initiated	$500 + $20 Per Lot or $20 Per Acre*

** Whichever is Greater* (Fee Not to Exceed $10,500)

22.2.3.3 Minor Subdivision Plat Applications:

City Initiated	No Fee

Non City Initiated	$500 + $20 Per Lot or $20 Per Acre*

** Whichever is Greater* (Fee Not to Exceed $10,500)

22.2.3.4 Replat Applications:

City Initiated	No Fee
Non City Initiated	$500 + $20 Per Lot or $20 Per Acre*

** Whichever is Greater* (Fee Not to Exceed $10,500)

22.2.3.5 Amending Plat Applications

City Initiated	No Fee
Non City Initiated	$300 + $20 Per Lot or $20 Per Acre*

** Whichever is Greater* (Fee Not to Exceed $10,500)

22.2.3.6 Plat Application Renewal:

*(per **Sections 12.8.1.F** and **12.12.8**)*

City Initiated	No Fee
All Others	$100

Amending Plats shall only be granted to correct one or a combination of the factors listed in Local Government Code, Section 212.016 V.A.T.S., as it may from time to time be amended. Should there be a disagreement between staff and any individual regarding whether an application should be styled an amending plat or a plat or replat, the determination of staff as to the nature of the request may be appealed to the Development Review Committee (DRC).

22.2.3.7 Filing Fees:

Applicant/Owner Filing:

Dallas County	In Accordance with County Fee Schedule
Tarrant County	In Accordance with County Fee Schedule
Ellis County	In Accordance with County Fee Schedule
Johnson County	In Accordance with County Fee Schedule

Filing for Pro-rata:

Transportation and Filing Fee	$75

22.2.3.8 Vacating Fees:

Plat	$500
Easement Abandonment	$100
ROW Abandonment	$500
Alleyway Abandonment For Residential Areas	$50

22.2.4 ***Tabling Fees:***

In the event any request for zoning, specific use permit, site plan, plat, replat or any matter of consideration going before the Planning and Zoning Commission or City Council is tabled at the request of the applicant after the case has been publicly notified and posted as an agenda item more than one (1) time, an additional fee of $1.00 for each property owner notice required shall be charged to offset the costs related to the re-notification and processing of the case. This fee shall be increased by $1.00 for each subsequent tabling up to a maximum amount not to exceed $3.00 per mailed notice.

The additional fee shall be required and paid as follows:

1st Tabling	No Fee
2nd Tabling	$1.00 for Each Property Owner Notice Required
3rd Tabling	$2.00 for Each Property Owner Notice Required
Over three (3) Tabling's	$3.00 for Each Property Owner Notice Required

If the applicant is not present at said meeting whereby their request cannot be considered, then the aforementioned additional fee shall also be required**.**

22.2.5 Zoning Board of Adjustments and Appeals for Right of Appeal; Notice; Costs; Transmitting Papers

Appeals before the Zoning Board of Adjustments and Appeals can be taken by any aggrieved person or by any officer, department, board or division of the municipality, as provided in **Article 1, "General Provisions and Procedure"** of the Unified Development Code. Such appeal shall be taken within fifteen (15) days after the decision has been rendered by the administrative officer, by filing with the officer from whom the appeal is taken and with the Board of Adjustments and Appeals, a notice of appeal specifying the grounds therefore, tendering with such notice the amount in accordance with the following fee schedule to cover the cost of processing such appeal:

$200	Residential Applications
$300	All Other Applications
$100	First Review
$150	Second Review
$200	Third Review

22.2.6 ***Other Appeals:***

22.2.6.1 Waiver from Screening Fence and Non-Residential Masonry Requirement:

City Initiated	No Fee
Non City Initiated	$400*

** Due with application.*

22.2.6.2 Exception to Sidewalk Requirements:

All	$100

22.2.6.3 Alcohol Proximity Variance:

Variance Fee	$125

**** The fee to appeal the alcohol proximity requirements stated in Article 4, "Permissible Uses," of the Unified Development Code to the City Council.***

22.2.7 ***Street Markers***

Street name signs are $250 per street marker.

22.2.8 ***Siren Fees, Early Warning***

For All Zoning Districts Except Single Family (See **Section 22.5.3**)	*Based on Current BID*
Single Family	$7.00 Per Lot

22.2.9 ***Shared Parking Ordinance***

City Initiated	No Fee
Non City Initiated	$300

22.2.10 ***Special Event Permits***

All: *$30 with $250.00 deposit to insure that appropriate clean-up and restoration of the specified place or property takes place (additional $15.00 if electrical permit is required).*

22.2.11 ***Ancillary Services:***

22.2.11.1 ***Maps:***

Comprehensive Plan Map (24" x 36")	$25.00
Zoning Maps:	
Zoning Map (24" x 36")	$8.00 Per Page
Zoning Map Atlas	$160.00
Custom Map Projects:	
Small (24" x 36" or Less)	$20.00
Major (Greater than 24" x 36")	$50.00
Transportation Plan Map	$20.00

22.2.11.2 ***Black Line/Plat/Map:***

24" x 36"	$8.00 Per Page
11" x 17"	$5.00 Per Page

22.2.11.3 ***Digital Copy of a Record Drawing or Plat in PDF Format***

CD or DVD + Hourly	$1.00 per CD or DVD/$15.00 per Hour

** Minimum Charge of $16.00.*

22.2.11.4 ***Per Page Cost for Copies***

Standard (8½" x 11")	$0.10 Per Page
Standard (11" x 17")	$0.25 Per Page

22.2.11.5 ***Commercial or Residential Address Change Fee:***

For property owners requesting a specific address	$50.00

22.2.11.6 ***Street Name Change Fee:***

For property owners requesting a street name change	$50.00

(Fee shall be refunded if request is denied by City Council)

22.2.11.7 ***Public Hearing Notice Sign:***

For all zoning requests (per sign)	$50.00

22.2.12 ***Request for Petitioned Annexations:***

In addition to all powers of annexation granted to the City of Grand Prairie, the City Council upon request submitted to the Planning and Development Department by an owner of property within the extraterritorial jurisdiction of the City of Grand Prairie, may consider said property for annexation. The following fees shall be submitted to the City of Grand Prairie, upon the passage of a resolution by the City Council calling public hearings for annexation of such area, said fee to pay for the administrative expenses of the City of Grand Prairie in reviewing said request:

Annexation request for up to one (1) acre.	$300.00
Annexation request for up to one (1) to five (5) acres.	$500.00
Annexation request for up to five (5) to 15 acres.	$600.00
Annexation request for up to 15 to 99 acres.	$1,000.00
Annexation request for up to 100 or more acres.	$2,000.00

22.2.13 ***Building Permit Fees:***

$25.00	Fence Permit in a Residential Area
1%	Subdivision Screening Fence: Based on the Value of the Fence/Retaining Wall
1%	Commercial Fence: Based on the Value of the Fence (Minimum of $50.00)

$1,000.00	New Single Family or Two-Family (Duplex) Dwelling + $100.00 for Plan Review
$250.00	Each Living Unit for Multi-Family Dwelling
$20.00	Each Residential Accessory Building/Structure up to and Including 100 Sq. Ft.
$100.00	Each Residential Accessory Building/Structure Larger than 100 Sq. Ft. up to and Including 400 Sq. Ft. (Storage Building, Gazebo, Garage, etc.)
$0.25	Residential Per Square Foot for each Garage/Accessory Building Greater than 400 Sq. Ft.
$200.00	Commercial Accessory Building/Structure up to and including 800 Sq. Ft.
$0.25	Commercial Per Square Foot for each Accessory Building/Structure greater than 800 Sq. Ft. [Total Cost=((Total Square Footage-800)*$0.25)+$200.00]
$20.00	Residential Driveway Approach
$100.00	Commercial Driveway Approach
$100.00	Each Swimming Pool
$50.00	House Moving Permit
$50.00	Structural, Electrical, Plumbing and Mechanical Re-Inspection
$100.00	Irrigation System
$50.00	Demolition Permit
$100.00	Commercial Parking Lot (New/Repair)
$50.00	Temporary Building Permit
$100.00	Change of Occupancy (Average)
$30.00	Clean and Show
$25.00	Tank Permit (Install or Remove)
$20.00	Boiler Permits (See Plumbing Permit)
$20.00	Fireplace Permit
$50.00	Fire Suppression Permits
$30.00	Foundation Repair Permit
$50.00	Residential Roof Repair Permit
$20.00	Spa and Hot Tub Permit
$20.00	Miscellaneous Work not Covered by a Building Permit (Minimum)
1% of work Min. $150	Commercial Re-Roof Permit

22.2.14 ***Remodel, Additions, Rehabilitation:***

Per Square Foot for Residential Dwelling, Not to Exceed the Fee for New Construction	$0.25
Per Square Foot for Commercial, Non-Dwelling, Structures	$0.28

22.2.15 ***Mobile Home Fees:***

Per Lot for Mobile Homes (Initial Fee)	**$425.00**
Per Mobile Home (Replacement)	$50.00

22.2.16 ***Building Permit Fees For:***

Mechanical Fee	**$50**

Plumbing Fee	$60
Electrical Fee	**$60**

22.2.17 ***Non-residential use buildings all occupancy classifications except those specifically mentioned herein:***

New Commercial (Finished)	$0.28/Sq. Ft.
New Commercial Shell	$0.14/Sq. Ft.
Interior Finish Out	$0.28/Sq. Ft.

Plan Review Fee is 45% of the Building Permit Fee. This fee is in addition to the Building Permit Fee.

22.2.18 ***REFUNDS: There will be no refunds of building permit fees except in the following instances:***

A. When it is determined that the permit was issued due to an error by the Building Inspections Division, a full refund may be authorized.

B. When it is determined that the permit could not have been legally issued.

C. In cases where the building permit has been issued and the fee paid and no portion of the work has been commenced.

D. In cases where the building permit has been issued and the fee paid and no portion of the work has been commenced, a refund of not more than eighty percent (80%) of the permit fee paid shall be issued when a request is submitted no later than one-hundred-eighty (180) days after the date of payment.

E. Due to administration costs, all application fees under fifty dollars ($50.00) are non-refundable.

The dollar value of the proposed work is important to accurately report the total building activity in the City of Grand Prairie. It should be the present best estimate of the total market value (all of owner's costs, including contractor's overhead and profit) of the proposed construction work (excluding raw land costs).

22.2.19 ***New Building Permit Fee:***

A. A new building permit fee includes all fees for the building, electrical, plumbing, mechanical, fire protection systems and concrete to be done during the new construction, which is included on the plans submitted.

B. Work done after the final inspection has been made for the permitted buildings or specific occupancy space in such building shall require additional permits for repairs, alterations, additions, or other specific permits or miscellaneous permits.

C. Work conducted within the City rights-of-way such as drive approaches and commercial sidewalks must receive a separate permit obtained at the Building Inspection Division.

D. Plans and specifications for proposed work shall accompany the permit application.

22.2.20 ***Penalties for Work Commencing Before Building Permit Issuance (twice the normal fee):***

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an increased permit fee equal to the established fee(s) normally assessed for the respective work being done multiplied by two.

22.2.21 ***Fees Related to Signs:***

The following fees shall accompany and be required for Sign permits:

A. Initial Permit:

0 – 50 Sq. Ft.	$75.00
> 50 Sq. Ft.	$100.00+$0.10/Sq. Ft.
Additional Fee if Lighted	$50.00

B. Annual Renewal Fee

For Grandfathered Off-Premise Signs	$105.00

C. Balloon Signs

Balloon Signs	$50.00

D. Penalties

1. ***All signs excluding portable signs:*** Any person who violates any provision of this UDC shall be guilty of a misdemeanor and shall be punished by a fine not exceeding $200.00 upon conviction.

2. ***Portable Signs:*** Any person who violates any provision of this UDC regarding portable signs, shall be guilty of a misdemeanor and shall be punished by a fine of not less than $500.00 and not more than $1,000.00 upon conviction and shall be prohibited from displaying a portable sign on the property for a period of one year from date of conviction. However, if a lessor is found to be in violation, not only will the fine apply, but the lessor shall be prohibited from operating within the City for one year from date of conviction.

*E. Unified Signage Plan (See **Article 9.16.1**)*

City Initiated	No Fee
Non-City Initiated	$300.00*

**** Due with Application***

22.2.22 ***Floodplain Permit Fee:***

A floodplain permit shall expire after a period of one (1) year from the date of release of the permit. There shall be a fee charged for all permits issued under **Article 15, "Floodplain Management,"** of the Unified Development Code. The fee shall be as follows:

3 – 20 Acres	$300.00
> 20 Acres	$500.00

ARTICLE 22: FEE SCHEDULE

(Note: The Clearing and Grubbing permit and fees are separate from the Floodplain Permit Fee)

22.2.23 ***Clearing and Grubbing, or Earthwork Fee:***

A Clearing and Grubbing (CG), or Earthwork permit shall expire after a period of three (3) years from the date of the release of the permit. Any work to be performed after expiration of the permit shall require a new permit at the standard fee. A new permit shall be required in the case of a significant change in the original design, operation or procedures that were not authorized by the original permit as determined by the City Engineer or designee, or if regulatory requirements have changed significantly. An earthwork permit shall be required for any property with a commercial building of 10,000 s.f. or greater. An earthwork permit for residential lots shall be required:

1.) when dictated by plat
2.) if the residential lot is greater than 0.5 acres
3.) if the grade of the lot is to be altered from the original grading and drainage plan for the subdivision, or, when no such plan exists, the intended grade or drainage pattern is to be altered.

A CG permit is required as directed, and defined in Article 12.16.1. Fees for a CG permit are based on the current zoning of the subject property.

A. *Residential/Agriculture (AG, SF-All) Earthwork:*

0 – 0.49 Acres	$50.00
0.5 Acres or Greater	$100.00

B. *Commercial, Industrial or Multi-Family Earthwork(MF-All, MR, MU, O, NS, GR-All, C-1, C, CBD, HC, LI HI, HD):*

Earthwork for lots 0.99 acres or less	$50.00
Earthwork 1+ acres	$25.00 Per Disturbed Acre with a $100.00 Minimum

Residentially zoned land owned by a developer is considered to be inventory, making the use commercial until such a time that it is sold to a single owner or perspective resident. Fees for Clearing, Grubbing and Earthwork Permits and Drainage Plan Review shall not be required for new single-family residential building permits with the following exceptions:

- ✓ In the case where directed by plat that a grading and/or drainage plan submittal is required by the home builder, as a portion of the building permit process. The fee for the Drainage Plan Review shall be as indicated above.
- ✓ In the case where the substantial drainage improvements are desired by the owner/builder, requiring grading and/or drainage plan submittal, or where an engineered erosion control plan is deemed necessary by the City Engineer or his agent.

Fees for these exceptions noted shall comply with the Residential Fee schedule above.

C. CG for Residential/Agriculture (AG, SF-All) :

0 – 0.49 Acres	$50.00
0.5 Acres or Greater	$100.00

D. CG for MF-All, MR, MU, O, NS, GR-All, C-1, C, CBD, HC, LI HI, HD:

0 – 0.99 Acres	$100.00
1.0 – 4.99 Acres	$200.00
5.0 – Unlimited	$250.00 + $10 for each acre over 5, rounded up. Maximum of $500.00

Fees for CG or Earthwork permit issued prior to Building Permit or release of engineered drawings (i.e. early grading) shall not be waived and shall remain in full force.

22.2.24 ***Engineering Construction Materials Testing Fee:***

Fees shall be paid for by the owner/developer in advance of release of the construction permit and placed in an escrow account administered by the Engineering Department. Said fees shall be based upon an estimate prepared by the third party consultant to perform these services. Fees are for purposes of paying for geotechnical testing of public infrastructure (water, wastewater, storm drain, paving, etc.) as dictated by Ordinance 7951 originally passed May 19th, 2009. Ordinance may be updated for compliance with consulting fees and/or, revisions deemed necessary to the City Engineer or his designee. A formal request for refund of any remaining amount of the funds is required from the owner/developer.

22.2.25 ***Drainage or Floodplain Review Fees:***

Fees shall be paid for by the owner/developer at the time of review submittal and placed in an escrow account administered by the Engineering Department. Said fees shall be based upon an estimate prepared by the third party consultant to perform these services. Fees for purposes of paying for drainage or floodplain review of private developments as dictated by Ordinance 7677 originally passed October 2, 2007. Ordinance may be updated for compliance with consulting fees and/or, revisions deemed necessary to the City Engineer or his designee. A formal request for refund of any remaining amount of the funds is required by the owner/developer.

22.2.26 ***Fees Related to Engineering Construction Inspection Overtime:***

There shall be a fee charged for engineering inspection accomplished on weekends and holidays.

For Engineer Construction Inspection Overtime	$50.00/Hour (Minimum 4 Hours)

22.2.27 ***Engineering Construction Permit Fee:***

Four (4) percent of the cost of the work, with a minimum permit fee of $100.00 for purposes of laying, construction, building, repairing, rebuilding, grading, paving surfaces, excavating, resurfacing or similar construction work.

22.2.28 ***Penalties for Work Commencing Before Engineering Permit Issuance (twice the normal fee):***

Any person who commences any work on public infrastructure before obtaining the necessary permits shall be subject to an increased permit fee equal to the established fee(s) normally assessed for the respective work being done multiplied by two. Damage to the City's public infrastructure, caused by unauthorized work or neglect by the contractor, shall be corrected at the expense of the party that caused said damage. Correction of the damage and obtaining the required permits does not release that party from criminal prosecution if deemed justified by the Director of Public Works, the Director of Planning and Development, the City Attorney, or the designee for these positions.

22.2.29 **Permit/Notification Fees for Temporary Concrete Batch Plants:**

The fee for processing an application for a temporary batch plant shall be five hundred dollars ($500.00) payable upon filing the application. In the event that an extension of the temporary batch plant permit should be sought, the fee for such extension shall be two-hundred fifty dollars ($250.00). The fee for each follow-up extension of the temporary batch plant permit after the original extension of the temporary batch plant permit shall be two-hundred fifty dollars ($250.00). Complete requirements for a temporary batch plant shall be per Article 4, "Permissible Uses," of the Unified Development Code.

22.2.30 **Pro-rata Charges**

A charge which shall be known as the pro-rata shall be made against each lot or tract of land and the owner thereof whose water and wastewater line shall be hereafter connected with any water main or wastewater line in the City constructed by a developer with whom the City has contracted for reimbursement of oversizing or constructing water or wastewater mains or lines. The charge shall be at a rate per lot or acre as was agreed to by such contract which shall be based on total evaluated or contract cost divided proportionately by the acreage or number of lots served.

a) Costs available for pro-rata reimbursement are:

   i.) Materials, labor and materials testing for the installation of the public infrastructure

   ii.) Staking and layout ($/LF)

   iii.) Trench Safety ($/LF)

   iv.) Testing ($/LF and/or $/ea for manhole)

   v.) Spoils removal ($/CY)

   vi.) Pavement and sidewalk repairs ($/SY)

   vii.) Inspection fees at 4% of the sum of values i – vi above

   viii.) Engineering design fees ($/LF) are not to be included in the calculation of vii above.

The developer shall provide to the City proof of estimated costs or actual costs when possible. Costs shall be reviewed by the City prior to forwarding the pro rata for execution.

b) Pro rata charges shall be collected at the time of platting or, if the City's records do not show that such pro-rata charges were paid at the time of platting, prior to issuance of a building permit or Public Works Construction permit for said infrastructure.

c) Such charges shall be placed in trust funds for the reimbursement of the developer who oversized the line and transmitted to such developer as soon as practicable.

d) Pro-rata contracts shall not exceed ten (10) years; and, upon expiration, such charges shall not be collected.

The pro-rata shall become effective once executed by the City Manager's office and the documentation shall be recorded by the City within the County of the lots served by the water or wastewater line. The developer shall pay the costs for recordation as outlined in Article 22.2.3.7 Filing Fees.

SECTION 3 - IMPACT FEES

22.3.1 Purpose

Pursuant to the provisions of Chapter 395, Texas Local Government Code and Article 11, Section 5 of the Texas Constitution, the City of Grand Prairie may impose fees upon each new development project to pay the costs of constructing capital improvements and facility expansions necessary to serve new development.

Impact fees established by this Article are additional and supplemental to, and not in substitution of, any other requirements, tax, fee, charge, or assessment which is lawfully imposed by the City on the development of land or the issuance of building permits or certificates of occupancy. The impact fee is intended to be consistent with and to further the policies of the City's Comprehensive Plan, the impact fee capital improvements plan, and zoning ordinances, subdivision regulations and other City policies, ordinances and resolutions by which the City of Grand Prairie seeks to ensure the provision of adequate public facilities in conjunction with the development of land.

The City may finance capital improvements or facilities expansions designated in the impact fee capital improvements plan through the issuance of bonds, through the formation of public improvement districts or other assessment districts, or through any other authorized mechanism, in such manner and subject to such limitations as may be provided by law, in addition to the use of impact fees.

22.3.2 Definitions

Advisory Committee: The Advisory Committee shall be composed of five members appointed by the City Council. The composition of the Advisory Committee shall meet the requirements of Texas Local Government Code Section 395.058(b), as amended. One ad hoc voting member shall be a representative from the extraterritorial jurisdiction of the City in which impact fees will apply and is not required to be a citizen of the City of Grand Prairie. For the purposes of Section 2-7(k) of the Grand Prairie Code of Ordinances, the Advisory Committee shall be considered an ad hoc committee.

Assessment: The determination of the amount of the impact fee per service unit that is imposed on new development pursuant to this Article.

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.

Capital Improvements Plan: The Capital Improvements Plan adopted by the City Council, as updated and amended pursuant to this Article. 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.

City: The City of Grand Prairie, Texas.

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.

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 better serve existing development.

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 **Schedule 22.3.1** of this Article.

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.

Impact Fee: Either a charge or assessment for roadway or water or wastewater facilities imposed as set forth in this Article 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 (**Article 12, "Platting,"** of the Unified Development Code), 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 wastewater mains for lines.

Impact Fee Statute: Chapter 35 of the Texas Local Government Code, as amended.

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.

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 **Schedule 22.3.1** of this Article.

New Development: 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.

Non-Residential Property: For the purpose of this Article, any property that is not residential in nature as defined in this Article and the Unified Development Code.

Residential Property: For the purpose of this Article, 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.

Service Area: 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.

Service Unit: In the case of water and wastewater facilities, the service unit shall be five-eights 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.

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 wastewater 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.

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.

22.3.3 Advisory Committee

The land use assumptions and Capital Improvements Plan upon which impact fees are based shall be updated at least every five (5) years, or as prescribed or as prescribed by state statute. Alternatively, the City Council may, pursuant to the provisions of Section 395.0575 of the Local Government Code, make a determination that no such update is required.

22.3.3.1 The Advisory Committee serves in an advisory capacity and is established for:

A. To advise and assist the adoption of land use assumptions;

B. To review the capital improvements plan and file written comments;

C. To monitor and evaluate implementation of the capital improvements plan;

D. To file semi-annual reports with respect to the progress of the Capital Improvements Plan and report to the City Council any perceived inequities in implementing the plan or imposing the impact fee; and

E. To advise the City staff and Council of the need to update or revise the land use assumptions, Capital Improvements Plan and impact fee.

22.3.3.2 The Advisory Committee shall elect a chairperson to preside at its meetings and a vice-chairman to serve in his absence. All meetings of the committee shall be open to the public and posted at least 72 hours in advance. Robert's Rules shall, in so far as applicable, govern the conduct of the Committee's business. A majority of the membership of the Committee shall constitute a quorum.

22.3.3.3 All professional reports concerning the development and implementation of the capital improvements plan shall be made available to the Advisory Committee.

22.3.4 Administrative Responsibilities

The Public Works Department shall be responsible for the administration of **Section 3 of Article 22, "Impact Fees,"** and shall:

A. Provide assistance and administrative support to the Advisory Committee.

B. On behalf of the City, receive all reports and recommendations of the Advisory Committee.

C. Keep the land use assumptions, the Capital Improvements Plan and the service area map on file, and afford the public reasonable access to those documents.

D. Provide for the calculation of impact fees in accordance with **Section 3 of Article 22, "Impact Fees."**

E. Direct and coordinate activities of other City departments involved in the implementation of this Article, including the collection, investment, disbursement, and refund of impact fees, and the maintenance of appropriate accounting and other records in accordance with this Article.

F. Take such other actions as may be necessary or desirable to carry out the provisions of this Article.

22.3.5 Periodic Updates Required

The land use assumptions and Capital Improvements Plan upon which impact fees are based shall be updated at least every five (5) years, or as prescribed or as prescribed by state statute.

Alternatively, the City Council may, pursuant to the provisions of Section 395.0575 of the Local Government Code, make a determination that no such update is required.

22.3.6 Impact Fee Required; Exceptions

22.3.6.1 No building permit shall be granted for new construction of any property nor shall any original water or wastewater service connection be made or service commenced unless and until impact fees required by this Article are assessed and collected or a written agreement is entered into with the developer and approved as to the form by the City Attorney providing for a different type of payment.

22.3.6.2 For new development located on property which was platted under the procedures of the City prior to adoption of this Article, impact fees shall not be due on any service unit for which a valid building permit is issued prior to June 12, 1991.

22.3.6.3 Impact Fees shall not be due for any mobile home which does not utilize a water or wastewater service connection and which receives a Specific Use Permit per **Article 5, Section 8** of this Unified Development Code.

22.3.6.4

22.3.7 Assessment of Impact Fees

22.3.7.1 For property which is submitted for approval pursuant to the City's subdivision regulations after the effective date of this Article, impact fees shall be assessed at the time of final plat approval and release for recordation, and shall be the amount of the impact fee rate per service unit then in effect as set forth in **Schedule 22.3** for water and wastewater facilities as computed by the procedures set forth in **Section 22.3.8** of this Article.

22.3.7.2 For property which was platted prior to June 12, 1990 and for property which is proposed to be developed without platting, assessment shall be at any time after the effective date of this Article, and shall be the amount of the allowable impact fee rate per service unit set forth in **Schedule 22.3** for water and wastewater facilities.

22.3.7.3 Following assessment of impact fees as required in Subsection 22.3.7.1, impact fees per service unit for the property may not be increased unless the number of service units to be developed on the property increase. Should the service units be increased, a new assessment shall occur and impact fees shall be increased in an amount equal to the current impact fee per service unit multiplied by the differences in number of service units.

22.3.7.4 Following lapse or expiration of approval for a plat, a new assessment must be made at the time a new application for such property is filed.

22.3.7.5 An application for an amending plat made pursuant to V.T.C.S. Local Government Code, Section 212.016 and Platting Rules and Regulations, subsection 12.11.4 is not subject to reassessment for an impact fee.

22.3.8 Calculation of Impact Fees

22.3.8.1 Following the filing and acceptance of an application for a building permit, or the request for connection to the City's water or wastewater system, the City shall compute the impact fees due for the new development in the following manner:

A. For water and wastewater facilities, the amount of impact fee due (exclusive of credits) shall be determined by multiplying the number of service units attributable to the new development by the service unit impact fee established in **Schedule 22.3.1** of this Article. The number of service units attributable to the new development shall be the equivalent number of service units for the water meter size (or in the case of a replacement water meter, the incremental increase in water meter size) serving the new development determined in accordance with **Schedule 22.3.1**.

B. The amount of each impact fee due shall be reduced by any allowable credits for the category of capital improvements as provided by **Section 22.3.10** of this Article.

C. The total amount of the impact fees due for the new development shall be calculated and attached to the development application, or, if to be paid at some later date, to the request for permit or connection as a condition of approval.

D. For new development consisting of an irrigation system connected to a new water meter that is located on property already served through a separate water meter, the water impact fees due pursuant to Article 22.3.8.1.A shall be reduced by 50%.

22.3.8.2 Replatting shall not require recalculation of impact fees unless the number of service units is increased. If a new development increases the number of service units, a new assessment shall occur and the impact fee shall be recalculated as provided by **Subsection 22.3.7.3**.

22.3.8.3 Impact fees for requests for connection to the wastewater system when no water meter exists shall be calculated based on the equivalent of five eights (5/8) meter (1 service unit). Subsequently, upon request for connection to the water system, the impact fee for water shall be calculated using actual meter size. No adjustment for the wastewater fee shall be calculated and collected unless the existing wastewater connection is to be replaced by a larger service.

22.3.8.4 Upon application for a residential use which generates more roadway service units than have been paid for, the impact fee will be recalculated and building permits shall not be granted until the additional number of service units are paid for by the applicant.

22.3.9 Payment and Collection of Impact Fees

22.3.9.1 The impact fees due for the new development shall be collected prior to or at the time of issuance of the building permit and prior to or at the time of connection to the City's water or wastewater system for water or wastewater facilities unless an agreement

between the developer and the City has been executed providing for a different time of payment.

22.3.9.2 In its sole discretion, and subject to approval by the Director of Public Works, the City may permit the developer or property owner, upon written application to pay impact fees for all or a portion of single-family residential lots at the time of final plat recording for such development, in the amounts provided in Subsection 22.3.9.1 of this Article.

22.3.9.3 Impact fees may be assessed but not collected for property where service is not available unless:

A. The City commits to commence construction of necessary facilities identified in the Capital Improvements Plan within two years and have service available in a reasonable time not exceeding five years; or

B. The City agrees in writing to permit the owner of the property to construct or finance the required capital improvement or facility expansion and agrees that the costs incurred or funds advanced will either:

1. Be credited against the impact fees otherwise due from the new development;

2. Reimburse the owner for such costs from impact fees paid from other new developments that will use such capital improvements or facility expansions in which case fees shall be reimbursed to the owner at the time collected as other new development plats are recorded; or

3. The owner voluntarily requests that the City reserve capacity to serve future development and the City and the owner enter into a valid written agreement.

22.3.9.4 The owner of property for which there is a recorded plat may enter into a written agreement with the City providing for the time and method of payment of impact fees, which agreement shall be approved by the City Attorney and shall prevail over any contrary provision of this Article.

22.3.9.5 Notwithstanding anything to the contrary in this Article, no impact fees shall be payable in any of the following circumstances:

A. No wastewater impact fees are due for new development consisting of an irrigation system connected to a new water meter that is located on property already served through a separate water meter.

B. No water or wastewater impact fee shall be due for new development consisting of a water line connected to a water main used exclusively for fire protection.

22.3.10 Credits

22.3.10.1 Credits against impact fees for water facilities shall be allowed for water facilities in the Capital Improvements Plan that the City requires an owner to construct at the

owner's expense (or that an owner constructs pursuant to a development agreement) and that are not reimbursable to the owner from water pro-rata charges collected under other provisions of the City's Unified Development Code.

22.3.10.2 The amount of each credit allowed for construction of a facility in the Capital Improvements Plan shall equal the product obtained by multiplying the following:

A. The value of the land improvements in the Capital Improvements Plan for the calculation of the maximum fee rate assessed in this Article (regardless of the actual value of land dedicated and constructed); by

B. A fraction, the numerator equal to the impact fee rate used in calculating the fee payable per service unit for the new development and a denominator equal to the maximum impact fee rate per service unit assessed pursuant to this Article.

22.3.10.3 If the value of the facility on the Capital Improvements Plan cannot easily be determined, or if the credit is for an item not on such plan, its value (to be multiplied by the fraction contained in 22.3.10.2B) shall be assumed to be the documented expenditure of the developer. For the purpose of initial credit calculation in such event, the engineer's estimate shall be used; provided, however, the developer shall provide documentation to the City after construction as to actual expenditures, including canceled checks if required, and the credit shall be recalculated at such time and additional fees paid or excess fees refunded as a condition of building permits.

22.3.10.4 The City and the owner may enter into an agreement providing that in addition to the credit, the owner will be reimbursed for all or a portion of the costs of such facilities from pro rata charges collected from others who connect to such facilities and from impact fees as received from other new developments that will use such capital improvements or facility expansions. Pro rata charges paid shall be credited against impact fees in the same manner as expenditures for facilities constructed as set forth in Subsection 22.3.10.2 of this Article.

22.3.10.5 An owner shall be entitled to a credit against any category of impact fee as provided in any written agreement between the City and the owner.

22.3.10.6 Credits shall be allowed only to the extend of land and completed improvements accepted by the City at the time the impact fee is payable unless:

A. Impact fees are paid for residential property at the time a plat is released for recording, in which case credit shall be allowed at the time of payment of the impact fees, and completion and acceptance of the land and improvements by the City shall be a condition to the issuance of any building permit for construction of dwellings on such residential property; or

B. The City otherwise agrees in a development agreement.

22.3.10.7 Unless the City otherwise agrees in a development agreement, allowed credits shall be applied to reduce impact fees only when an impact fee is actually paid, and no one

shall be entitled to any refund or reimbursement of any credit allowed but not so applied. Any unapplied credit may, however, be applied against impact fees attributable to any additional new development on the same land in the future.

22.3.10.8 Unless the City otherwise agrees in a development agreement, credits under this Article shall be an incident of ownership of the land on which new development occurs, and may not be assigned or transferred separately from the land. Unless the City otherwise agrees in a development agreement, if any land area for which a credit has been allowed is owned by more than one owner, the City shall allocate the credit pro-rata based on land area to the owner then obligated to pay impact fees. The City shall never have any duty to investigate the ownership of land, but may rely fully on information submitted by the party requesting a credit under this Article.

22.3.10.9 No credit for construction of any facility shall exceed the total amount of impact fees due from the development for the same category of improvements.

22.3.10.10 The City may credit against impact fees due the reasonable value of water, wastewater, pursuant to rules established in this Section, including the value of rights-of-way for capital improvements, dedicated, constructed or paid pursuant to an agreement with the City on or after January 1, 1980, and prior to the effective date of this Article, if the owner provides documentary evidence of such dedication, construction, improvements, fees, charges, and payments acceptable to the City.

22.3.10.11 No credit shall be allowed under this Article unless an application is first submitted to the City requesting the credit. The application shall be accompanied by any materials that the City requires to verify the applicant's entitlement to the credit or the amount of the credit.

22.3.11 Agreement for Capital Improvements

22.3.11.1 An owner of a new development may construct or finance a capital improvement or facility expansion designated in the impact fee Capital Improvements Plan, if required or authorized by the City, by entering into an agreement with the City prior to the issuance of any building permit for the development. The agreement shall be on a form approved by the City, and shall identify the estimated cost of the improvement or expansion, the schedule for initiation and completion of the improvement or expansion, a requirement that the improvement be designated and completed to City standards and such other terms and conditions as deemed necessary by the City. The agreement shall provide for the method to be used to determine the amount of the credit to be given against impact fees due for the development.

22.3.11.2 In the event that the City elects to reimburse an owner for the dedication, construction or financing of a capital improvement or facility expansion designated in the impact fee Capital Improvements Plan, the terms of reimbursement shall be incorporated in the agreement required by Subsection 22.3.12.1.

22.3.12 Expenditures and Accounting for Fees and Interest

22.3.12.1 All impact fees collected shall be deposited in interest bearing accounts clearly identifying the category of capital improvements or facility expansions within the service area for which the fee is adopted.

22.3.12.2 Interest earned shall be credited to the account and shall be subject to the same restrictions on expenditures as the funds generating such interest.

22.3.12.3 22.3.13.3 Impact fees and the interest earned thereon may be spent only for the purposes for which such fee was imposed as shown in the Capital Improvements Plan.

22.3.12.4 The records of the accounts into which impact fees are deposited shall be open for public inspection and copying during ordinary business hours.

22.3.13 Relief Procedures

22.3.13.1 Any person who has paid an impact fee or an owner of land upon which an impact fee has been paid may petition the City Council to determine whether any duty required by this ordinance has not been performed within the time so prescribed. The petition shall be in writing and shall state the nature of the unperformed duty and request that the act be performed within sixty (60) days of the request. If the City Council determines that the duty is required pursuant to the ordinance and is late in being performed, it shall cause the duty to commence with sixty (60) days of the date of the request and to continue until completion.

22.3.13.2 The City Council may grant a variance or waiver from any requirement of this ordinance, upon written request by a developer or owner of property subject to the ordinance, following a public hearing, and only upon finding that a strict application of such requirement would, when regarded as a whole, result in confiscation of the property.

22.3.13.3 The City Council may grant a waiver from any requirement of this ordinance as may be set forth in a developer's tax abatement agreement with the City.

22.3.13.4 If the City Council grants a variance or waiver of the amount of the impact fee due for a new development under this Section, the City shall fund the amount of the reduction in the impact fee by any of the methods set forth in **Section 22.3.12.3** of this Article.

22.3.14 Appeals

22.3.14.1 The property owner or applicant for new development may appeal the following administrative decisions to the City Council:

A. The applicability of an impact fee to the development;

B. The amount of the impact fee due;

C. The availability or the amount of an offset or credit;

D. The application of an offset or credit against an impact fee due;

E. The amount of a refund due, if any.

22.3.14.2 The burden of proof shall be on the appellant to demonstrate that the amount of the fee or the amount of the offset or credit was not calculated according to the applicable schedule of impact fees or the guidelines established for determining offsets and credits.

22.3.14.3 The appellant must file a notice of appeal with the City Secretary within thirty (30) days following the decision. If the notice of appeal is accompanied by a bond or other sufficient surety satisfactory to the City Attorney in an amount equal to the original determination of the impact fee due, the development application may be processed while the appeal is pending.

22.3.15 Refunds

22.3.15.1 On the request of an owner of the property on which a water or wastewater impact fee has been paid, impact fees shall be refunded if existing facilities are available and service is denied or if the City failed to commence construction of facilities required for service within two years of payment of the fee or if such construction is not completed within a reasonable time but not in any event in more than five years from the date of payment of the fee.

22.3.15.2 Upon completion of capital improvements or facility expansions identified in the capital improvements plan, the impact fee shall be recalculated utilizing actual costs. If the impact fee based on actual cost is less than the impact fee paid, the City shall refund the difference if such difference exceeds the impact fee paid by more than ten percent.

22.3.15.3 Any impact fee funds not expended within ten years after payment shall be refunded.

22.3.15.4 Refunds shall bear interest calculated from the date of collection to the date of refund at the statutory rate set forth in Article 5069-1.03, Vernon's Texas Civil Statutes or its successor statute.

22.3.15.5 All refunds shall be made to the record owner of the property at the time the refund is paid. However, if the impact fees were paid by another political subdivision or governmental entity, payment shall be made to the political subdivision or governmental entity.

22.3.15.6 The owner of the property on which an impact fee has been paid or another political subdivision or governmental entity that paid the impact fee has standing to sue for a refund under this section.

22.3.15.7 If the building permit for a new development for which an impact fee has been paid has expired, no utility connections for that category of improvements have been made to the development, and a modified or new application has not been approved within

six months of such expiration, the City shall, upon written application, refund the amount of the impact fee to the record owner of the property for which the impact fee was paid. If no application for refund pursuant to this subsection is filed within this period, no refund shall be come due.

Continue on Next Page …

22.3.16 Impact Fee Schedules

Schedule 22.3-1a
Water & Wastewater Impact Fee (North Sector)

Actual Water Meter Size (Inches)	Equivalent Number of Service Units	Impact Fee Rate* Per Service Unit	
		Water	Wastewater
5/8”	1	$1,711.00	$843.00
3/4”	1.5	$2,567.00	$1,264.50
1”	2.5	$4,278.00	$2,107.50
1.5”	5	$8,555.00	$4,215.00
2”	8	$13,688.00	$6,744.00
3”	16	$27,376.00	$13,488.00
4”	25	$42,775.00	$21,075.00
6”	50	$85,550.00	$42,150.00
8”	80	$136,880.00	$67,440.00
10”	115	$196,765.00	$96,945.00

** The “fee rate” listed in this column is the rate to be used in calculating water and wastewater facility impact fee amount pursuant to **Section 22.3.8.1A** of this Article.*

Schedule 22.3-1a (Continued)
Water & Wastewater Impact Fee (South Sector)

Actual Water Meter Size (Inches)	Equivalent Number of Service Units	Impact Fee Rate* Per Service Unit	
		Water	Wastewater
5/8”	1	$4,676.00	$1,624.00
3/4”	1.5	$7,014.00	$2,436.00
1”	2.5	$11,640.00	$7,862.50
1.5”	5	$23,380.00	$8,120.00
2”	8	$37,408.00	$12,992.00
3”	16	$74,816.00	$25,984.00
4”	25	$116,900.00	$40,600.00
6”	50	$233,800.00	$81,200.00
8”	80	$374,080.00	$129,920.00
10”	115	$537,740.00	$186,760.00

** The “fee rate” listed in this column is the rate to be used in calculating water and wastewater facility impact fee amount pursuant to **Section 22.3.8.1A** of this Article.*

… Continue on Next Page

SECTION 4 - TAP FEES

22.4.1 Purpose

Under Chapter 26 of the City Code of Ordinances, The City provides taps to existing water and wastewater services to persons who have obtained a permit to procure water or discharge wastewater. Rates are determined by the classification for which the applicant qualifies; residential, commercial or industrial.

22.4.2 Definitions

For the purposes of applying service rate classifications to individual accounts, the following definitions shall apply. The director of utility services shall determine the appropriate rate classification for each account.

Residential Single and multi-family properties used primarily for residential purposes.

Commercial Entities engaged primarily in the sales of goods or services, or other non-manufacturing commercial uses.

Industrial Entities engaged primarily in the manufacturing, fabrication or assembly of products.

Governmental Properties owned or operated by city, county, state or federal governments, as well as properties owned or operated by public school or community college districts.

Continue to Next Page …

22.4.3 Tap Fees:

Water Meter Cost on Existing Taps:

5/8" x 3/4" Meter	$150.00
1" Meter	$200.00
1 ½" Meter	$350.00
2" Meter	$450.00
3" and Larger Meters (Owner Provides City Approved Meters)	

Request for Tap Fee for Water:

3/4" x 3/4" Meter (Plus $9.00 Per 1-Foot for each service foot over 35'; 60' Maximum)	$897.78
1" Tap w/1" Meter (Plus $9.00 Per 1-Foot for each service foot over 35'; 60' Maximum)	$997.00
1 ½" Tap w/1 ½" Meter (Plus $10.00 Per 1-Foot for each service foot over 35'; 60' Maximum)	$1,250.00
2" Tap w/2" Meter (Plus $12.00 Per 1-Foot for each service foot over 35'; 60' Maximum)	$1,496.00
3" and Larger Meter (Owner Provides City Approved Meters)	

Request for Tap Fees for Wastewater:

Less Than 35' in Length and Less Than 10' in Depth	$1,250.00
Over 35' in Length and Less Than 10' in Depth (Plus $35.00 Per 1-Foot Over 35')	$1,250.00
*Relocate Existing Water Meter (8' Maximum)	$650.00

*****Request for Locates for Water or Wastewater Services:**

City staff locates for existing water or wastewater service $650.00

** A new tap may be required if existing facilities are not adequate for the requested adjustment. Payment for the relocation(s) shall be credited toward the cost of the new tap. The difference in the cost is the responsibility of the property owner.*

*** Any tap not performed by City or sewer taps over 10' depth is required to be installed by a bonded utility Contractor, have engineering plans prepared and Contractor required to obtain a Construction Permit with 4% inspection fee and provide a 2-Year (100% of Contract Price) Maintenance Bond.*

****Payment for locate of a service shall be credited toward the cost of a new tap if it is determined that no service existed for the lot. The difference in the cost is the responsibility of the property owner.*

Continue to Next Page …

SECTION 5 - DISASTER WARNING SIREN FEE

22.5.1 Purpose

This ordinance is adopted to insure that adequate early warning sirens are provided to meet the additional need created by new development.

22.5.2 Definitions

For purposes of this ordinance, the following words, except where the context clearly indicates otherwise, shall be defined as follows:

1. "Commission" shall mean the Planning and Zoning Commission of the City of Grand Prairie, Texas.

2. "Council" shall mean the City Council of the City of Grand Prairie, Texas.

3. "Sub-divider or Developer" shall mean an individual, firm, association, syndicate, co-partnership, corporation, or other organization dividing or proposing to divide land, developing or making improvements to such land, so as to effect a subdivision of land hereunder for himself, or for itself, or for another.

4. **"**Subdivision" shall mean the division of any lot, tract, or parcel of land into two (2) or more lots or sites for the purpose of sale or of building development, whether immediate or future. The term includes re-subdivision or re-platting of an existing subdivision, building upon, or other development of land. When appropriate to context, the term subdivision shall relate to the process or subdividing or to the land subdivided. Subdivisions of mobile home spaces for sale, lease or rent shall comply with all provisions of the City of Grand Prairie Code of Ordinances regulating mobile home parks, as it now exists or it may hereafter be amended.

22.5.3 General Requirements

1. The Council hereby establishes a Disaster Warning Siren Fee which shall be calculated as follows:

   FEE = (NUMBER OF ACRES PLATTED) X (COST PER ACRE)*
   ** The cost per acre will be based upon the cost of the last bid siren.*
   Note: Contact the Planning and Development or Fire Departments for the current bid.

   The number of acres served is determined by the radius (in feet) served by the siren squared, time 3.1416, divided by 43,560 square feet per acre.

   Example: If a siren serves a 5,000 ft radius the formula would be $5{,}000^2$ x 3.1416 / 43,560 sq. ft. = 1,803 acres served by one siren.

   If the cost of the last bid siren was $50,000, the fee would be $27.73 per acre. {$50,000 / 1803 = $27.73}

2. The provisions of this ordinance shall apply to all new development within the City of Grand Prairie and all subdivisions within its extraterritorial jurisdiction after the effective date of the ordinance:

   A. Development for which a final plat is required to be submitted to the City for approval in accordance with state law and the ordinances of the City; or,

   B. Existing vacant platted lots for which a building permit has not yet been issued by the City.

3. ***Payment Required:*** The Council hereby establishes that the owner of any property which is to be developed and to which this ordinance applies, shall pay to the City at the time of subdivision platting or upon issuance of a building permit for existing platted lots on the effective date of this ordinance a Disaster Warning Siren Fee to provide for the early warning siren needs created by such development, in accordance with the provisions of this ordinance.

4. ***Time of Payment:*** Payment of the Disaster Warning Siren Fee required herein shall be paid as a condition of approval of any final plat or replat. Payment shall be made prior to the filing of the plat unless otherwise stated in a facilities agreement approved by the Council. As applied to existing platted lots, the fee shall be paid at the time of issuance of the building permit(s).

5. ***Early Warning Siren Fund:*** All cash payments paid to the City in accordance with this ordinance shall be deposited in a separate Early Warning Siren Fund. The City shall account for all such payments with reference to each development for which the payment is made.

6. ***Use of Funds:*** Any payments made to the Early Warning Siren Fund shall be used solely for the acquisition, development, expansion, or upgrading of early warning sirens.

7. ***Right to Refund:*** If all or part of the payments made pursuant to this Ordinance are not expended, or not under contract to be expended for the purposes authorized herein, within ten (10) years of the date that 95% of all certificates of occupancy have been issued for the completed development of the property for which the payments were made, the person or entity who made such payment shall be entitled to a refund of all unexpended funds if a written request for such refund is made within one (1) year of entitlement. If no such timely request is made, the right to a refund of the unexpended funds shall be considered waived.

8. ***Disaster Warning Siren Map:*** The City Secretary shall maintain a Disaster Warning Siren Map open to public inspection, indicating the sphere of influence of the early warning sirens put in place.

22.5.4 Penalties, Sanctions, and Determinations

1. ***Requirements to be Satisfied Prior to Development:*** It shall be unlawful for any person who is required to pay the Disaster Warning Siren Fee as required by this ordinance, to begin, or allow any other person or contractor to begin, any construction or improvements on any land

within the development to which this ordinance applies, until the required payment is made to the City in accordance with this ordinance.

2. ***Permits and Services to be Withheld:*** No building permits shall be issued for, and no permanent utility services shall be provided to any land within any development to which this ordinance applies until the required payment of the Disaster Warning Siren Fee is made to the City in accordance with this ordinance.

3. ***Request for Adjustments:*** A request for adjustment to the Disaster Warning Siren Fee must be submitted in writing to the City Manager. Adjustments shall only be granted upon, (i) showing a good and sufficient cause; (ii) a determination that failure to grant the adjustment would result in exceptional hardship to the applicant, and (iii) a determination that the granting of a adjustment will not result in increased threats to public safety, extraordinary public expense, create nuisances, or conflict with existing local laws or ordinances. All determinations made by the City Manager shall be final.

Article 23

MASTER TRANSPORTATION PLAN

REVISION ADOPTED: September 2, 2025

CASE NUMBER: TAM-25-08-0003

ORDINANCE NO. 11756-2025

ARTICLE 23: MASTER TRANSPORTATION PLAN

Table of Contents

		Page No.
Section 1	*General*	*23-2*
Section 2	*Plan Objectives*	*23-2*
Section 3	*Existing Conditions*	*23-3*
Section 4	*Roadway Classifications*	*23-4*
Section 5	*Levels of Service*	*23-7*
Section 6	*Intersection Design*	*23-12*
Section 7	*Design Criteria*	*23-17*
Section 8	*Design Standards*	*23-19*
Section 9	*Roadway Typical Cross Sections*	*23-21*
Section 10	*Access Management*	*23-39*
Section 11	*Traffic Impact Analysis Guidelines*	*23-42*
Section 12	*On Street Bike Plan*	*23-48*
Section 13	*Encroachment of Public Right-Of-Way*	*23-52*

ARTICLE 23: MASTER TRANSPORTATION PLAN

SECTION 1 - GENERAL

23.1.1 The Master Transportation Plan is designed and developed to provide a sound structural framework for future growth and development. This plan coordinates the use of streets and on-road bicycle routes. It is a guide used to coordinate individual developments in the City of Grand Prairie to the overall community. The plan encourages the creation of neighborhoods, minimizing traffic movement through those neighborhoods, providing alternative modes of transportation and providing high capacity routes for moving regional traffic to and from the City. The plan establishes right-of-way, pavement, recommended alignment, intersection standards and on-street bicycle routes based on forecasted future traffic volumes and economic development. These volumes are based on a level of service the City wishes to provide. The developed plan also creates a comprehensive concept around which all agencies responsible for thoroughfare development can coordinate their individual efforts. The Master Transportation Plan addresses the need for multimodal transportation and streets to provide greater, more convenient accessibility to all parts of the City and to the adjacent metropolitan area. The traffic and transportation design data and policies contained in this document provide required standards and criteria for issues frequently encountered in land development. These standards and criteria are intended to insure consistent design practices in new development or the redevelopment of land in Grand Prairie and its extra-territorial jurisdiction.

23.1.2 In addition to this written document, the Master Transportation Plan, The City of Grand Prairie also maintains the Thoroughfare Map that shows the street classification in a graphical format. The Thoroughfare Map is contained in an Appendix to the Unified Development Code.

SECTION 2 - PLAN OBJECTIVES

23.2.1 The City of Grand Prairie Master Transportation Plan was developed by combining and inter-relating the existing roadway system, programming improvements and projected demands of the roadway system.

23.2.2 The basis for the plan and associated network was the Mater Transportation Plan adopted on February 15, 2011 by the City Council and followed by the Grand Prairie Master Thoroughfare Plan Map adopted by City Council on February 17, 2015. As the City of Grand Prairie has grown in population, employment and density there is a growing need to address additional transportation issues.

23.2.3 In past years, the City undertook a sector-focused planning process. As each sector was addressed, goals, objectives and policies were developed to address transportation issues within that sector, as well as transportation issues that affected the entire City. These issues were met with the issuance of the Grand Prairie Thoroughfare Plan. This document amends and supersedes the existing Grand Prairie Thoroughfare Plan, unifies the transportation components of the original individual sector plans and addresses multimodal requirements into an overall Master Transportation Plan for the City of Grand Prairie.

SECTION 3 - EXISTING CONDITIONS

23.3.1 The centralized location of Grand Prairie within the Dallas/Fort Worth metropolitan area makes it essential that consideration be given to the impact of regional traffic on the City's thoroughfare network. With this in mind, the Grand Prairie Master Transportation Plan has been designed within the general framework of the regional thoroughfare system. The integration of the various plans has been done through coordination with the North Central Texas Council of Governments' (NCTCOG) Metropolitan Transportation Plan (MTP).

23.3.2 The elements of the existing regional network that directly influence Grand Prairie include two east-west freeways, Interstate 30 and Interstate 20. These freeways provide the primary access routes between Dallas and Fort Worth and are among the most heavily traveled roads of the regional network – each carrying over 190,000 vehicles per day through Grand Prairie. The frontage roads along these two freeways provide the regional interface with the local roadway network for origins and destinations in the city.

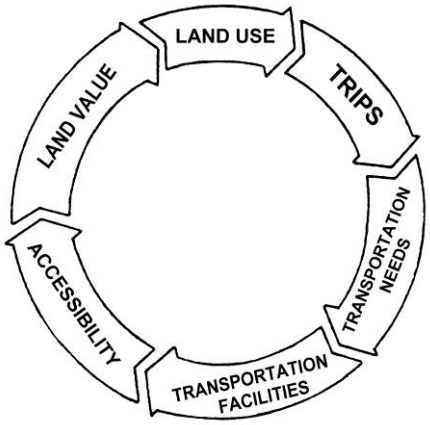
23.3.3 State Highway 161, a north-south toll road with free frontage roads, extends from Interstate 20 on the south to north of the City's northern boundary with Irving and extends through the northern cities of the Metroplex as the President George Bush Turnpike and connects back to IH 30 in Garland/Mesquite. Though the segment between IH 20 and IH 30 was constructed as a limited access highway only a few years ago, it currently carries about 120,000 vehicles per day. The ease of access to and from the region from this corridor has spurred growth of employment, population and density in the SH 161 corridor in Grand Prairie.

23.3.4 Another element of the regional thoroughfare network that influences Grand Prairie is State Highway 360. This north-south freeway, just west of the city limits, provides interchanges with SH 183, IH 30, IH 20 and most recently to US 287, with plans to extend it southward to US 67. The roadway serves a significant amount of commercial and industrial uses along this length, and currently carries about 200,000 vehicles per day. Plans are underway to replace the existing clover leaf interchange with a direct interchange with Interstate 30. With a completion date of 2020, the new roadway configuration will have a significant impact on freeway operations in Grand Prairie.

23.3.5 US 287 passes northwest to southeast through the southern sector of Grand Prairie and is experiencing ever-increasing volumes, for which TxDOT is incrementally building US 287 as a freeway section with grade separated interchanges and frontage roads, most recently at SH 360.

23.3.6 While regional traffic is a significant portion of traffic on highways in Grand Prairie, due to the city's central location within the metroplex, traffic that either begins or ends its trip within a community traditionally represents the majority of trips on the highway in the urban area. Land use and transportation are interrelated; policies and decisions for one needs to consider the other. In the long-term, a balance needs to be established between transportation and land use to better accommodate future growth and development.

23.3.7 The basic relationship between land uses and transportation facilities are illustrated in the figure at right. Continued operation of the cycle leads to more intensive land uses on more expensive land with greater transportation demands. If not properly managed, the cycle may lead to deficiencies in and culminate in breakdowns within the transportation system. The land use/transportation cycle shows that it is vital for transportation facilities to be monitored and protected from functional obsolescence.



SECTION 4 - ROADWAY CLASSIFICATION

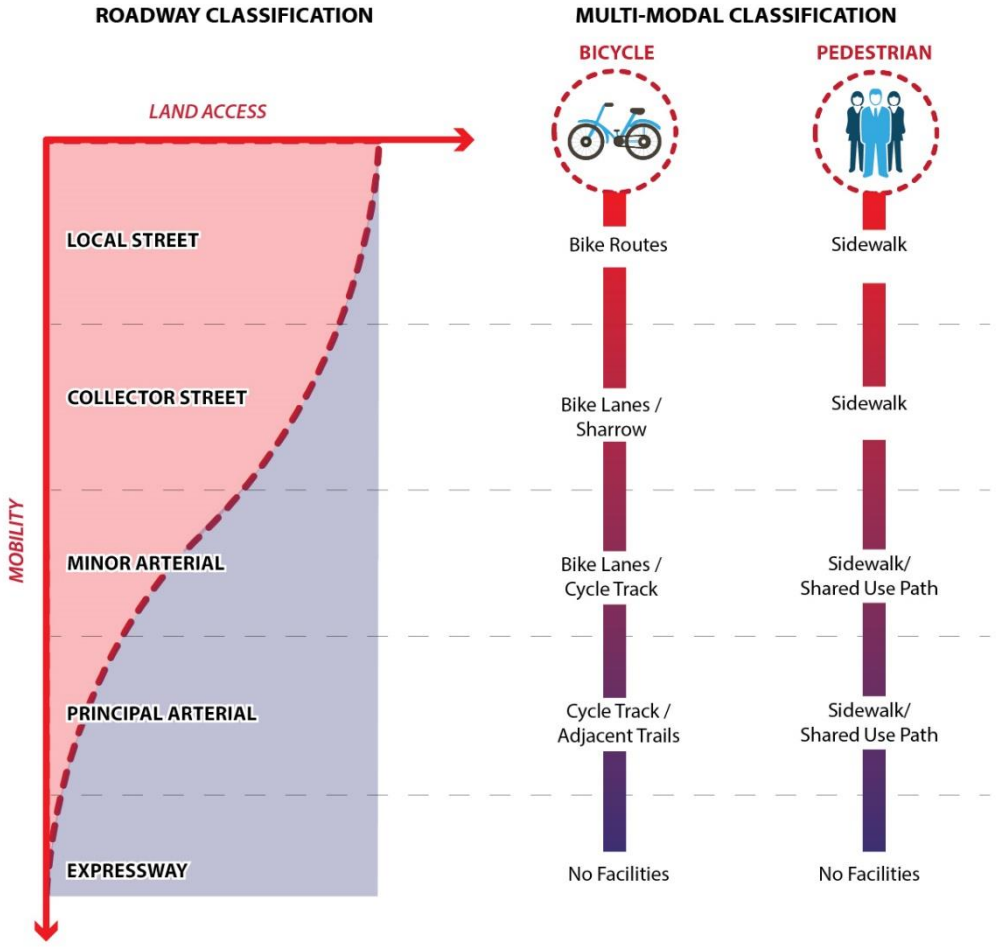
23.4.1 To prevent functional obsolescence of the transportation facilities referenced in the land use/transportation cycle, a hierarchical system that defines the role of each street needs to be established. This functional classification in turn translates into physical design features concerning cross section, vertical and horizontal alignment standards, pavement width, access management, multimodal accommodations, etc.

23.4.2 The commonly used functional classification consists of a hierarchy of streets that range from those that facilitate areawide traffic movement to those that provide local mobility and access to adjacent properties. Figure 1 illustrates the relationship between access and mobility. Mobility refers to the movement of traffic, both in terms of speed and capacity, while access refers to the accessibility of adjacent properties from the particular street. Local and collector streets provide the most access to adjacent properties, but are limited in terms of speed and capacity; arterials provide a greater mobility, but limited land use access. With this in mind, streets that carry a higher volume of traffic, such as a principal arterial, should have a limited number of intersections and curb cuts in order to minimize the friction between faster and slower traffic movements.

23.4.3 Transit, bicycle, and pedestrian modes also have facility/service types that are most suited for each mode of travel along the various street type classifications. They are shown relationally for each classification in Figure 1. In addition, multi-use paths in separate right-of-way are another type of facility that can provide transportation utility as well as recreational uses.

23.4.4 Application of functional classification and design principals lead to an optimized circulation system. Major advantages include: preservation of residential neighborhoods, long-term stability in land use patterns and value of commercial properties, fewer traffic accidents, and a decreased proportion of urban land devoted to streets. In areas developed in accordance with functional circulation concepts, approximately 20 percent of the urban land is devoted to streets, including arterials, while in a typical gridiron system, 30 percent or more is tied up in streets.

Figure 1. Land Use Access and Mobility for Roadway Classifications



23.4.5 ***Freeway/Tollway:*** The freeway or tollway, also called highway, is the highest capacity thoroughfare in the transportation system, and are typically constructed and managed by TxDOT or NTTA. This thoroughfare usually has full or partial control of access from the adjacent land and streets. Interchange with the crossing street network is typically restricted to principal and minor arterials, typically one mile or more apart, and land adjacent to the freeway is usually accessed by a parallel frontage road that is separated from the main freeway lanes. All thoroughfare crossings are typically grade separated.

23.4.6 ***Principal Arterial:*** A network of principal arterials serves intra-urban and sub-regional traffic and can relieve short trips from overloading the nearby system of highways, while also serving as the conduits between local traffic and the regional highway network. The primary function of the principal arterial is to provide for continuity and high-volume traffic movement between major traffic centers (neighborhoods, commercial centers, etc.). These thoroughfares are usually spaced at approximately one (1) mile intervals, unless terrain or barriers create a need for greater or lesser spacing. The minimum principal arterial cross section contains two moving traffic lanes in any one direction. Since these thoroughfares do carry high volumes of traffic, it is essential that they have continuous alignment and have minimal deterrents to the effectiveness of traffic flow. The two directions along principal arterial roadways are normally divided by a raised median and.

provide left turn lanes that are separated from the oncoming traffic lanes. This treatment minimizes the points of conflict along the roadway and thus reduces the crash potential and maintains a high quality of traffic flow. Some principal arterials consist of a pair of one-way streets.

23.4.7 ***Minor Arterial:*** The primary function of the minor arterial thoroughfare is to provide continuity and effective traffic movement between major traffic centers within the city and connecting to adjacent cities. It generally collects and distributes traffic from lower classified streets onto principal arterials but, due to principal arterial spacing and capacity, may also function as major thoroughfares in limited portions of the City. In the absence of collector streets, minor arterials may also function as neighborhood collector streets, though this is typically not desirable except for higher density multi-family developments. Minor arterials typically provide a minimum of four moving lanes of traffic and left turn movements can be accommodated through the use of continuous left-turn lanes in areas with frequent driveways, unsignalized street intersections, and/or low left turn volumes. A minimum right-of-way of 70 feet is required for minor arterials; the maximum requirement is 100 feet.

23.4.8 ***Collector, Residential:*** A collector street's primary function is to collect and distribute traffic from local access streets to the arterial system. This thoroughfare type is usually positioned to not attract through traffic movements beyond one or at most two arterial streets. Collector streets should align across arterial streets to facilitate local mobility but can be interrupted near the center of the neighborhood so that they are not useful for longer trips. The collector street may also be used as a local street internal to multi-family residential areas, as well as an access route to elementary schools and neighborhood playgrounds.

23.4.9 ***Collector, Commercial:*** The collector is also used as the internal street system for commercial and/or industrial developments. In these types of developments, pavement widths are wider than for residential development and pavement design can be more robust to accommodate a higher percentage of truck traffic. Two moving lanes of traffic, plus any on-street parking are the minimum pavement requirements for a collector street in a commercial area.

23.4.10 ***Local Residential, Urban:*** The function of the local street is to provide access within residential areas and to collector streets. Only vehicles having an origin or destination on the local street are usually attracted to it. With the exception of delivery trucks, trucks are normally prohibited from using local streets as routes to their final destination. Local streets typically provide two moving lanes of traffic and allow parking along the street.

23.4.11 ***Local Residential, Rural***: The rural street design standard is used in areas exhibiting a rural setting with very low development density. Environmentally sensitive or topographically constrained areas with one acre or larger residential lots are usually suitable for this type of street standard.

SECTION 5 - LEVELS OF SERVICE

23.5.1 The purpose of a thoroughfare system is to accommodate the movement of people and goods at an acceptable service level on an appropriate classification of facility that suits the context of its surrounding land uses. The maximum amount of traffic that can be processed along a roadway is generally considered the capacity of that roadway. The capacity of a street is its ability to accommodate a stream of moving vehicles, measured as a flow rate, and is typically expressed in terms of vehicles per hour. The capacity of non-highway roadways can be affected by geometric configuration, operational controls, and environmental elements, including the following factors.

(a) *Signalized intersections.* The operation of frequent signalized intersections and the extent of progressive signal timing will usually be the principal determination of arterial capacities.
(b) *Un-signalized intersections and driveway curb cuts.* Turning movements and crossing volumes can reduce arterial capacity.
(c) *Curb parking or loading.* The entering and exiting activity of parked and dwelling vehicles can intermittently interrupt traffic movement and reduces arterial capacity and the presence of parked cars along the roadway edge tends to reduce travel speeds.
(d) *Lane configuration and width.* Lane widths of less than 11 feet tend to reduce travel speeds along a roadway, especially in the presence of significant percentage of heavy vehicles.
(e) *Turning traffic*. Left-turn and, to a lesser extent, right-turn movements impede the flow of through traffic; these movements are often provided separate turn lanes at key locations.
(f) *One-way operation.* One-way operation is generally more efficient than two-way operation as left-turn conflicts are eliminated, and it is easier to attain traffic signal progression.
(g) *Heavy Vehicles.* Heavy duty vehicles (trucks and buses) take up more space on the roadway and have lower performance characteristics than typical passenger vehicles.
(h) *Pedestrians.* Street crossings with high pedestrian volumes interrupt intersection-turning movements. Standard pedestrian walking speeds effect signal phase and cycle lengths.

23.5.2 The service quality of a thoroughfare is usually related to the rate of traffic flow in comparison to the capacity of the street, though other measures include actual versus free flow travel speeds. This service quality is traditionally described as the level-of-service (LOS) of the roadway. LOS is a qualitative measure of traffic congestion that represents the collective factors of speed, travel time, traffic interruptions, freedom to maneuver, safety, driver comfort and convenience, and operating costs provided by a thoroughfare under a specific traffic volume condition.

23.5.3 To facilitate a common understanding and consistent comparisons of the various levels of traffic congestion, LOS concepts have been derived nationally, based upon research. The Highway Capacity Manual (HCM) and AASHTO Geometric Design of Highways and Streets ("Green Book"), use letters A through F to classify level of service to represent increasing levels of vehicle density, degrading travel speeds and increasing values of delay. Two types of traffic flow can be defined for the quality of their traffic level of service: (1) uninterrupted flow along highways and long segments of arterial roadways, and (2) interrupted flow along arterial and collector roadways in an urban setting.

23.5.4 ***Uninterrupted Flow LOS***. The flow along highways and longer arterials with few traffic signals are characterized as uninterrupted flow. Level of service is compared based upon the density of vehicles in the traffic flow and the ability to maintain posted speed limits.

LOS A: free flow. Traffic flows at or above the posted speed limit and motorists have complete mobility between lanes. Motorists have a high level of physical and psychological comfort. LOS A generally occurs late at night in urban areas and frequently in rural areas.

LOS B: reasonably free flow. Posted speeds or higher are maintained, though maneuverability within the traffic stream is slightly restricted. Motorists still have a high level of physical and psychological comfort. LOS A and LOS B are typically considered together as very high levels of service that utilize less than 45% of the facility's capacity.

LOS C: stable flow, at or near free flow. Ability to maneuver through lanes is noticeably restricted and lane changes require more driver awareness. Most experienced drivers are comfortable, roads remain safely below but close to capacity, and traffic can travel at posted speeds. The threshold of LOS C to LOS D occurs at about 65% of the facility capacity.

LOS D: approaching unstable flow. Speeds slightly decrease as traffic volume slightly increases. Freedom to maneuver within the traffic stream is much more limited and driver comfort levels decrease. It is a common threshold for least desired operation for highways during peak hours, as attaining LOS C would require prohibitive cost and societal impact in bypass roads and lane additions. Facilities operating at LOS D utilize up to about 80% of the facility capacity.

LOS E: unstable flow, operating at capacity. Flow becomes irregular and speed varies rapidly because there are virtually no usable gaps to maneuver in the traffic stream and speeds rarely reach the posted limit. Any disruption to traffic flow, such as merging ramp traffic or lane changes, will create a shock wave greatly affecting traffic operations, and any incident will create serious delays. Driver level of comfort becomes poor. This is a common standard in larger urban areas, where some roadway congestion is inevitable.

LOS F: forced or breakdown flow. Every vehicle moves in lockstep with the vehicle in front of it, with frequent slowing required. Travel time cannot be predicted, with generally more demand than capacity. A road in a constant traffic jam is at this LOS.

23.5.5 ***Interrupted Flow LOS***. The Level of Service for most arterial and collector roadways in the urbanized area will typically be defined by the quality of traffic flow through its intersections with other roadways. The HCM defines LOS for signalized and unsignalized intersections as a function of the average vehicle control delay at the intersection. LOS may be calculated per movement, per approach of for the entire intersection for any intersection configuration. Table 1 presents the values of average delay per vehicle at intersections for each level of service for various types of intersection control. Delays at intersections are often determined using traffic modeling software, such as Synchro, to evaluate the interaction of intersection turning movement volumes and other nearby intersections along the roadway.

Table 1. Level of Service Values of Control Delay at Intersections

Level of Service Values of Control Delay at Intersections			
LOS	Signalized Intersection	Unsignalized Intersection	Roundabout Intersection
A	< 10 seconds/vehicle	< 10 seconds/vehicle	< 10 seconds/vehicle
B	10-20 seconds/vehicle	10-15 seconds/vehicle	10-15 seconds/vehicle
C	20-35 seconds/vehicle	15-25 seconds/vehicle	15-25 seconds/vehicle
D	35-55 seconds/vehicle	25-35 seconds/vehicle	25-35 seconds/vehicle
E	55-80 seconds/vehicle	35-50 seconds/vehicle	35-50 seconds/vehicle
F	> 80 seconds/vehicle	> 50 seconds/vehicle	> 50 seconds/vehicle
Source: HCM 2010, Exhibit 18-4 and Exhibit 21-1			

23.5.6 ***Multimodal LOS***. The 2010 HCM incorporates tools for multimodal analysis of urban streets to encourage users to consider the needs of all travelers. Stand-alone chapters for the bicycle, pedestrian, and transit have been eliminated, and methods applicable to them have been incorporated into the analyses of the various roadway facilities. The primary basis for the new multimodal procedures is National Cooperative Highway Research Program (NCHRP) Report 616: Multimodal Level of Service Analysis for Urban Streets. This research developed and calibrated a method for evaluating the multimodal LOS (MMLOS) provided by different urban street designs and operations. This method is designed for evaluating street operations in a more holistic manner is often called "complete streets," "context-sensitive design' and "smart growth" from the perspective of all users of the street. It is used to evaluate the tradeoffs of various street designs in terms of their effects on the perception of auto drivers, transit passengers, bicyclists, and pedestrians of the quality of service provided by the street.

23.5.7 ***Acceptable Peak Hour LOS***. LOS C operations during peak hours along arterial roadways is the city standard as the worst operating performance for a roadway and at intersections because it infers a suitable investment in pavement and a reasonable amount of delay for travel along the corridor. Intersection operations at LOS D may be considered acceptable under constrained conditions upon approval of Transportation Services Director as the lowest tolerable performance during a peak hour operation and is an indication of conditions that should be evaluated for improvement before the roadway LOS worsens and induces undesirable LOS and delay.

23.5.8 **Right-Sizing.** During peak hours, LOS A and B are indications of streets operating at well below capacity; for arterial streets, operations at LOS A and B during peak hours is an indication of a street that could be modified to create other opportunities for enhanced bicycle and/or pedestrian accommodations. A traffic study should be performed to determine if there is an opportunity and need for a particular segment of roadway to have one or more lanes narrowed or pavement reallocated to other uses within the street right-of-way, often called "right-sizing" or "road diet". Any adjustment to the existing roadway or that envisioned in the Thoroughfare Plan should consider the projected volumes along the roadway corridor as well as the potential for increased use of alternate modes such as biking, walking that could be encouraged along the corridor.

23.5.9 ***Theoretical Capacity*.** The theoretical capacity of a roadway typically occurs near a point of traffic flow inefficiency, when any amount of additional vehicles per hour would reduce the traffic travel speed such that the net traffic flow rate would begin to diminish. In the A through F designation of levels of service, the maximum throughput capacity of a roadway typically occurs near the threshold of LOS E to LOS F, where traffic operations become unstable. Each roadway will have a traffic carrying capacity unique to its prevailing operational conditions of lane widths, cross streets, driveways, heavy vehicle percentage and other factors, which can be evaluated using traffic models currently available. However, some general roadway capacity characteristics are employed for planning purposes.

23.5.10 ***Planning Level Capacity***. Planning level hourly capacities, in terms of vehicles per hour, are described below for the types of City roadway classifications. The term "Divided" indicates turning movements and conflict points are managed by raised medians, which improve traffic safety and operations along the roadway. Though the "theoretical" capacity of the roadway to process vehicles occurs at LOS E, it is often desirable to plan for capacity operations at a better level of service, typically LOS D for peak hour operations. Thus, factors have been derived to calculate the capacity of operations at those levels of service. It should be noted that these capacity estimates for the facility are total for all lanes in all directions, and that traffic will rarely be able to use all of the available capacity in both directions during the peak hours of the day.

Table 2. Capacity Estimates for Roadway Classifications

	Capacity at LOS E, vehicles per hour per lane (vphpl)			
	Principal Arterial	Minor Arterial	Collector Street	Local Street
Divided	925 *	900 *	---	---
Undivided	875 *	825 *	525 *	425

Capacity Adjustment Factors by Desired Lowest Level of Service	
Factor to LOS E/F threshold	1.00 *
Factor to LOS D/E threshold	0.80 *
Factor to LOS C/D threshold	0.65 *

Classification Code	Number of Lanes	(D)ivided (U)ndivided	Hourly Capacity, vehicles per hour (vph)			
			LOS E per lane	LOS E total both directions	LOS D total both directions	LOS C total both directions
R2U	2	U	525	1,050	840	683
L2U	1	U	425	425	340	276
C2U	2	U	525	1,050	840	683
M3U, 2-way	2	U	850	1,700	1,360	1,105
M4U	4	U	825	3,300	2,640	2,145
M5U	4	U	850	3,400	2.720	2,210
P3U, 1-way	3	U	900	2,700	2,160	1,755
P4D	4	D	925	3,700	2,960	2,405
P6D	6	D	925	5,550	4,440	3,575
P7U	6	U	875	5,250	4,200	3,413

* Source: NCTCOG Regional Travel Demand Model Description, 2000 and 2009

23.5.11 ***Daily Traffic Capacity***. Planning level daily capacities can also be estimated, in terms of vehicles per day, but should consider the reality of peak and off-peak travel patterns characteristic of the roadway and its adjacent land uses. Average daily traffic (ADT) counts collected for a 24-hour period and can be used to calculate the percentage of the daily traffic that occurs during the peak hour of the day, typically called the K-factor, which usually falls in the range of 8% to 15% of ADT. A lower K-factor represents traffic that is more spread out during the day and would be able to accommodate more total traffic during a day, while a higher K-factor represents traffic that has a higher proportion of daily traffic occurring during the peak hours of the day. The City of Grand Prairie uses a K-Factor of 10% for estimating daily capacity of a roadway. Table 3 compiles the daily capacity estimates by facility type for LOS C, D and E, with LOS C being the standard for the City of Grand Prairie. As with the hourly capacity estimates by facility type, these capacity estimates for the facility are total for all through lanes and represent a total daily capacity for both directions of the roadway, if two-way. Notably, traffic will rarely be able to use all of the available capacity in both directions during all hours of the day.

Table 3. Daily Capacity Estimates

Classification Code	Number of Lanes	(U)ndivided/ (D)ivided	Daily Capacity at LOS E Vehicles Per Day (VPD) K = 10%	Daily Capacity at LOS D Vehicles Per Day (VPD) K = 10%	Daily Capacity at LOS C Vehicles Per Day (VPD) K = 10%
R2U	2	U	10,500	8,400	6,825
L2U	1	U	4,250	3,400	2,762
C2U	2	U	10,500	8,400	6,825
M3U	2	U	17,000	13,600	11,050
M4U	4	U	33,000	26,400	21,450
M5U	4	U	34,000	27,200	22,100
P3U	3	U	27,000	21,600	17,550
P4D	4	D	37,000	29,600	24,050
P6D	6	D	55,500	44,400	36,075
P7U	6	U	52,500	42,000	34,125

ARTICLE 23: MASTER TRANSPORTATION PLAN

SECTION 6 - INTERSECTION DESIGN

23.6.1 The successful operation of urban streets largely depends on the design of at-grade intersections. At grade intersections typically accommodate all through and turning movements where many of the most critical problems of traffic operation, capacity and safety occur.

23.6.2 There are several main objectives in designing intersections, including safety, efficiency, and driver convenience and are as follows:

(a) To reduce the severity of potential conflicts and make it easier for drivers to maneuver the vehicles.

(b) The design should fit the natural transitional paths and operating characteristics of drivers and vehicles. Smooth transitions should be provided for changes in direction.

(c) Grades should be relatively flat for each direction passing through the intersection, to the extent feasible based upon the grades of the approaching roadways.

(d) Sight distance should be sufficient to enable drivers to prepare for and avoid potential conflicts.

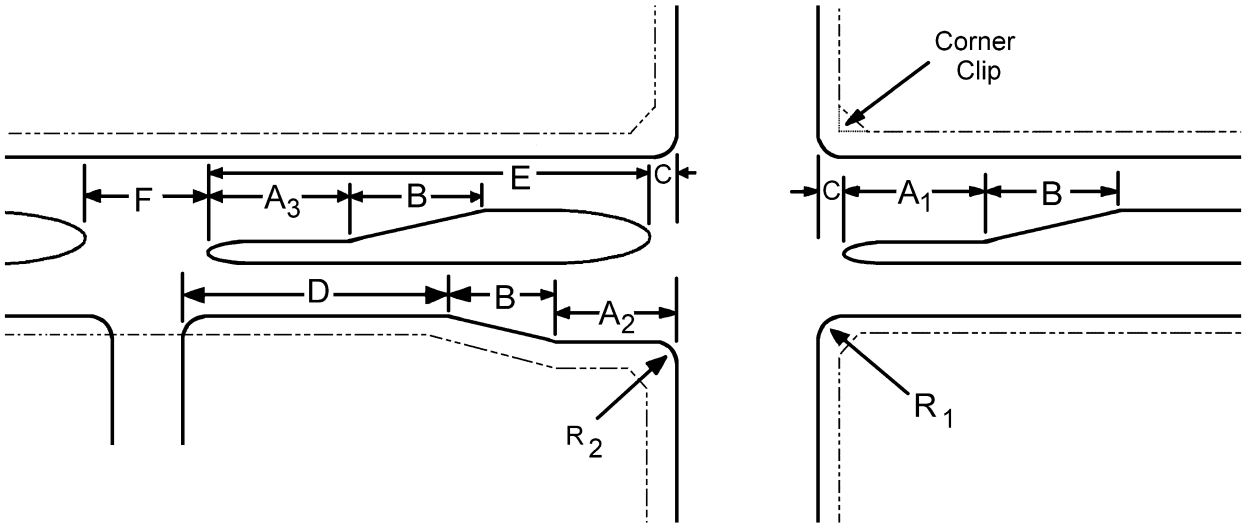
(e) On arterial and collector streets, intersections should be evenly spaced to the greatest extent possible. Such an arrangement enhances the synchronization of signals, increases driver comfort, improves traffic operation and reduces fuel consumption.

(f) Roundabouts should be considered for all new minor arterial to minor arterial, collector to collector, or minor arterial to collector intersections. Mini-roundabouts may be considered for local to local street intersections for traffic calming or aesthetic purposes. Retrofits of roundabouts into existing such intersections should be considered given existing conditions at the corners.

23.6.3 Traffic control, signs and pavement markings for intersections should be consistent with the guidelines contained in the most recent edition of the Texas Manual on Uniform Traffic Control Devices (MUTCD).

Continue to Next Page …

23.6.4 ***Typical Intersection Design Diagram:***



	A_1*	A_1+	A_1#	A_2*	A_3	B	C	D	E	F	R_1	R_2	Corner Clip
P3U				150'				330'			40'	40'	25' x 25'
P6D	275'	150'	100'	150'	150'	150'	*20'*	330'	600'	60'	50'	50'	25' x 25'
P4D	200'	150'	100'	150'	150'	150'	*20'*	330'	600'	60'	50'	50'	25' x 25'
P7U	275'	150'	100'	150'	150'	150'		330'			50'	50'	25' x 25'
M5U	200'	150'	100'	150'	150'	150'		330'			*@50' 40'*	*@50' 40'*	20' x 20'
M4U	150'	150'	100'	150'	150'	150'		300'			*@50' 40'*	*@50' 40'*	20' x 20'
M3U	275'	150'	100'	150'	150'	150'		330'			*@50' 40'*	*@50' 40'*	20' x 20'
C2U	100'	150'	100'	100'	150'	150'		270'			40'	40'	15' x 15'
L2U											25'	25'	10' x 10'
LU											25'	25'	10' x 10'
RU											25'	25'	10' x 10'

Notes:

*: Minimum length when an Intersecting Street is a Principle or Major Arterial
+: Minimum length when an Intersecting Street is a Collector or a Rural Road or a major driveway
#: Minimum length when an Intersecting Street is a Local Street
**: For Dual Left-Turn Standards, Consult Traffic Engineering Division
@: Use in industrial areas with large truck movements

A1, A2 or A3 may be Increased to Allow for Stacking Truck Traffic
Corner Clip Based on 90 Degree Intersection, may be Adjusted for Angled Intersection
Radius and Corner Clip are Based on the Highest Classification Street at an Intersection
These criteria may be considered for use for an intersection at a major driveway

23.6.5 ***Typical Intersection Sight Distance Requirements:***

Line of sight assessments are addressed in Section 9.5 of the AASHTO A Policy for Geometric Design of Highways and Streets, and this reference should be used for detailed assessments. Analysis of line of sight considers the speed on the roadway to calculate a stopping sight distance (SSD) and is normally used for travel along a roadway to observe an object in the travel path or when approaching side streets or driveways. According to Section 9.5, the SSD is usually sufficient for traffic on the major street as the "clear" line of sight distance needed to stop to avoid collision with another object.

Section 9.5 of A Policy for Geometric Design of Highways and Streets also indicates recommended line of sight distances for the side street or driveway approaches and establishes another sight distance criterion called the Intersection Sight Distance (ISD), measured along the leg of the major street from the vehicle's stopped position on the side street or driveway. In Section 9.5, procedures are provided for calculating sight distances at intersections for the following cases, which consider the acceptable gap in opposing traffic needed for a vehicle to execute the designated maneuver:

Case A – Intersections with no control
Case B – Intersections with Stop Control on the Minor Road
- Case B1 – Left turn from the Minor Road
- Case B2 – Right turn from the Minor Road
- Case B3 – Crossing maneuver from the Minor Road

Case C – Intersections with Yield Control on the Minor Road
- Case C1 – Crossing maneuver from the Minor Road
- Case C2 – Left or right turn from the Minor Road

Case D – Intersections with Traffic Signal Control
Case E – Intersections with All-Way-Stop Control
Case F – Left Turns from the Major Road

A summary tabulation of SSD and ISD value for various posted speed limits along the major street for two of the more common movements of concern for sight lines, Case B1 and B2, for passenger car maneuvers are shown in Table 4.

The assessment of whether the actual line of sight on the roadway meets the required ISD is measured as shown in Figure 2. Intersection Line of Sight Assessment Diagram. Measurement of the actual line of sight is based on a vehicle stopped behind a stop bar or crosswalk (minimum 15' from curb line) at the intersection to a vehicle in the near travel lane. Typically, no planting taller than 2 feet above the ground or tree limbs that hang down lower than 9 feet above the ground should be allowed to constrain the ISD, though tree trucks, light poles and traffic control supports are allowed. Major street curvature and median plantings should be considered when evaluating the design of the major street and any improvements.

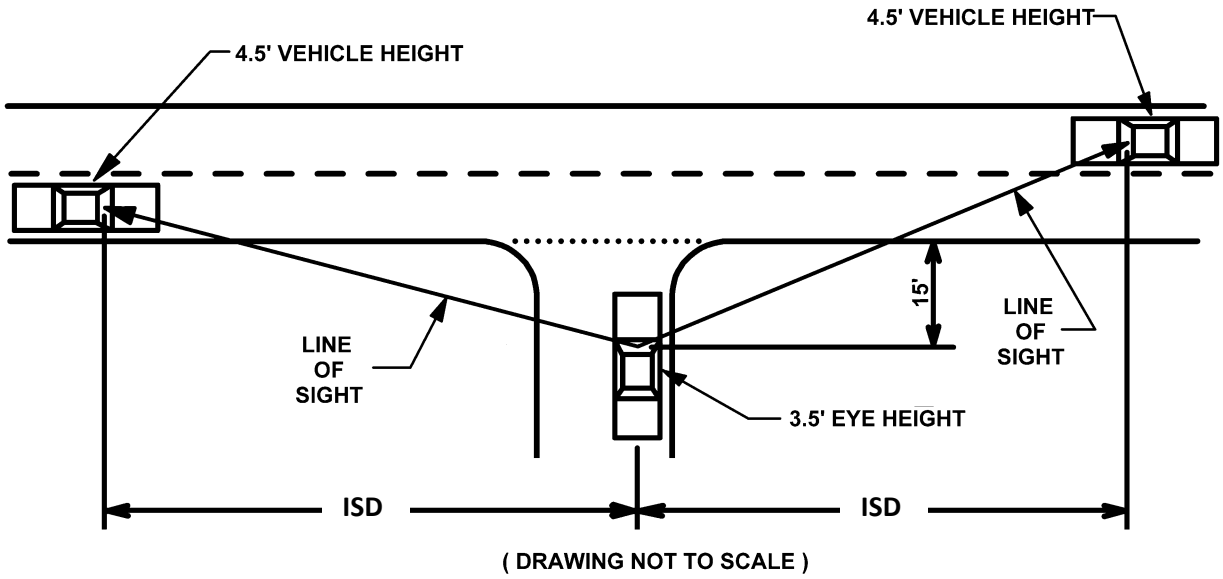


Figure 2. Intersection Line of Sight Assessment Diagram

Table 4. Example SSD and ISD Requirements by Roadway Speeds

Design Speed (MPH)	Intersection Sight Distance, ISD (Feet)	
	Case B1 Minor Street Left Turn	Case B2 Minor Street Right Turn
20	225	195
25	280	240
30	335	290
35	390	335
40	445	385
45	500	430
50	555	480
55	610	530
60	665	575

Source: AASHTO 2011 A Policy on Geometric Design of Highways and Street. ISD values are for passenger cars on less than 3% grade turning onto a 2-lane roadway with no median. For other conditions, the assessment of the Time Gap for each case should be assessed and the condition-appropriate ISD calculated.

23.6.6 ***Roundabout Elements*.** Roundabouts are a type of intersection characterized by a generally circular shape, yield control on entry, and geometric features that create a low-speed environment through the intersection. Modern roundabouts have been demonstrated to provide a number of safety, operational, and other benefits when compared to other types of intersections. On projects that construct new or improved intersections on collector or minor arterial roadways, the modern roundabout should be examined as an alternative to all-way stops or traffic signal control. The design principles and parameters for roundabouts are described in detail in the National Cooperative Highway Research Program (NCHRP) Report 672: Roundabouts: An Informational Guide – Second Edition.

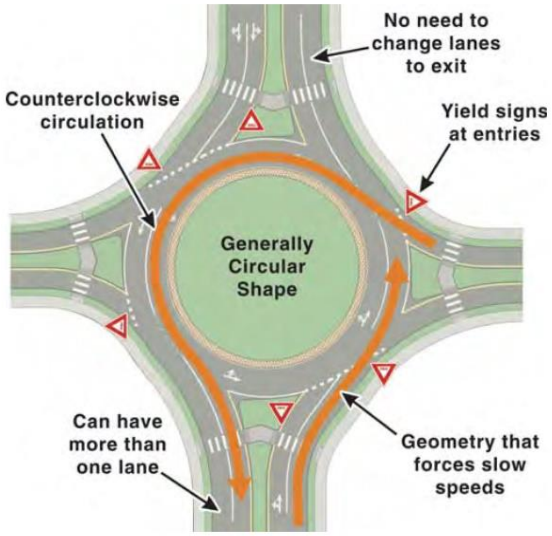


Figure 3. Illustration of Roundabout Elements
Source: FHWA

Roundabout Size. The size of a roundabout, typically measured by its inscribed circle diameter (outside to outside of pavement) is determined by a number of design objectives, including: traffic movements through the intersection, design speed, path alignment, and design vehicle. Smaller size roundabouts can be used for some local street or collector street intersections where the design vehicle may be a fire truck or single-unit truck. Larger inscribed circle diameters generally provide increased flexibility for the entry design to meet design criteria (e.g., speed, adequate visibility to the left, etc.) while accommodating large design vehicles. Table 4 provides common ranges of inscribed circle diameters for various roundabout categories and typical design vehicles. Neighborhood traffic circles, often called mini-roundabouts, are typically built at the intersections of local streets for reasons of traffic calming and/or aesthetics. Needed right-of-way would include the roundabout pavement plus space for sidewalks, buffer and utilities.

Table 5. Common Inscribed Circle Diameter Ranges

Roundabout Configuration	Typical Design Vehicle	Inscribed Circle Diameter Range*
Mini-Roundabout	SU-30	45 to 90 ft
Single to Double Lane Roundabout	B-40	90 to 150 ft
	WB-50	105 to 150 ft
	WB-67	130 to 180 ft
* Assumes 90-degree angles between entries and no more than four legs Source: Roundabouts: An Informational Guide, FHWA		

Roundabout Central Islands. The central island of a roundabout is the raised, mainly non-traversable area surrounded by the circulatory roadway. It may also include a traversable truck apron. The island is typically landscaped for aesthetic reasons and to enhance driver recognition of the roundabout upon approach. The size of the central island plays a key role in determining the amount of deflection imposed on the through vehicle's path. However, its diameter is dependent upon the inscribed circle diameter and the required circulatory roadway width. Roundabouts in rural environments typically need larger central islands than urban roundabouts to enhance their visibility, accommodate larger design vehicles, enable better approach geometry to be designed in the transition from higher speeds, and be more forgiving to errant vehicles.

SECTION 7 - DESIGN CRITERIA

23.7.1 This section of the plan addresses the visible pattern of the roadway rather than with the structural features of the pavement. It involves those elements and dimensions that have a direct bearing on driver behavior and traffic performance. The various design controls, criteria, and elements presented in this section shall be used to design each roadway to accommodate the expected traffic volume and provide consistency in traffic operations.

23.7.2 ***Sidewalks:*** Sidewalks are installed on public right-of-way in the parkway or easement and must have a maximum 2% cross-slope toward the street and a minimum of 1% cross slope to facilitate drainage. New sidewalks should be a minimum of 5 feet in width and the longitudinal grade along the sidewalk should not exceed 5% unless the grade of the adjacent roadway requires otherwise. All new sidewalks should be accessible by persons with mobility impairments, in compliance with the Americans with Disabilities Act. Pedestrian crossings of streets should be provided with accessible ramps. Crosswalks should be marked across arterial streets.

23.7.3 ***Bicycle Accommodations***: There are various configurations of facilities that can be provided to accommodate bicycling within the street right of way, as described further in Section 12 - On-Street Bike Plan of this Master Transportation Plan.

23.7.4 ***Lane Widths:*** Driving lane widths are generally to be in the range of 11 feet to 12 feet, but not less than 10 feet in width. For higher speed, higher capacity principal arterial roadways, 12-foot wide travel lanes are preferred.

23.7.5 ***On-Street Parking:*** Generally, parking lanes are incompatible with arterial traffic, though acceptable in a Downtown area. Therefore, provisions for parking lanes have been made only on collector and local streets. Where parking lanes are required, a minimum width of 8 feet, but not more than 9 feet is recommended for such lanes.

23.7.6 ***Right-of-way (R.O.W.) Width:*** Right-of-way width is generally determined by the pavement section required to perform the function and carry the traffic for which the thoroughfare is designed to accommodate, plus provisions beyond the pavement for sidewalks, utility locations, drainage and safety areas.

23.7.7 ***Design Speed:*** The design speed is the maximum safe speed maintainable over a specified section of street. It is a design standard based on geometric design elements, terrain, land use to be served, roadway type, anticipated traffic volumes and economic factors. Design speed does not reflect what speed should be used for a particular roadway type. Design speeds are generally higher than speed limits.

23.7.8 ***Vertical Grades:*** Maximum grades are determined by the effect of grades on truck speeds, design, functional classification of the roadway and general terrain of the area. Driving performance of vehicles with respect to grades varies greatly. Most cars are equipped with sufficient power to ascend grades up to 7 and 8 percent without noticeable reduction in speed. Trucks are more affected by grades as are bicyclists and the maximum grades are established to address this concern.

23.7.9 ***Stopping Sight Distance:*** Refer to Section 23.6.5 for sight distance requirements. The length of roadway visible from the driver's view (approximately 3.5 feet above the ground) to an object height of 3.5 feet is referred to as sight distance. It is composed of two parts: (1) brake reaction distance, the distance in which the vehicle travels from the time the driver sights an object to the time the brakes are applied, and (2) braking distance, the distance required for the vehicle to stop after the brakes are applied. Stopping sight distance should be adequate at every point along a roadway for drivers to come to a safe stop before reaching the object.

23.7.10 ***Horizontal Curvature:*** Horizontal curvature of roadways requires the use of circular curves to form smooth transitions from one straight roadway section to another. Criteria for determining the maximum allowable limits of horizontal curves are based on the laws of mechanics and consider factors such as the practical limitations of super elevation and friction factors representative of pavement surfaces.

23.7.11 ***Vertical Clearance:*** Criteria of the State Department of Highways and Public Transportation require a minimum of 16.5 feet of vertical clearance. Vertical clearance for all new roadways crossing under bridges should be a minimum of 17 to consider future roadway resurfacing which would decrease the clearance provided.

23.7.12 ***Median Openings:*** An important design feature for an urban arterial is the location of median openings. Each median opening should be evaluated based on roadway flow and capacity. Median openings need to be at least 600' apart (nose to nose).

23.7.13 ***Median Widths:*** The width of medians will vary based on right-of-way limitations, future roadway expansion, and other such factors. The general practice is to use 16-foot wide raised medians in urban areas. This permits the construction of 12-foot left-turn lanes for channelization, while leaving 4 feet for buffer between oncoming traffic.

23.7.14 ***Parkway Widths:*** Parkways are the area between the edge of the roadway and the edge of the street right of way and in urban areas cover a wide range of widths with minimums of approximately 8 feet. Parkways can contribute to the capacity and efficiency of a roadway by providing a clear zone for needed roadway edge utilities and provisions. Sidewalks and utilities are typically situated within the parkway of a thoroughfare, typically with a 3-foot wide green space buffer between the sidewalk and the roadway.

23.7.15 ***Easements:*** Easements are a privilege of 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, such as for utility access or sidewalks. Normally, no above ground construction may take place on or over an easement except for paving, landscaping, or fencing. However, since the easement is only a privilege of right of use, the property owner continues to own the land the easement is located on, and as such, the rights associated with the ownership of that property are still applicable. (i.e. the ability to sell the property. The ability to incorporate the acreage of the property into the floor area ratio of the site, etc.)

SECTION 8 - DESIGN STANDARDS

23.8.1 The following section in conjunction with the Thoroughfare Map provides design standards for all thoroughfares within the city limits of Grand Prairie and within its extraterritorial jurisdiction. Two types of standards are shown for each street type. There are recommended and a minimum standard presented. Where practicable, the recommended standards should be used in the design of streets. The following street types are addressed in this portion of the plan.

23.8.3 All above ground obstructions, regardless of the height above the ground, must be a minimum of 4' from the back of the curb. Obstructions include, but are not limited to poles, wires, signs or boxes.

23.8.4 Consult the State Department of Highway and Public Transportation Design Manual for highway and frontage road design standards.

23.8.5 Arterial and collector streets are required to provide a minimum 100' tangent section between reverse curves and conform to the sight distance requirements.

23.8.6 Streets that have off-set intersections must have a minimum of 250' distance from centerline to centerline

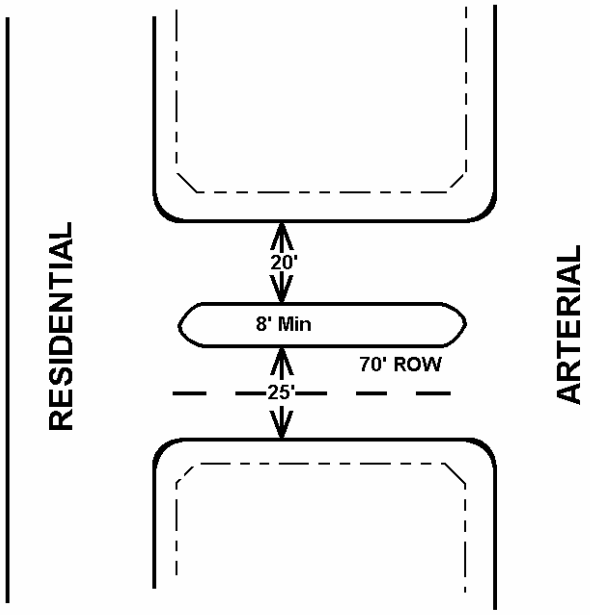
23.8.7 Deviation that is less than the Standard criteria must be approved by the City of Grand Prairie Traffic Engineer or Director of Transportation Services.

23.8.8 When reverse curves are designed into a roadway the stopping sight distance must be maintained throughout the section.

23.8.9 Properties along divided or one-way roadways are required to provide a 24' cross access easement across the property to adjacent properties.

23.8.10 Residential subdivisions should be designed and constructed with only collector type streets or arterials intersecting with an arterial. There are two (2) alternatives when a residential street must intersect an arterial street, as shown in Figure 4. The preferred method is Alternative "A" below. Alternative "A" allows a connection from a local residential street to an arterial street with a short local street segment with a 70' Right-Of-Way that provides a 20' entrance lane into the subdivision and 2-12' exit lanes separated by a minimum 8' wide median. With the less preferred Alternative "B", the residential street will flare out to a 37' paving section at the intersection with the flared section having a taper using the table below with a minimum of 100' length of 37' paving.

Alternative A:



Alternative B:

Residential Street Width (W) in Feet	Taper Length (T) in Feet	Stacking Distance (S) in Feet
24	100	100
27	75	100
31	45	100

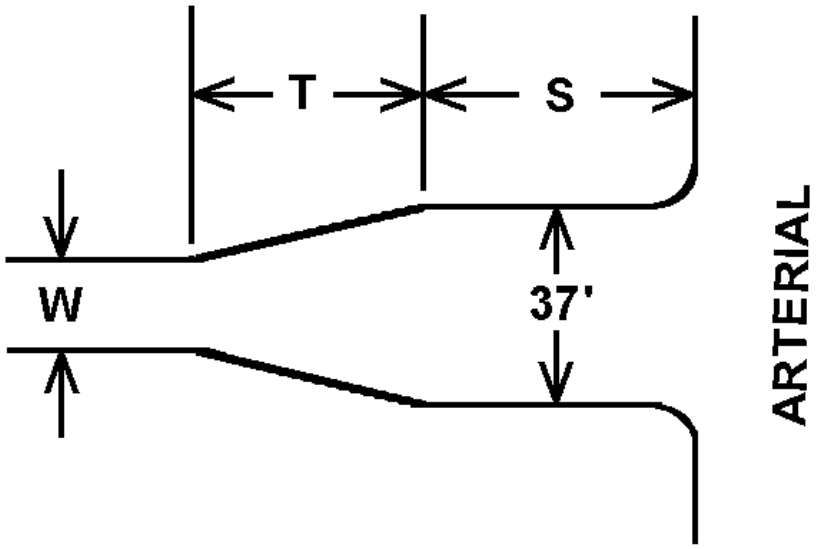


Figure 4. Possible Connection of a Local Residential Street Directly to an Arterial

23.9.1 ***Summary of Roadway Attributes by Classification*.** Table 6 lists an overview of the sectional attributes of the various roadway classifications.

23.9.2 ***Roadway Classifications*.** The Master Thoroughfare Plan Map shows the classifications of the major roadways in the City of Grand Prairie. Roads not assigned a classification on the Master Thoroughfare Plan map are classified as Local Roadways.

Table 6. Overview of Thoroughfare Attributes by Functional Classification

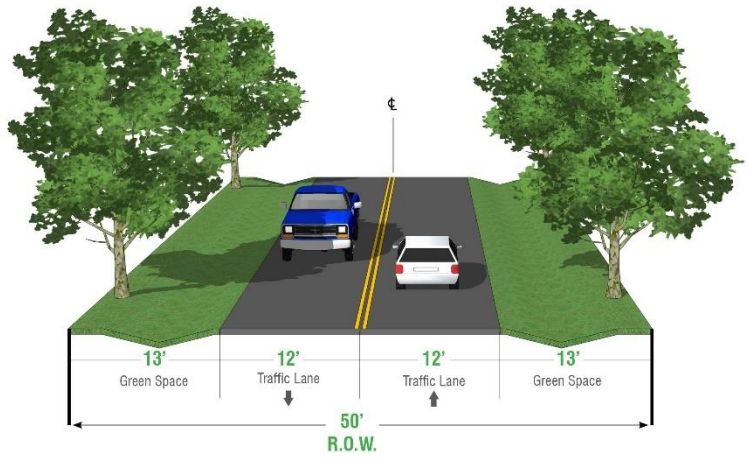
Typical Attribute	Functional Classification				
	Freeway/Expwy	Principal Arterial	Minor Arterial	Collector	Local
Spacing	2 to 10 miles	1 to 2 miles	1/4 to 1 mile	1/4 to 1/2 mile	100 to 500 ft
Facility Length	Over 15 miles	5 to 15 miles	1 to 5 miles	0.25 to 1 mile	< 0.25 mile
Typ. Traffic, vpd	80,000 +	35,000-80,000	10,000-35,000	2,000-10,000	< 2,000
Right-of-Way	300 to 500 feet	100 to 120 ft.	70 to 100 ft.	60 to 70 feet	50 to 60 feet
# of Lanes	Main + Srvc Rds	4 to 6 lanes	3 to 5 lanes	2 to 4 lanes	2 lanes
Lane Width	12’ Min.	12’ Min.	11’ Min	10’ Min.	10’ Min.
Median	Yes	Yes	Yes/No	No	No
Speed Limit	55 to 75 MPH	35 to 55 MPH	30 to 45 MPH	25 to 35 MPH	20 to 30 MPH
Sidewalk, Urban	No	Both sides	Both sides	Both sides	Both sides

23.9.3 ***Lane Widths***. Travel lane widths shall be a minimum of 10 feet. On local streets with traffic volumes less than 500 vehicles per day and parking provided, the two-way width of the travel lane may be less than 20 feet but not less than 11 feet.

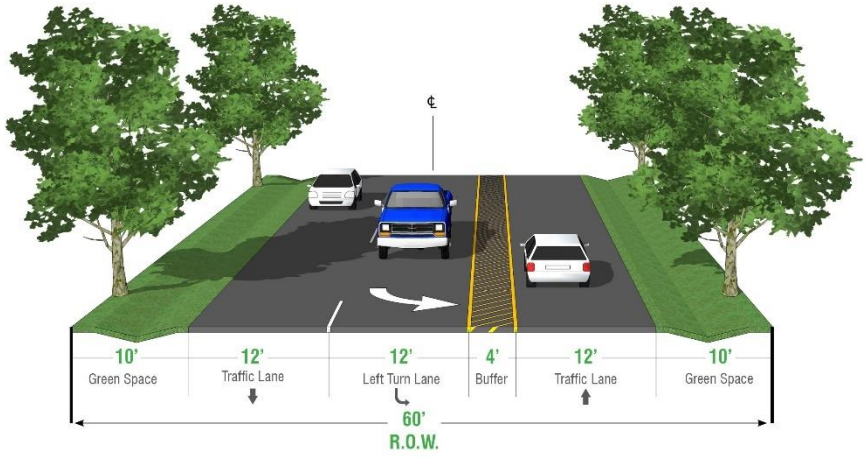
23.9.4 ***Sidewalks and Buffer Space***. Roadway typical cross sections are generally shown with a minimum 4’ sidewalk, 1’ from the property line, a 5’ sidewalk is preferred whenever possible. A sidewalk should have a minimum of 3’ buffer space, preferably landscaped, between the edge of the sidewalk and the back of curb. If there is less than 3’ of buffer, the entire area between the sidewalk and the back of curb may be paved.

23.9.5 ***Rural Undivided 2-Lane Roadway, R2U***

Rural Typical Cross Section

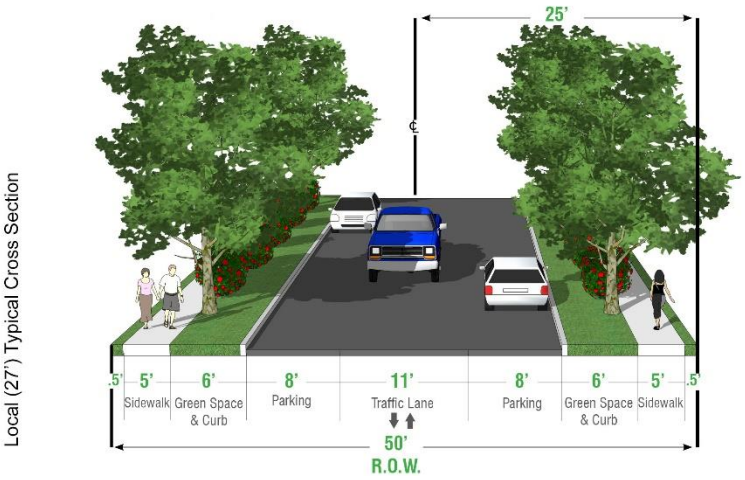


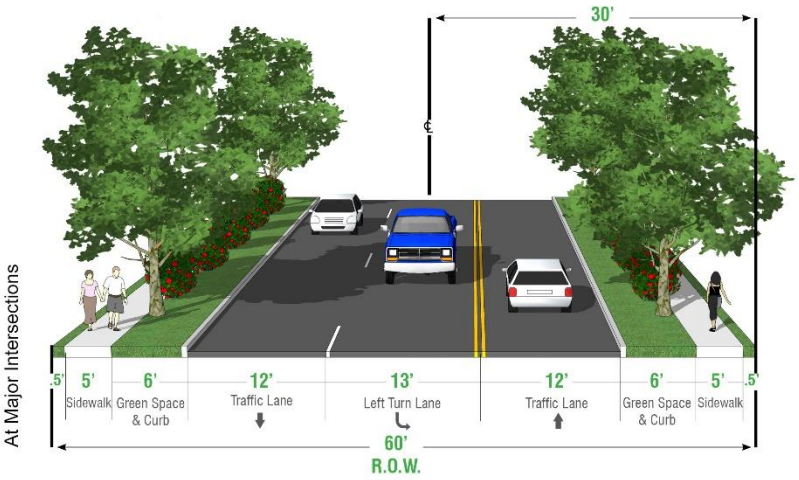
At Major Intersections



Design Elements (Standard)	*Rural Undivided 2-Lane Roadway, R2U*
Number of Traffic Lanes	2
Lane Width	12 Feet
Paving Width	24 Feet
Right-of-Way Width	50 Feet
Right-of-Way at Major Intersections	100 Feet
Design Speed	30 M.P.H.
Grade	0.5 – 10.0%
Horizontal Curvature	R = 350 Feet
Parking	Not Permitted
Preferred Parcel Size at Corners	According to Zoning

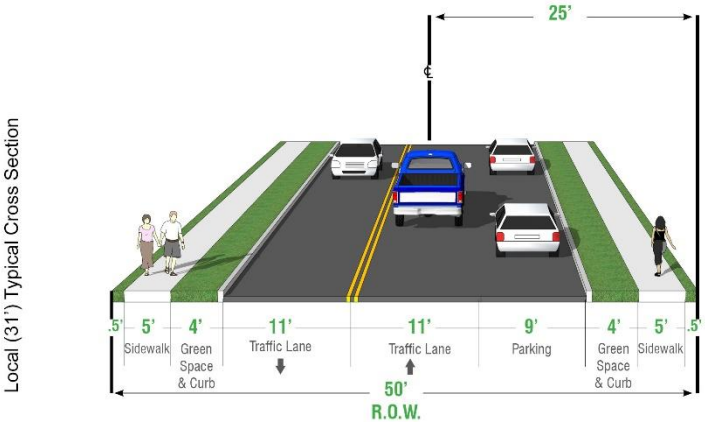
23.9.6 ***Local Street, LU:***

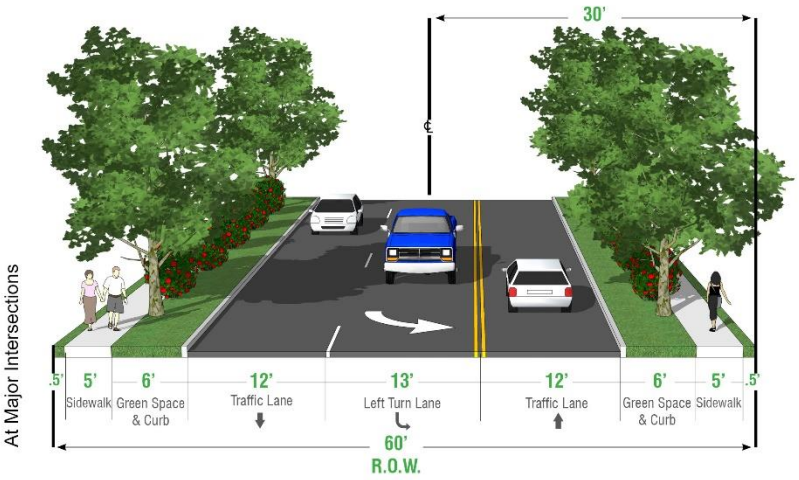




Design Elements (Standard)	*LU*
Number of Traffic Lanes	1
Lane Width	11 Feet
Paving Width, curb additional	27 Feet
Right-of-Way Width	50 Feet
Right-of-Way at Major Intersections	60 Feet
Design Speed	25 M.P.H.
Grade	0.5 – 10.0%
Horizontal Curvature	R = 350 Feet
Parking	Permitted
Preferred Parcel Size at Corners	According to Zoning

23.9.7 ***Local Street, L2U:***

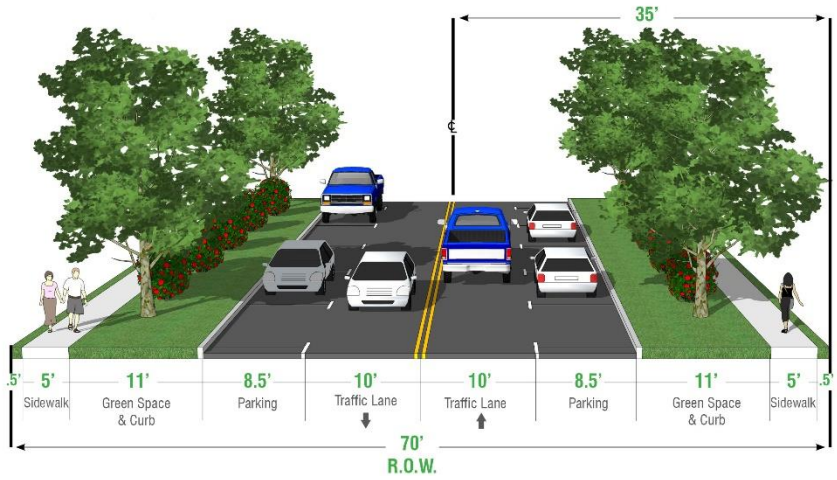




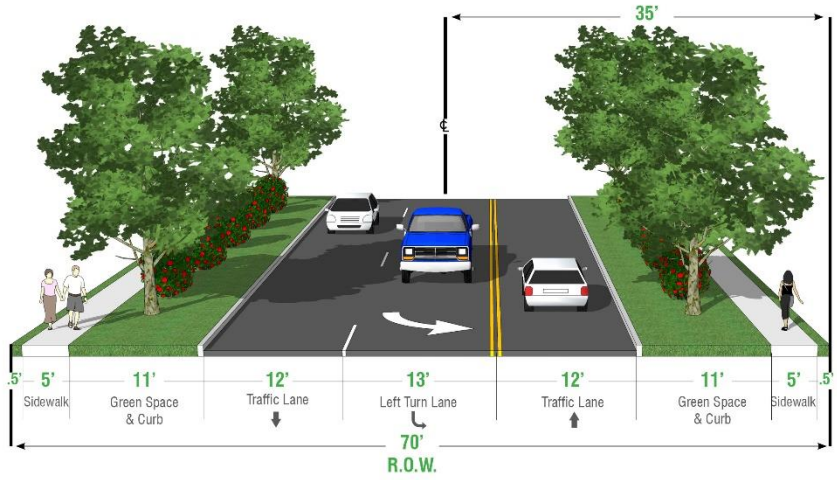
Design Elements (Standard)	*L2U*
Number of Traffic Lanes	2
Lane Width	11 Feet
Paving Width, curb additional	31 Feet
Right-of-Way Width	50 Feet
Right-of-Way at Major Intersections	60 Feet
Spacing	Twice Lot Depth
Grade	0.5 – 10.0%
Horizontal Curvature	R = 350 Feet
Cross Street Access Spacing	150 – 200 Feet
Parking	Permitted
Preferred Parcel Size at Corners	According to Zoning

23.9.8 ***Collectors, C2U (37)*** ***These standards apply to residential and non-residential Collectors***

Collector (37') Typical Cross Section

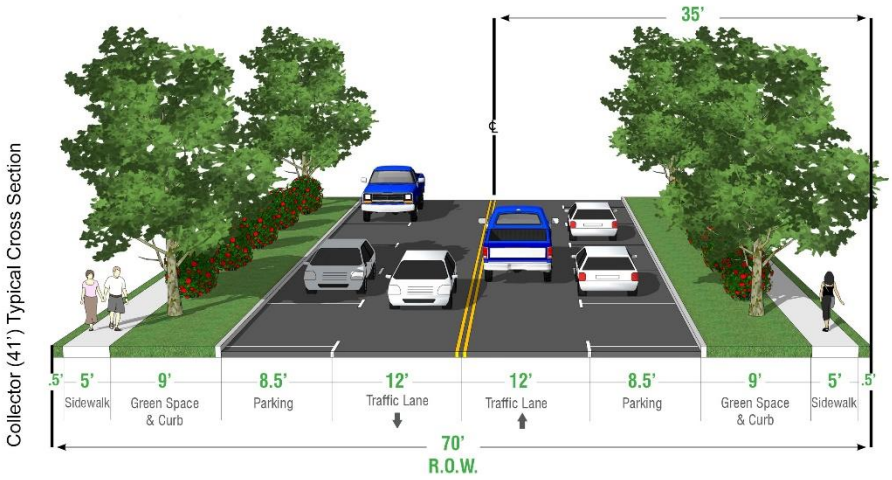


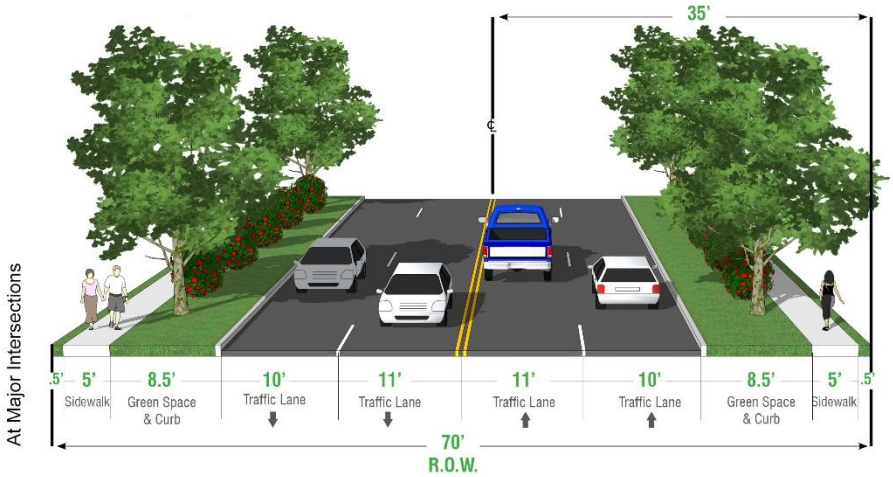
At Major Intersections



Design Elements (Standard)	***C2U***
Number of Traffic Lanes	2
Lane Width	10 Feet
Paving Width, curb additional	37 Feet
Right-of-Way Width	70 Feet
Right-of-Way at Major Intersections	70 Feet
Grade	0.5 – 10.0%
Horizontal Curvature	R = 550 Feet
Parking	Permitted
Preferred Parcel Size at Corners	150 Ft. x 190 Ft. *(If Accessed)*

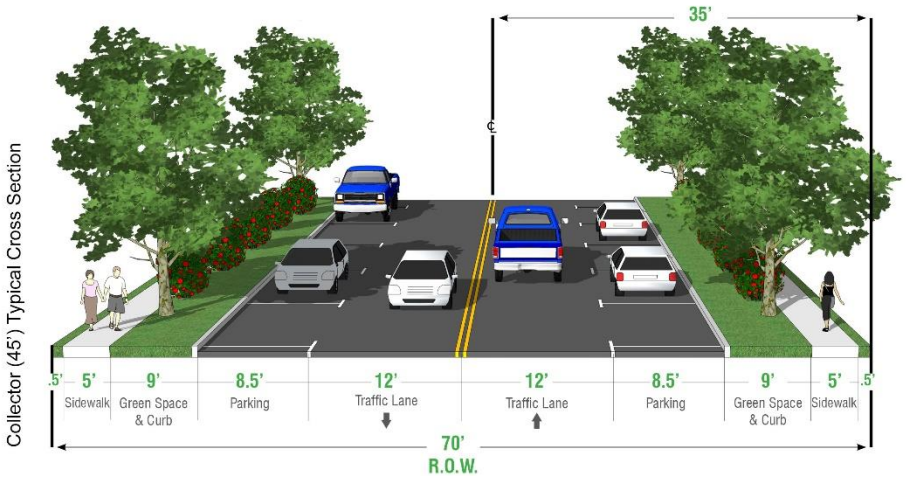
23.9.9 ***<u>Collectors C2U</u> (41) These standards apply to residential and non-residential Collectors***

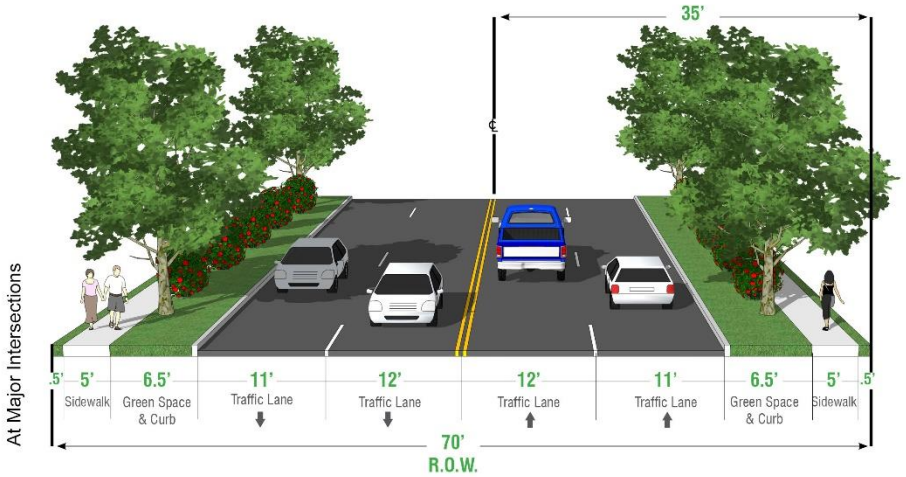




Design Elements (Standard)	***C2U***
Number of Traffic Lanes	2
Lane Width	12 Feet
Paving Width, curb additional	42 Feet
Right-of-Way Width	70 Feet
Right-of-Way at Major Intersections	70 Feet
Grade	0.5 – 10.0%
Horizontal Curvature	R = 550 Feet
Parking	Provided
Preferred Parcel Size at Corners	150 Ft. x 190 Ft. *(If Accessed)*

23.9.10 ***Collectors C2U (45) These standards apply to residential and non-residential Collectors***

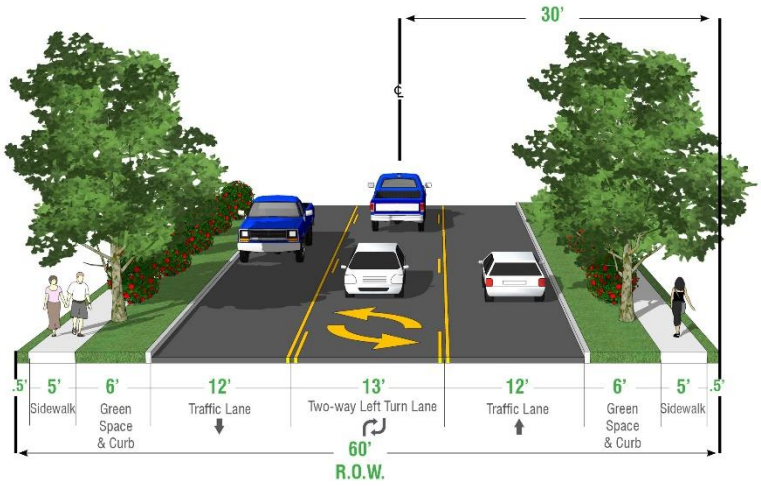




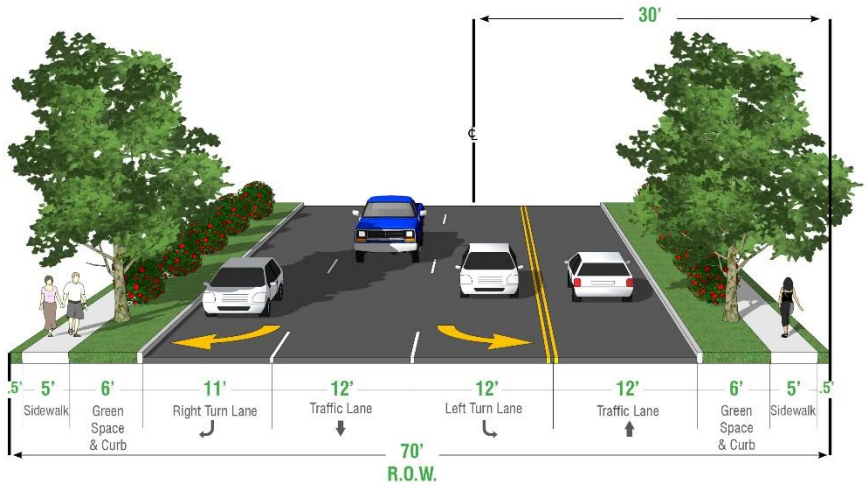
Design Elements (Standard)	***C2U***
Number of Traffic Lanes	2
Lane Width	12 Feet
Paving Width, curb additional	41 Feet
Right-of-Way Width	70 Feet
Right-of-Way at Major Intersections	70 Feet
Grade	0.5 – 10.0%
Horizontal Curvature	R = 550 Feet
Parking	Provided
Preferred Parcel Size at Corners	150 Ft. x 190 Ft. *(If Accessed)*

23.9.11 ***Minor Arterial 3-lane (two-way) Undivided, M3U***

Minor 3-Lane (Two-Way) Undivided
Typical Cross Section

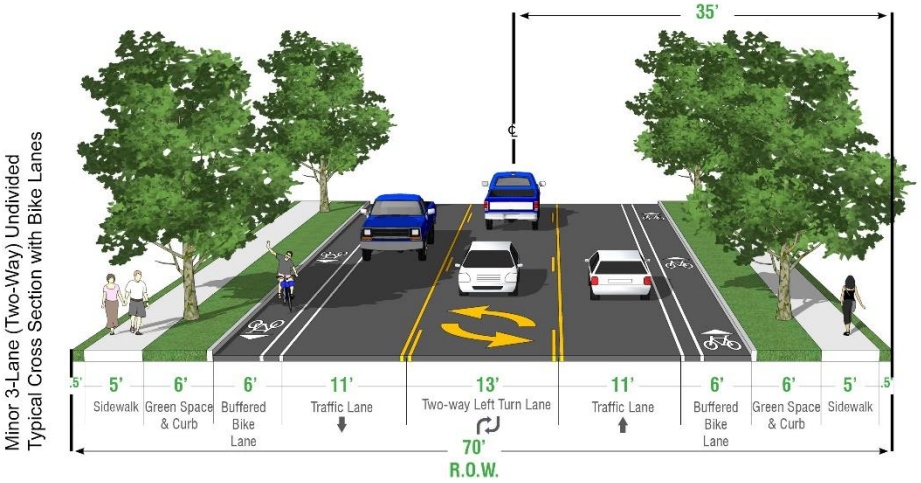


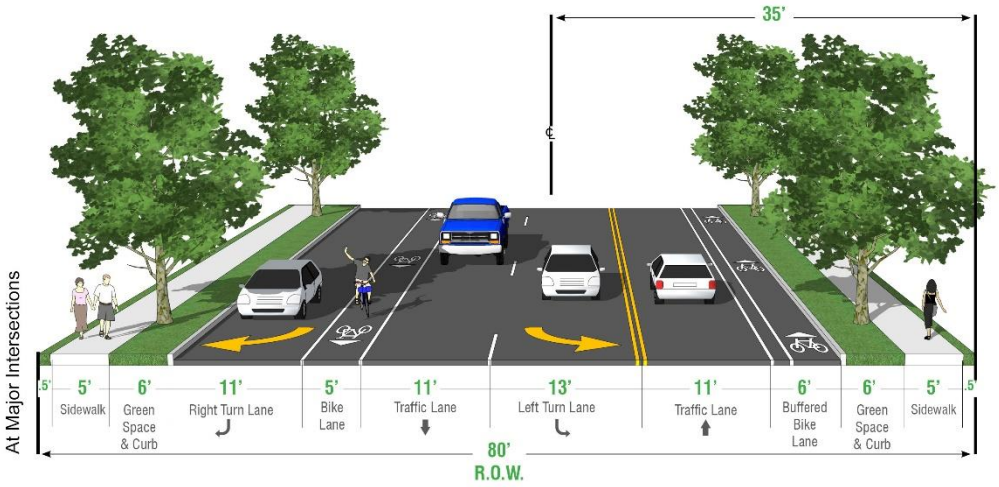
At Major Intersections



Design Elements (Standard)	*M3U (Two-way)*
Number of Traffic Lanes	2
Lane Width	12 Feet
Paving Width, curb additional	37 Feet
Right-of-Way Width	60 Feet
Right-of-Way at Major Intersections	70 Feet
Grade	0.5 – 6.0%
Horizontal Curvature	R = 850 Feet
Signal Spacing	1,600 Feet
Cross Street Access Spacing	600 Feet
Parking	Prohibited
Preferred Parcel Size at Corners	600 Ft. x 600 Ft.

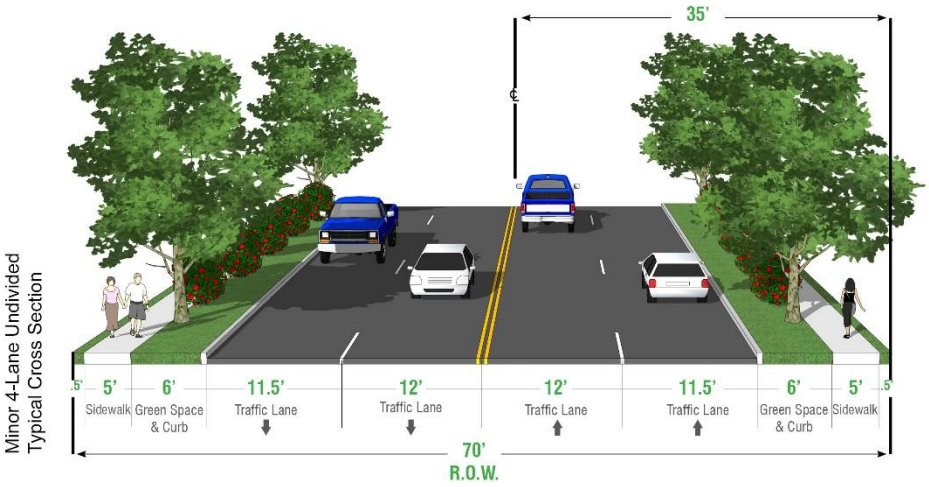
23.9.12 ***Minor Arterial 3-lane (two-way) Undivided with Bike Lanes, M3UB***

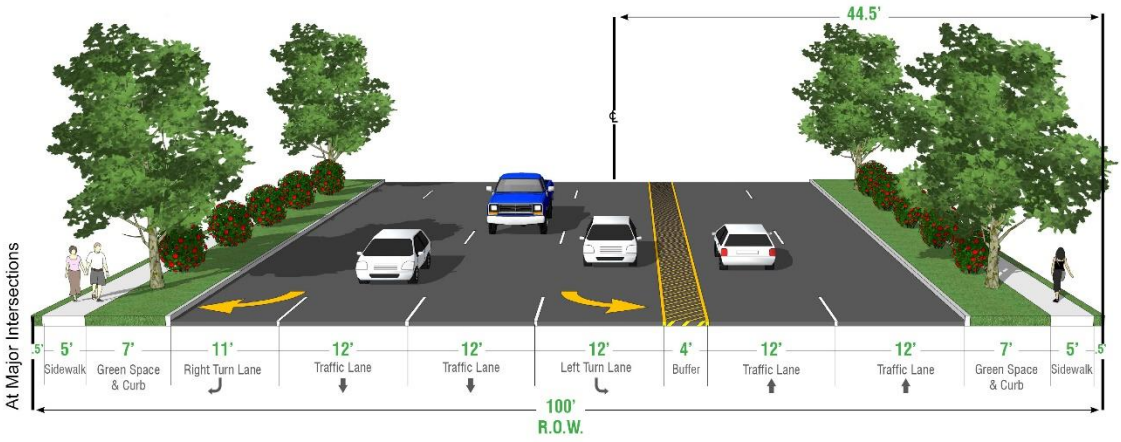




Design Elements (Standard)	*M3UB (Two-way)*
Number of Traffic Lanes	2
Lane Width	11 Feet
Bike Lane Width	6 Feet
Paving Width, curb additional	47 Feet
Right-of-Way Width	60 Feet
Right-of-Way at Major Intersections	80 Feet
Grade	0.5 – 6.0%
Horizontal Curvature	R = 850 Feet
Signal Spacing	1,600 Feet
Cross Street Access Spacing	600 Feet
Parking	Prohibited
Preferred Parcel Size at Corners	600 Ft. x 600 Ft.

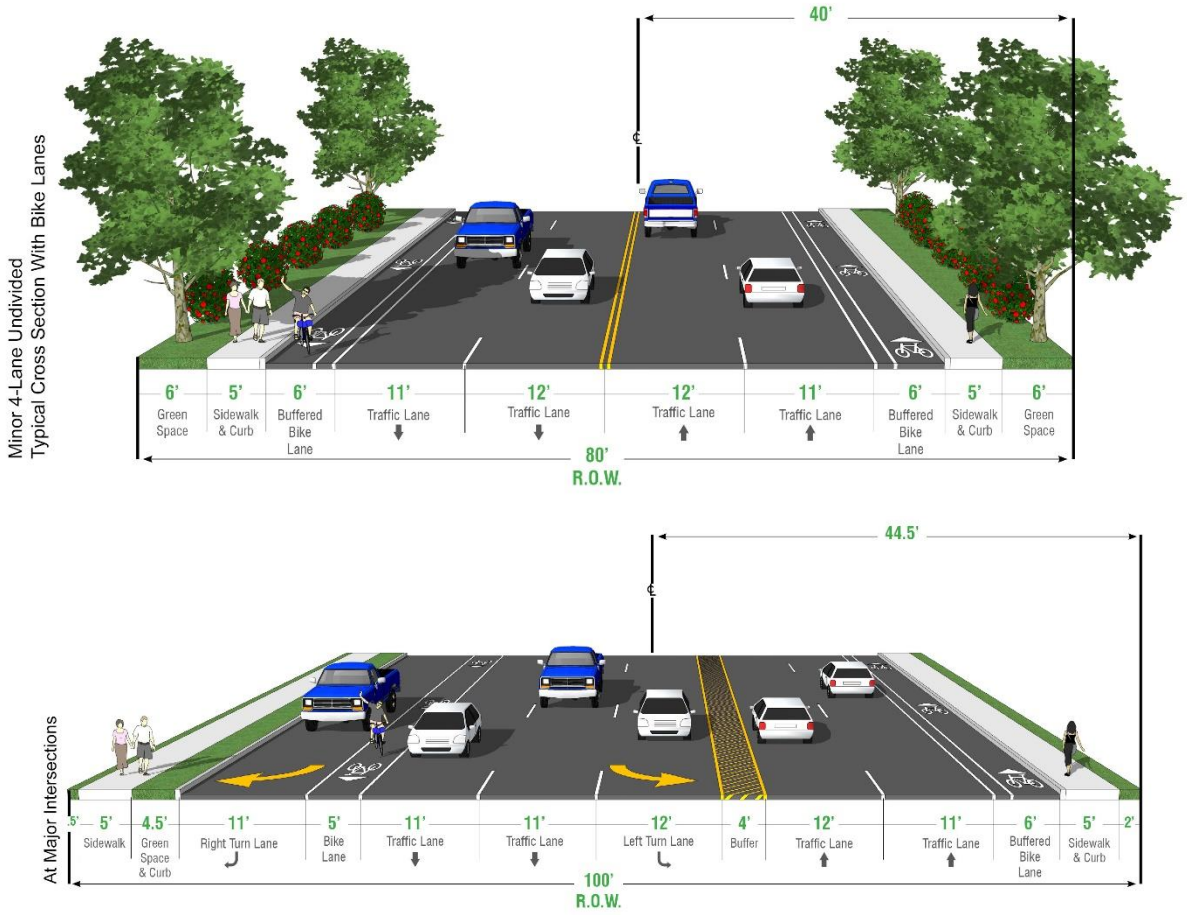
23.9.13 ***Minor Arterial 4-lane Undivided Typical Cross Section, M4U***





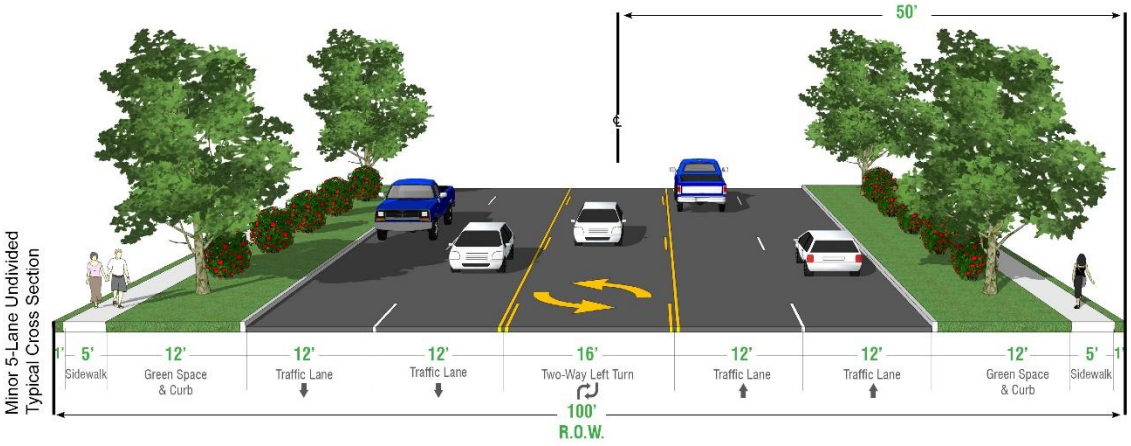
Design Elements (Standard)	***M4U***
Number of Traffic Lanes	4
Lane Width	11.5-12 Feet
Paving Width, curb additional	47 Feet
Right-of-Way Width	70 Feet
Right-of-Way at Major Intersections	100 Feet
Grade	0.5 – 7 ½ %
Horizontal Curvature	R = 775 Feet
Vertical Clearance	17 Feet
Signal Spacing	1,200 Feet
Cross Street Access Spacing	300 Feet
Parking	Prohibited
Preferred Parcel Size at Corners	250 Ft. x 250 Ft.

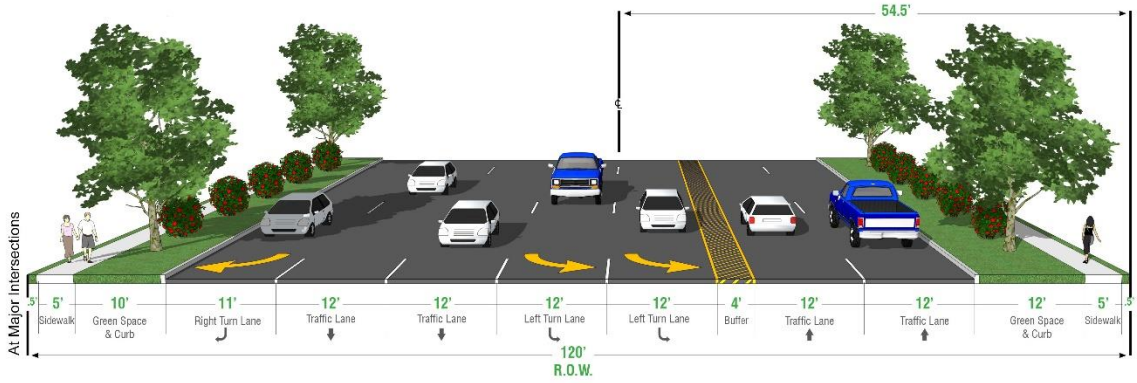
23.9.14 ***Minor Arterial 4-lane Undivided Typical Cross Section with Bike Lanes, M4UB***



Design Elements (Standard)	*M4UB*
Number of Traffic Lanes	4
Lane Width	11-12 Feet
Bike Lane Width	5-6 Feet
Paving Width, curb additional	58 Feet
Right-of-Way Width	80 Feet
Right-of-Way at Major Intersections	100 Feet
Grade	0.5 – 7 ½ %
Horizontal Curvature	R = 775 Feet
Vertical Clearance	17 Feet
Signal Spacing	1,200 Feet
Cross Street Access Spacing	300 Feet
Parking	Prohibited
Preferred Parcel Size at Corners	250 Ft. x 250 Ft.

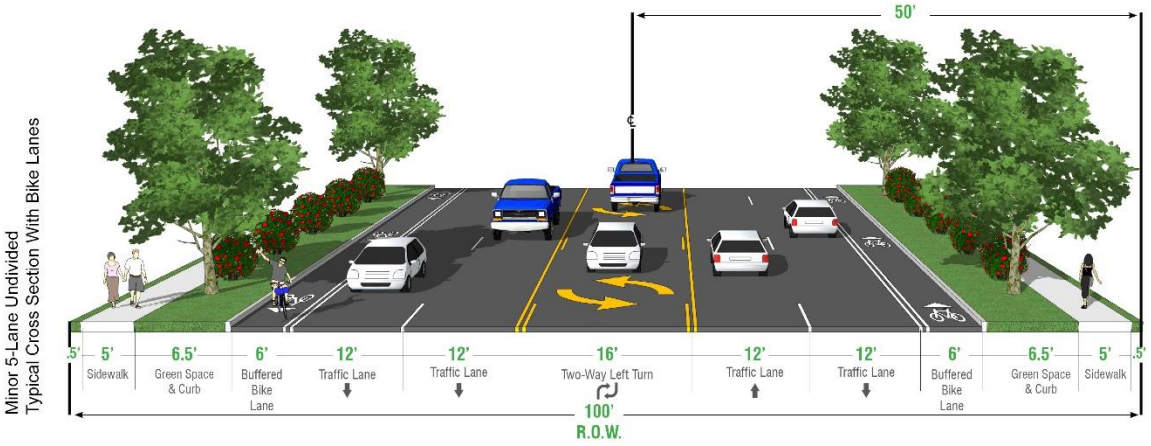
23.9.15 ***Minor Arterial 5-lane Undivided, M5U***

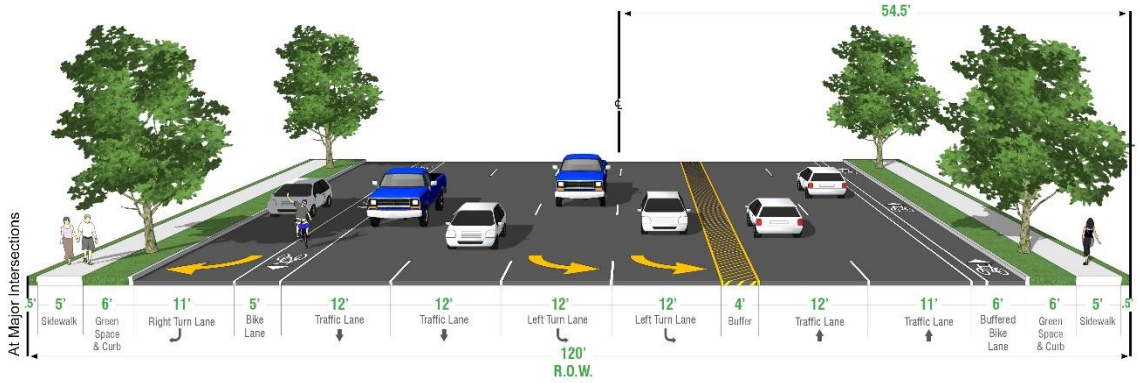




Design Elements (Standard)	*M5U*
Number of Traffic Lanes	5
Lane Width	12 Feet
Left Turn Lane Width	16 Feet
Paving Width	64 Feet
Right-of-Way Width	100 Feet
Right-of-Way at Major Intersections	120 Feet
Grade	0.5 – 6.0%
Horizontal Curvature	R = 1,050 Feet
Vertical Clearance	17 Feet
Signal Spacing	1,600 Feet
Cross Street Access Spacing	600 Feet
Parking	Prohibited
Preferred Parcel Size at Corners	450 Ft. x 450 Ft.

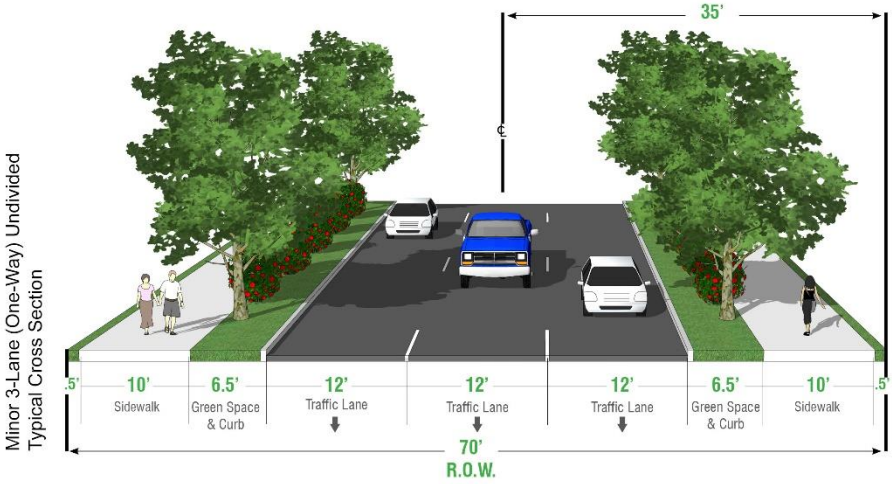
23.9.16 ***Minor Arterial 5-lane Undivided Typical Cross Section with Bike Lanes, M5UB***

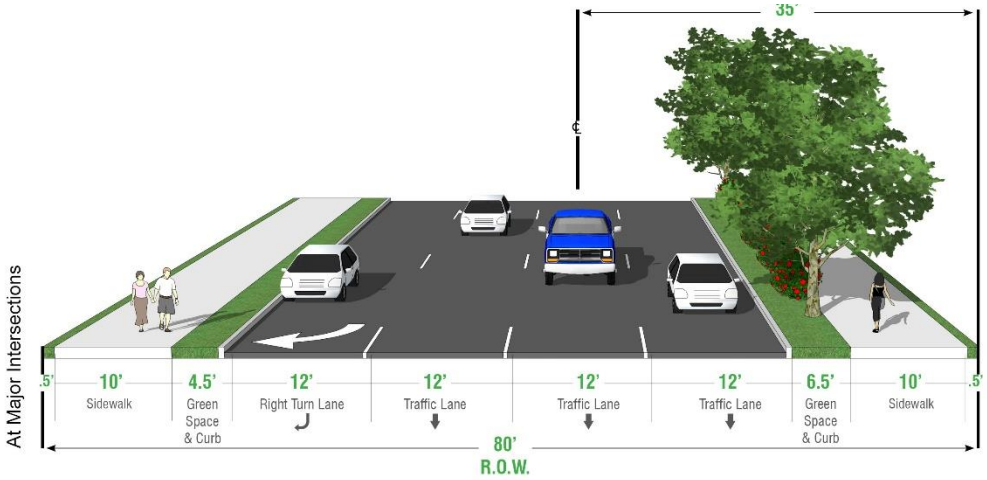




Design Elements (Standard)	*M5UB*
Number of Traffic Lanes	5
Lane Width	12 Feet
Bike Lane Width	5-6 Feet
Left Turn Lane Width	16 Feet
Paving Width, curb additional	76 Feet
Right-of-Way Width	100 Feet
Right-of-Way at Major Intersections	120 Feet
Grade	0.5 – 6.0%
Horizontal Curvature	R = 1,050 Feet
Vertical Clearance	17 Feet
Signal Spacing	1,600 Feet
Cross Street Access Spacing	600 Feet
Parking	Prohibited
Preferred Parcel Size at Corners	450 Ft. x 450 Ft.

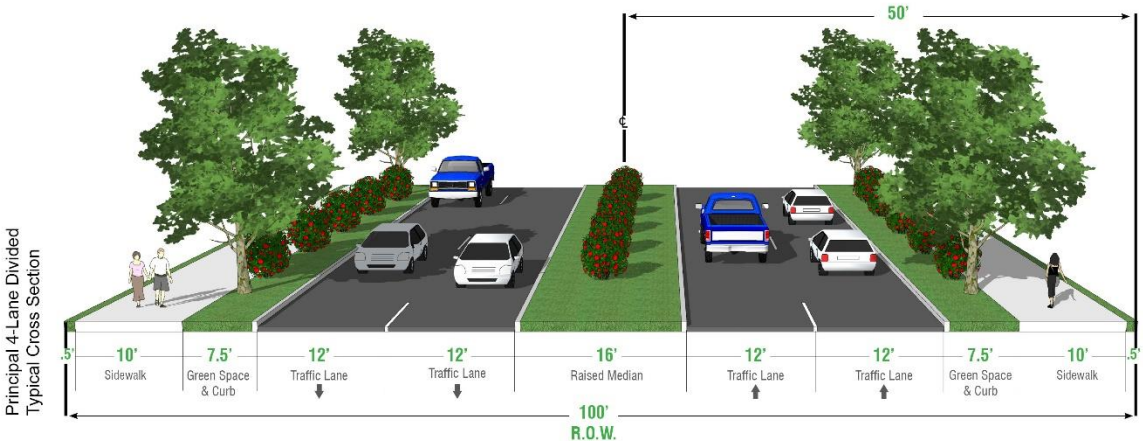
23.9.17 ***Principal Arterial 3-lane (one-way) Undivided Typical Cross Section, P3U***

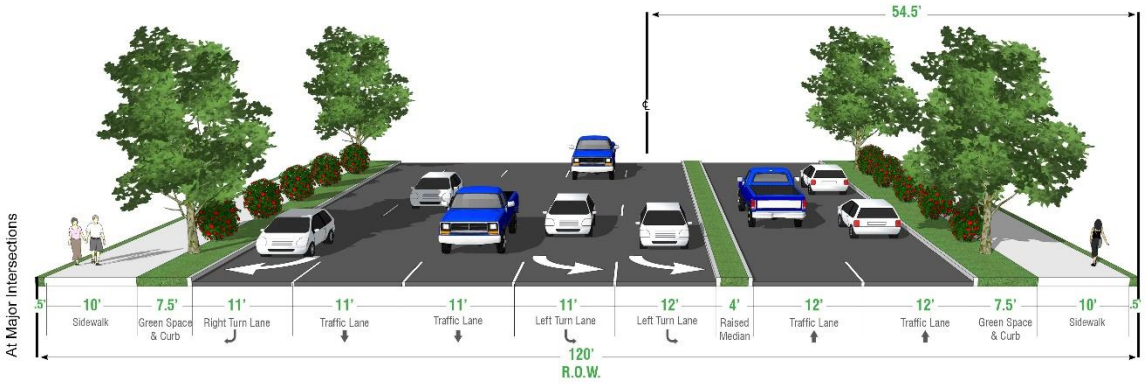




Design Elements (Standard)	*P3U (One-way)*
Number of Traffic Lanes	3
Lane Width	12 Feet
Outside Lane Width	12 Feet
Paving Width, curb additional	36 Feet
Right-of-Way Width	60 Feet
Right-of-Way at Major Intersections	100 Feet
Grade	0.5 – 6.0%
Horizontal Curvature	R = 1,050 Feet
Vertical Clearance	17 Feet
Signal Spacing	1,600 Feet
Cross Street Access Spacing	600 Feet
Parking	Prohibited
Preferred Parcel Size at Corners	600 Ft. x 600 Ft.

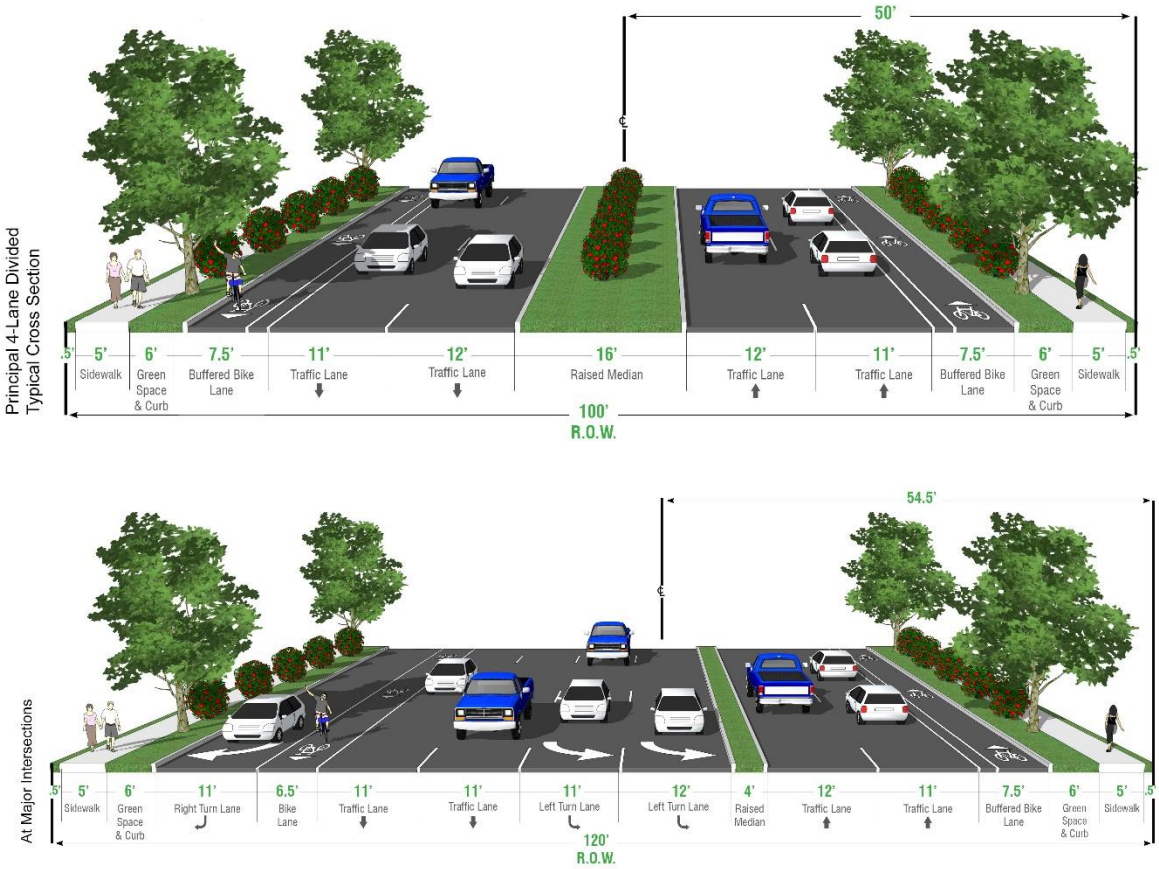
23.9.18 ***Principal Arterial 4-lane Divided Typical Cross Section, P4D***





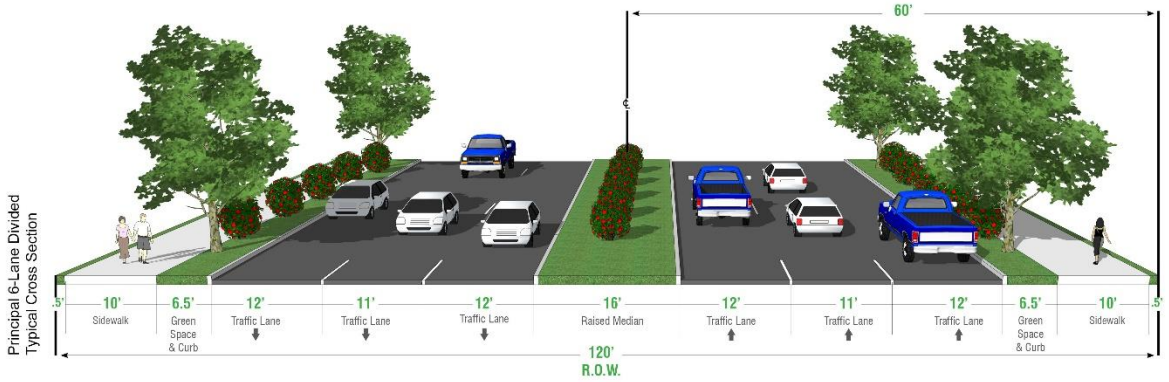
Design Elements (Standard)	*P4D*
Number of Traffic Lanes	4
Lane Width, curb additional	11-12 Feet
Median Width	16 Feet
Median Width at Major Intersections	4 Feet
Right-of-Way Width	100 Feet
Right-of-Way Width at Major Intersections	120 Feet
General Easements	10 Feet
Grade	0.5 – 6.0%
Horizontal Curvature	R = 1,050 Feet
Vertical Clearance	17 Feet
Signal Spacing	1,600 Feet
Cross Street Access Spacing	600 Feet
Parking	Prohibited
Preferred Parcel Size at Corners	600 Ft. x 600 Ft.

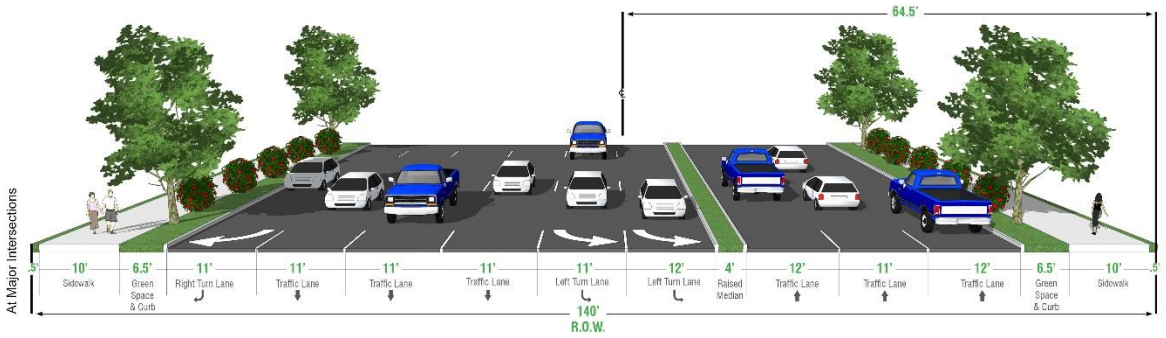
23.9.19 ***Principal Arterial 4-lane Divided Typical Cross Section, P4DB***



Design Elements (Standard)	*P4D*
Number of Traffic Lanes	4
Lane Width, curb additional	11-12 Feet
Median Width	16 Feet
Median Width at Major Intersections	4 Feet
Right-of-Way Width	100 Feet
Right-of-Way Width at Major Intersections	120 Feet
General Easements	10 Feet
Grade	0.5 – 6.0%
Horizontal Curvature	R = 1,050 Feet
Vertical Clearance	17 Feet
Signal Spacing	1,600 Feet
Cross Street Access Spacing	600 Feet
Parking	Prohibited
Preferred Parcel Size at Corners	600 Ft. x 600 Ft.

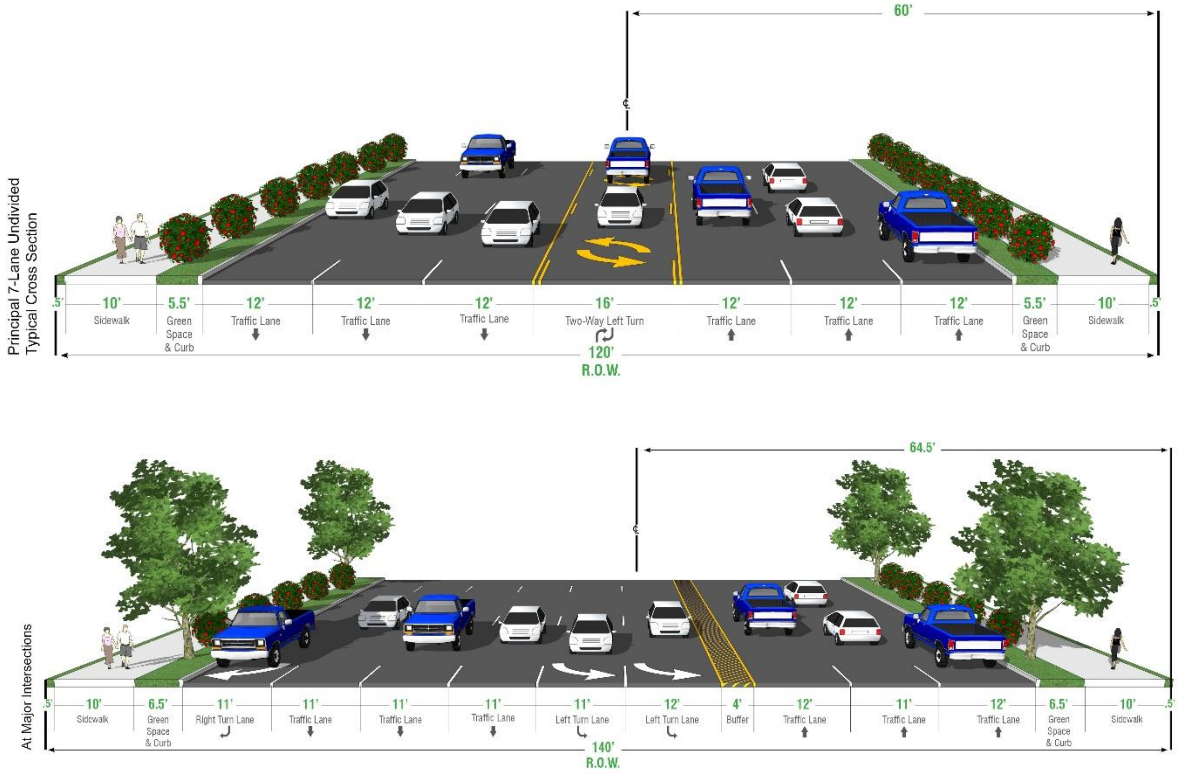
23.9.20 ***Principal Arterial 6-lane Divided Typical Cross Section, P6D***





Design Elements (Standard)	***P6D***
Number of Traffic Lanes	6
Lane Width	11-12 Feet
Median Width	16 Feet
Median Width at Major Intersections	4 Feet
Right-of-Way Width	120 Feet
Right-of-Way Width at Major Intersections	140 Feet
Grade	0.5 – 6.0%
Horizontal Curvature	R = 1,050 Feet
Vertical Clearance	17 Feet
Signal Spacing	1,600 Feet
Cross Street Access Spacing	600 Feet
Parking	Prohibited
Preferred Parcel Size at Corners	600 Ft. x 600 Ft.

23.9.21 ***Principal Arterial 7-lane Undivided Typical Cross Section, P7U***



Design Elements (Standard)	***P7U***
Number of Traffic Lanes	7
Lane Width	12 Feet
Left Turn Lane Width	16 Feet
Paving Width	96 Feet
Right-of-Way Width	120 Feet
Right-of-Way Width at Major Intersections	140 Feet
Grade	0.5 – 6.0%
Horizontal Curvature	R = 1,050 Feet
Signal Spacing	1,600 Feet
Cross Street Access Spacing	600 Feet
Parking	Prohibited
Preferred Parcel Size at Corners	600 Ft. x 600 Ft.

23.10.1 Access management is the regulation of intersections, driveways and median openings to a roadway to balance the needs for access to land uses with the need to maintain roadway safety and mobility. These guidelines control the location, design, spacing of access points and their operation. This is particularly important for major roadways intended to provide efficient service to through-traffic movements.

23.10.2 Preserve the Functional Area of Intersections and Interchanges: The functional area of an intersection or interchange is the area that is critical to its safe and efficient operation. This is the area where motorists are responding to the intersection or interchange, decelerating, and maneuvering into the appropriate lane to stop or complete a turn. Access connections too close to intersections or interchange ramps can cause serious traffic conflicts that result in crashes and congestion. See the Access Management Diagram.

23.10.3 ***Limit the Number of Conflict Points:*** Drivers make more mistakes and are more likely to have collisions when they are presented with the complex driving situations created by numerous conflict points. Conversely, simplifying the driving task contributes to improved traffic operations and fewer collisions. A less complex driving environment is accomplished by limiting the number and type of conflicts between vehicles, vehicles and pedestrians, and vehicles and bicyclists.

23.10.4 Promote Intersection Hierarchy: An efficient transportation network provides appropriate transitions from one classification of roadway to another. For example, freeways connect to arterials through an interchange that is designed for the transition, and arterials are fed by collector streets not local streets. Abiding by this strategy results in a series of intersection types that range from the junction of two major arterial roadways, to a residential driveway connecting to a local street.

23.10.5 Limit Direct Access to Major Roadways: Roadways that serve higher volumes of areawide through traffic need more access control to preserve their traffic function. Driveways for commercial development along arterials should be minimized to the extent possible, and cross access between properties encourages. Frequent and direct property access is more compatible with the function of minor arterials and collector roadways. Residential properties cannot access an arterial roadway if there is a rural, local or collector roadway adjacent to the property.

23.10.6 ***Remove Turning Vehicles from Through Traffic Lanes:*** Turning lanes allow drivers to decelerate gradually out of the through lane and wait in a protected area for an opportunity to complete a turn. This reduces the severity and duration of conflict between turning vehicles and through traffic and improves the safety and efficiency of roadway intersections.

23.10.7 ***Use Non-traversable Medians to Manage Left-Turn Movements:*** Medians channel turning movements on major roadways to controlled locations. Research has shown that the majority of access-related crashes involve left turns. Therefore, non-traversable medians and other techniques that minimize left turns or reduce the driver workload can be especially effective in improving roadway safety.

23.10.8 Access Management Table

		Residential	*Industrial*	*Commercial*
A	Driveway Throat Width:			
	Local	15’ – 28’	40’	30’ – 40’
	Collector	15’ – 28’	40’ – 60’ [1]	30’ – 40’
	Minor Arterial	N/A	40’ – 60’ [1]	30’ – 60’
	Principal Arterial	N/A	40’ – 60’ [1]	30’ – 60’
r	Driveway Curb Radius			
	Local	5’	30’	20’
	Collector	5’	40’	25’
	Minor Arterial	N/A	40’	30’
	Principal Arterial	N/A	50’	35’
B	Minimum Driveway Spacing Along:			
	Local	15’	110’	70’
	Collector	25’	110’	120’
	Minor Arterial	N/A	160’	170’
	Principal Arterial	N/A	210’ [2]	230’ [2]
	Driveway Angle	90°	90°	90°
C	Minimum Distance from Driveway to Intersection:			
	Local	50’	100’	100’
	Collector	50’	100’	120’
	Minor Arterial	N/A	175’	150’
	Principal Arterial	N/A	175’	150’
	Maximum Approach Grade:			
	Local / Collector	N/A	6%	6%
	All Others	N/A	6%	6%
	Right Turn Requirement	N/A	6%	6%
	Minimum Approach Length:			
	All Road Classifications	25’	N/A	N/A

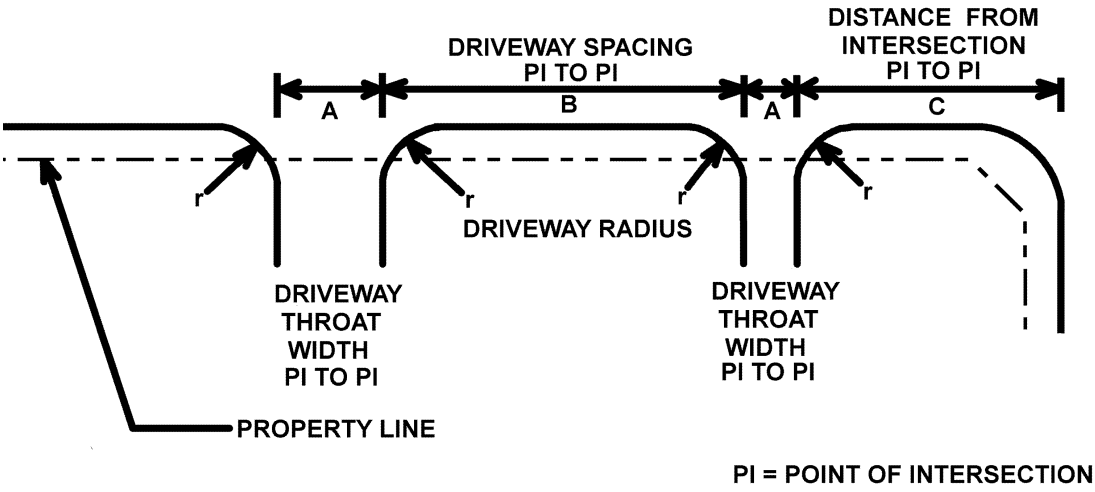
Notes:

[1]: Can be wider based on the site requirements.

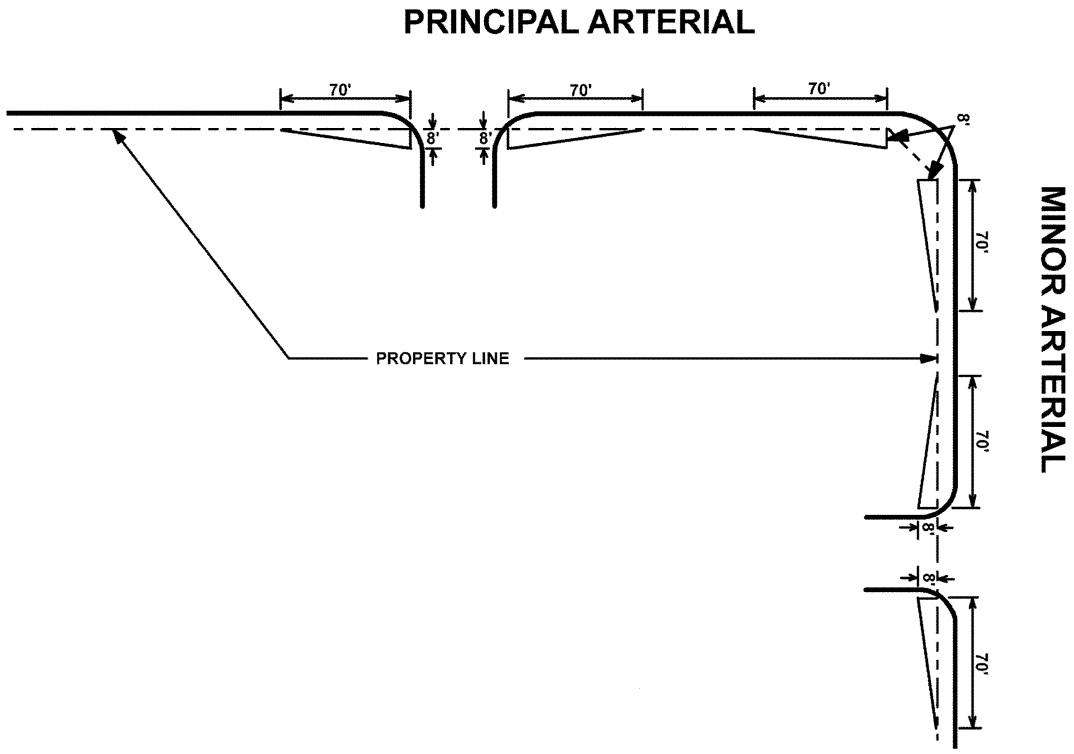
[2]: Driveways should be used jointly at median openings.

- ✓ Based on a speed of 40 MPH.
- ✓ Driveway width plus radius must be contained within the property frontage, between the extended property lines.
- ✓ Frontage roads are considered Principal Arterials for Access Managements purposes. Driveways onto frontage roads require TxDOT approval.

23.10.9 Access Management Diagram



23.10.10 Visibility Triangle (Minor/Principal)



NOTE: *No walls, fences or landscape over 2' tall are allowed in the Visibility Triangle/Easements. The 8'x70' visibility triangle may be increased by the Transportation Director if, under certain circumstances, it is not sufficient to provide enough sight distance as required in Section 23.6.4.*

SECTION 11 – TRAFFIC IMPACT ANALYSIS GUIDELINES

23.11.1 The purpose of a Traffic Impact Analysis (TIA) is to assess the effects of specific development activity on the existing and planned roadway system. It is the intent of this ordinance to make traffic access planning an integral part of the development process.

23.11.2 ***When Traffic Impact Analysis is Required:***

Generally, a traffic study shall be required for any development expected to generate traffic volumes that will significantly impact the capacity or safety of the street system. A Traffic Impact Analysis (TIA) is a comprehensive study of all aspects of a development's probable impacts on the transportation system. This study will analyze how traffic generated by a development relates to traffic on internal and adjacent roadways. The following provides specific situations where a traffic study may be required:

(a) Platting

(1) A TIA shall be required for a development when the expected traffic generation is greater than 2,000 vehicle trips per day (tpd). A trip is considered to be a one-way movement either to or from the site development.

(2) Developments expected to generate less than 2,000 tpd may be required to submit a TIA if the peak hour operation of the development is expected to generate more than 200 vehicle trips per hour (tph).

(3) A TIA will be required for developments that involve more than 100 acres of property unless the development will generate less than 500 tpd.

(4) The TIA shall be submitted no later than the submission of the plat application.

(b) Special Circumstances

A TIA may be required for a development if the Transportation Services Director determines that one or more of the following conditions exist:

(1) Traffic generated from a non-residential development will significantly impact adjacent residential neighborhoods.

(2) Traffic operational impacts such as problems with driveways, left or right turns, signal timing, median openings or sight distance are anticipated. In such cases, the study will only be required to answer questions related to the specific impacts.

(3) Existing traffic problems on adjacent streets are expected to worsen due to traffic generated from and/or street modifications implemented with the new development.

(4) Implementation of the Thoroughfare Development Plan in the area will not occur prior to development of the property.

(5) The proposed land use differs significantly from that contemplated in the adopted Comprehensive Plan.

(6) The internal street or access system is not anticipated to accommodate the expected traffic generation.

(7) Any previous TIA relating to a development that is more than two years old shall be updated for use in consideration of the project impacts prior to approval by the City, unless the City Transportation Services Director determines that conditions have not changed significantly.

(8) A TIA may be required at any stage of development at the discretion of the Transportation Services Director, City Council or the Planning and Zoning Commission.

23.11.2.1 A TIA shall not be required for developments involving the conversion of buildings to mixed-use residential use or multifamily residential that are subject to the provisions of Local

Government Code Chapter 218, Subchapter B, as amended, or Local Government Code Section 218.203, as amended.

23.11.3 A TIA that is required of the applicant by the City of Grand Prairie is part of the development review and approval process. The primary responsibility for assessing the traffic impacts associated with a proposed development rest with the applicant. The City serves in a review capacity for this process. Both the City of Grand Prairie and the applicant share responsibility to consider all reasonable solutions in the mitigation of transportation problems identified through the impact study process.

23.11.4 ***Traffic Impact Analysis Responsibilities***

(a) When determined that a TIA will be performed, as described in Section 23.11.2, the applicant shall perform and submit to the City of Grand Prairie Transportation Services Department a TIA performed at a minimum as established in this section.

(b) The study must be prepared under the direction of a licensed professional engineer with experience in Transportation Engineering sufficient to assess traffic impacts. The TIA must be signed and sealed by the directing professional engineer, registered to practice in Texas.

(c) The City of Grand Prairie Transportation Services Department must approve all TIA's before final acceptance. After acceptance of the TIA, the review process will determine further actions.

23.11.5 ***Traffic Impact Analysis Requirements***

(a) Preliminary Meeting
A meeting shall be held between the applicant's TIA engineer and the City Transportation Services Department to discuss the development project, and to establish a base of communication between the City and the applicant's TIA engineer prior to beginning the TIA. This meeting will define the requirements and scope relative to conducting a TIA and ensure that any questions by the applicant's TIA engineer are addressed. Topics for discussion at the meeting would typically include:

- definition of the study area and intersections to be analyzed
- methods for projecting future volumes and conditions to be analyzed
- trip generation and directional distribution methods
- special site related issues, such as length of implementation and need for phasing of impact assessment

(b) TIA Required Elements
In order to provide consistency and to facilitate staff review of TIAs, the following format shall be used for the content of the TIA:

(1) Executive Summary
This is a condensed version of the full TIA and shall be included with all submittals. It contains a brief statement of the TIA, background information, concise analysis and main conclusions and recommendations.

(2) Introduction
Information regarding the applicant, owner, TIA engineer, stage in the TIA submittal process and other overall information as applicable.

(3) Land Use, Site and Study Area Boundaries
A brief description of the size of the land parcel, general terrain features and the location within the City and the region shall be included in this section. In addition, roadways that provide site access and are in the study area shall be identified. The limits of the study area shall be based on existing and future traffic conditions surrounding the site and will be determined at the preliminary meeting. A vicinity map that shows the site and the study area boundaries, in relation to the surrounding transportation system, shall be included.

(4) Existing and Proposed Site Uses
The existing and proposed zoning of the site shall be identified. In addition, the specific use for the site shall be identified if known, since a variety of uses may be permitted under a zoning category. The TIA shall address traffic impacts for the worst case allowed by zoning.

(5) Existing and Proposed Uses in Study Area
A complete description and map of the existing land uses and zoning in the study area shall be included. In addition, a complete description and map of the assumed future land use shall be provided. Generally, this information can be obtained from the Planning & Zoning Department.

(6) Existing and Proposed Roadways and Intersections in Study Area
A complete description and map of the existing roadways and intersections including geometrics, traffic signal control, and volumes shall be included. It shall also identify improvements contemplated by government agencies and provide the following details:
a) The nature of the improvement project
b) Limits
c) Implementation schedule
d) The agency or funding source responsible

(7) Trip Generation
a) A summary table shall be provided listing each type of existing and proposed land use, building size, average trip generation rates (total daily traffic and a.m./p.m. peaks), and the resultant total trips.
b) Trip generation shall be calculated for the maximum uses allowed under the existing and proposed zoning based on the latest edition of the ITE Trip Generation Manual.
c) In the event that data is not available for the proposed land use, the City shall approve estimated rates. Traffic volume counts for similar existing uses, if no published rates are available. All sources must be cited in the report.
d) The calculation of design hour trips generated by the site will be for the peak hour of the site development or for the peak hour of the adjacent street, whichever is the more critical time period for analysis.

(8) Trip Reductions for Design Hour Volumes
a) Mode Choice – If reasonable alternative modes of transportation are available for trips to be made to and from the site that will not add vehicles onto the roadway, the trip generation values may be reduced by those trips that would be expected to be accommodated by these alternative modes of transportation.
b) Pass-by – Pass-by factors are to be used to reduce the estimated additional total daily traffic to the street serving a proposed development, assuming that the vehicle would have been just passing by and decided to enter the site. They are not to be applied directly to reduce trip generation and turning movement volumes at driveways serving

the proposed development. The percentage rates for passerby traffic may be obtained from the latest ITE Trip Generation Manual.

c) Internal capture - Internal trip reduction assumptions will require analytical support to demonstrate how the figures were derived. Other documented rates to account for passerby traffic may be used upon approval by the City.

d) The calculation of design hour volumes used to determine study area impacts shall be based on trip generation and appropriate trip reductions.

(9) Trip Distribution

The estimates for percentage distribution of trips by turning movements to/from the proposed development shall be clearly stated in the report.

(10) Trip Assignment

The direction of approach for site-generated traffic via the area's street system shall be presented in this section. The technical analysis, basic methods, and assumptions used in this work shall be clearly stated. The assumed trip distribution and assignment shall represent the most logically traveled routes for drivers accessing the proposed development. These routes can be determined by observation of travel patterns to existing land uses in the study area.

(11) Existing and Projected Traffic Volumes

The specific time frames to be studied will depend on the individual development. Analysis should include existing conditions, opening year, and horizon year conditions as described below:

a) **Existing:** Analysis based on existing traffic counts and roadway conditions.

b) **Opening Year:** Opening year analysis shall be based on the anticipated earliest completion of the development. The analysis must account for traffic growth from existing volumes and roadway system changes during development of the site. The methodology for developing volume projections for background traffic growth will be determined at the preliminary meeting and the growth rate will be provided by the City. Opening year traffic should consider volumes generated by other known proposed development within the impact study area, for which the city will provide available information. The Opening year analysis should be conducted for the following conditions to reveal expected impacts of the development when it is ready for occupancy:
   a. No-build (without site traffic and related improvements) and
   b. Build (with site traffic and related improvements) conditions.
   c. If a development is to be implemented over many years, the impact analysis should be broken into multiple phases, each with its Opening year for analysis.

c) **Horizon year**: Additional analysis scenario(s) beyond opening year, as much as 5 years from opening of the development, may also be requested based on type, size, and phasing of the development. These time frames will be determined at the preliminary meeting.

d) Design Volume graphics shall be provided showing the following traffic volumes for private access points, intersections and streets:
   a. A.M. peak hour site traffic (in and out) including turning movements.
   b. P.M. peak hour site traffic (in and out) including turning movements.
   c. A.M. peak hour total traffic including site generated traffic (in and out). These volumes should include through and turning movement volumes for Opening and horizon year conditions.

d. P.M. peak hour total traffic including site generated traffic (in and out). These volumes shall include through and turning movement volumes for Opening and horizon year conditions.
e. Any other peak hour which is critical to site traffic and the street system in the study area shall be included in the graphics and with the same information provided for the a.m./p.m. peak hours.

All raw traffic count data (including average daily volumes and peak hour turning movements) and analysis worksheets shall be provided in the appendices of the report.

(12) Capacity Analysis
(a) A capacity analysis for appropriate peak periods shall be conducted for all public streets, intersections and junctions of major driveways with public streets, which are impacted (as designated by the City Traffic Engineer), by the proposed development within the previously defined study boundary.
(b) Capacity analysis will follow the principles established in the latest edition of the Transportation Research Board's Highway Capacity Manual (HCM), unless otherwise directed by the City Traffic Engineer. Capacity will be reported in quantitative terms as expressed in the HCM and in terms of traffic Level of Service.
(c) Capacity analysis will include traffic queuing estimates for all critical applications where the length of queues is a design parameter, e.g., auxiliary turn lanes, and at traffic gates.
(d) All capacity analysis work sheets or output reports from analysis software shall be included in the appendices of the report.

(13) Traffic Signals
The need for new traffic signals shall be based on warrants contained in the Texas Manual on Uniform Traffic Control Devices. A minimum spacing of one-half mile for all signalized intersections shall be maintained, except as allowed by the City Traffic Engineer. This spacing is desirable to achieve optimum speed, capacity, and signal progression.

(14) Traffic Crashes
Traffic accident data may be required for affected street corridors. The study period is typically three years. Accident data summaries may be obtained from the City. Estimates of increased or decreased accident potential shall be evaluated for the proposed development.

(15) Level of Service Determination
A table indicating the level of service for existing, opening year, and horizon year conditions for all streets within the study area shall be included. A table should also be provided comparing the impacted LOS to the resulting LOS after implementation of recommended mitigation measures. Level of Service “C” is the design objective for all movements. Under no circumstances shall the Level of Service be less than “D” unless deemed acceptable for site and non-site traffic by the Transportation Services Director.

(16) Conclusions and Recommendations
This chapter of the report must include a summary of the study findings regarding impacts of the proposed development on the existing and proposed street system.

(a) Roadways and intersections, within the Study Area, that are expected to operate at Level of Service D, E, or F, under traffic conditions including projected traffic plus site-generated traffic must be identified.

(b) In the event that the analysis indicates unsatisfactory levels of service (D, E, or F) or safety problems, a detailed description of proposed improvements to remedy deficiencies shall be included and viable recommendations made for raising the traffic conditions to Level of Service C or better (Level of Service A or B).

(c) Level of Service "C" is the design objective for all movements and under no circumstances will less than Level of Service "D" be deemed acceptable for site and non-site traffic including existing traffic at build-out of the study area.

(d) Assumptions regarding future capacity enhancement recommendations shall be approved by the City. The recommendation section shall include a sketch of each improvement showing pertinent geometric features.

(17) The City Traffic Engineer may require other items be included in the TIA in addition to those listed above.

(18) Submittal

The applicant will provide five (5) copies of the Draft Report for review, and nine (9) copies of the Final Report and a PDF electronic file for submittal. The applicant will provide electronic files of the model run used in the Traffic Impact Analysis for modeling and/or simulation.

Continue to Next Page …

SECTION 12 – ON STREET BIKE PLAN

23.12.1 The City of Grand Prairie City Council initially adopted the On-Street Bike Plan in 2001 with Resolution Number 3750. This plan represents a commitment by the City of Grand Prairie to provide a method for encouraging bicycle usage within the City of Grand Prairie.

23.12.2 On-street bike facilities will be designed and constructed using standards set forth in this Master Transportation Plan. Other sources of planning and design guidance include the American Association of State Highway and Transportation Officials (AASHTO) Guide to the Development of Bicycle Facilities and the National Association of City Transportation Officials (NACTO) Urban Bikeway Design Guide. On-street signage for the bicycle routes will use the Texas Manual on Uniform Traffic Control Devices (MUTCD) for standard pavement markings and signage that pertain to bicycle facilities.

23.12.3 New and reconstructed roadways will be designed to accommodate bicycle usage unless the city determines it unwarranted or impractical to do so.

23.12.4 Modifications to existing streets to incorporate bicycling accommodations may utilize designs that deviate from the standards set forth in this Master Transportation Plan, at the discretion of the City Engineer. Existing roadways will be changed whenever possible to accommodate the mixture of motor vehicles and bicycles. Each roadway will be evaluated individually for its potential to accommodate bicycling.

23.12.5 A network of on-street bicycling routes should be master planned to provide connectivity to other bike routes and off-street trails within the City, and those provided or approved by other Cities. Connections will be provided to selected major destinations within the City of Grand Prairie, routes in adjacent Cities and off-street bike trails. The routes should not have any significant barriers or hazards for bicycle usage and will take advantage of local and collector street network to the extent possible.

23.12.6 When working with existing streets and highways, the City of Grand Prairie will investigate the opportunity to make at least minor or marginal improvements such as changes to speed limits or striping.

23.12.7 Whenever it will not interfere or restrict traffic flow, speed limits and “traffic calming” strategies should be established to minimize speed differentials between bicycles and motor vehicles.

23.12.8 ***Bicycle Facility Types and Implementation Guidelines***

There are various configurations of facilities that can be provided to accommodate bicycling within the street right-of-way, including the following.

(a) Shared Lanes – The travel lane can be shared by both motorists and bicyclists on most local streets (typically with less that 500 vehicles per day and speeds not exceeding 25 MPH) and some collectors with low volumes (below 1,500 vehicles per day, total both ways, and speeds not exceeding 30 MPH). Shared lanes can be typical travel lanes or can be as wide as 15 feet to allow both modes to ride side-by-side under busier street conditions. The shared lanes can be provided with a “sharrow” pavement marking, as described in the Texas Manual on

Uniform Traffic Control Devices, to indicate the recommended position of the bicyclist in the shared lane and to further alert motorists to the presence of bicyclists sharing the roadway.

(b) Bicycle Boulevards – Through a collective treatment of traffic calming on shared lanes within neighborhoods and the creation of some bicycle-only connections across arterial roadways and short trail segments connecting neighborhoods, a bicycling corridor can be created that provides continuity for bicycling without encouraging cut-through traffic through neighborhoods.

(c) Advisory Bike Lanes - An advisory bicycle lane is a local roadway striping configuration on a very low volume (lease than 200 vehicles per day) and low speed (25 MPH or less) street which provides for two-way motor vehicle using one 10 to 14-foot wide central travel lane and 4 to 6-foot wide “advisory” bike lanes on either side. The central lane is dedicated to, and shared by, motorists traveling in both directions. Cyclists are given preference in the bike lanes but motorists can move into the bike lanes in order to pass by other road users after yielding to cyclists.

(d) Bike Lanes – On some collector and most minor arterial roadways, a one-way bike lane of at least 5 feet in width may be provided between the traffic lane and the edge of pavement or curb or parking lane to better accommodate bicyclists traveling with traffic. This treatment would be employed when posted speeds are between 35 MPH and 40 MPH and traffic volumes are over 1,000 vehicles per day per lane.

(e) Paved Shoulders – Adding or improving paved shoulders often can be the best way to accommodate bicyclists in rural settings, and they can also extend the service life of the roadway. Paved shoulders should be at least 4 feet wide. Additional shoulder width is recommended for travel speeds over 50 MPH. Rumble strips or raised pavement markers should not be used on shoulders designated for bicycle usage.

(f) Buffered Bike Lanes – On some Minor or Principal arterials, a one-way bike lane of at least 4 feet in width, with a striped buffer lane of between 2 and 5 feet in width between the bike lane and the traffic lane, may be provided to better separation and delineation of bicyclists traveling with traffic. If a buffered bike lane is provided on a principal arterial, it should be at least 5 feet in width, with a striped buffer lane of between 3 and 5 feet in width.

(g) Separated Bike Lanes (also sometimes called “cycle tracks” or “protected bike lanes”) – On some minor arterials and some principal arterials, a one-way bike lane of at least 5 feet in width or two-way bike lane of at least 8 feet in width may be provided with a buffer zone to deter motorists from entering the separated bike lane. The buffer zone many consist of a raised island, a striped area with flexible bollards or a parking lane between the bike lane and the traffic lane or other treatment to provide enhanced protection for bicyclists traveling with traffic.

(h) Shared Use Paths (Sidepaths) - On some minor arterials and some principal arterials, a two-way shared-use path of at least 10 feet in width may be provided roughly parallel to the roadway and separated from the travel lanes by at least 5 feet to provide increased separation of bicyclists and motorists. The shared use by bicyclists and pedestrians should be carefully designed and managed. If bike lanes transition in and out of shared use paths, the space allocation between bicyclist and pedestrians should be specifically designated.

(i) Due to high speeds and traffic volumes, frontage roads will not be signed as part of the on-street bicycle route network.

23.12.9 ***On-Street Bicycle Treatment Selection Guidelines***

Selection of bicycling treatments should consider the following parameters.

(a) Connection of Origins and Destinations – For the target user group, apply the bicycle facility that will most encourage those users to ride bicycle. For example, for a Safe Routes to School project, consider the treatment that will provide liner guidance for young bicyclists to ride in a straight line and be predictable, provide a consistent treatment, minimize conflicts with vehicles and pedestrians, and provide a convenient route to and from school that can be visible to casual surveillance.

(b) Accommodation of Local and Regional Recreational and Utilitarian Bicycling – Bicycling for recreation, conditioning and for utilitarian purposes is a popular activity enjoyed by residents of Grand Prairie and adjacent cities. Many bicyclists enjoy riding to, from and along interesting and scenic places, such as along Joe Pool Lake. For these activities, a series of bicycle-friendly roadway and/or trail facilities are sought out by users. Many bicycle riders prefer the long stretches of uninterrupted flow that minor and principal streets provide and are willing to share the road with a certain amount of moderate traffic volumes and speeds.

(c) In February 2018, the Federal Highway Administration (FHWA) published its *Guidebook for Measuring Multimodal Network Connectivity*, which is a guide for transportation planners and analysts on the application of analysis methods and measures to support transportation planning and programming decisions. It describes a five-step analysis process and numerous methods and measures to support a variety of planning decisions.

a. **Network completeness** – How much of the transportation network is available to bicyclists?
b. •**Network density** – How dense are the available links and nodes of the bicycle network?
c. •**Route directness** – How far out of their way do users have to travel to find a facility they can or want to use?
d. •**Access to destinations** – What destinations can be reached using the transportation network?
e. •**Network quality** – How does the network support users of varying levels of experience, ages, abilities, and comfort with bicycling?

(d) In December 2017, the National Associations of City Transportation Officials (NACTO) published its *Designing for All Ages & Abilities; Contextual Guidance for High-Comfort Bicycle Facilities*. That document contains a table that provides guidelines for conditions under which various bicycle facility treatments would be applied. Notably, these guidelines are for providing facilities that would be usable for all ages and may present thresholds that are not applicable in all instances.

Contextual Guidance for Selecting All Ages & Abilities Bikeways				
Roadway Context				All Ages & Abilities Bicycle Facility
Target Motor Vehicle Speed*	Target Max. Motor Vehicle Volume (ADT)	Motor Vehicle Lanes	Key Operational Considerations	
Any		*Any*	*Any of the following:* high curbside activity, frequent buses, motor vehicle congestion, or turning conflicts†	**Protected Bicycle Lane**
< 10 mph	Less relevant	No centerline, or single lane one-way	Pedestrians share the roadway	**Shared Street**
≤ 20 mph	≤ 1,000 – 2,000		< 50 motor vehicles per hour in the peak direction at peak hour	**Bicycle Boulevard**
≤ 25 mph	≤ 500 – 1,500			
	≤ 1,500 – 3,000	Single lane each direction, or single lane one-way	Low curbside activity, or low congestion pressure	**Conventional or Buffered Bicycle Lane, or Protected Bicycle Lane**
	≤ 3,000 – 6,000			**Buffered or Protected Bicycle Lane**
	Greater than 6,000			**Protected Bicycle Lane**
	Any	Multiple lanes per direction		
Greater than 26 mph†	≤ 6,000	Single lane each direction	Low curbside activity, or low congestion pressure	**Protected Bicycle Lane, or Reduce Speed**
		Multiple lanes per direction		**Protected Bicycle Lane, or Reduce to Single Lane & Reduce Speed**
	Greater than 6,000	*Any*	*Any*	**Protected Bicycle Lane, or Bicycle Path**
High-speed limited access roadways, natural corridors, or geographic edge conditions with limited conflicts		*Any*	High pedestrian volume	**Bike Path with Separate Walkway or Protected Bicycle Lane**
			Low pedestrian volume	**Shared-Use Path or Protected Bicycle Lane**

*While posted or 85th percentile motor vehicle speed are commonly used design speed targets, 95th percentile speed captures high-end speeding, which causes greater stress to bicyclists and more frequent passing events. Setting target speed based on this threshold results in a higher level of bicycling comfort for the full range of riders.

†Setting 25 mph as a motor vehicle speed threshold for providing protected bikeways is consistent with many cities' traffic safety and Vision Zero policies. However, some cities use a 30 mph posted speed as a threshold for protected bikeways, consistent with providing Level of Traffic Stress level 2 (LTS 2) that can effectively reduce stress and accommodate more types of riders.[18]

‡Operational factors that lead to bikeway conflicts are reasons to provide protected bike lanes regardless of motor vehicle speed and volume.

Figure 5. ***Contextual Guidance for Selecting High-Comfort Bicycle Facilities,*** **NACTO 2017**

SECTION 13 - ENCROACHMENT OF PUBLIC RIGHT-OF-WAY

23.13.1 This section is enacted for the purpose of regulation the use of city streets and the installation, maintenance and repair of underground and aboveground facilities within the public right-of-way of the City.

23.13.2 ***Definitions:*** *(The following words and phrases shall have the meaning respectively ascribed to them by this section)*

(a) ***Encroach or Encroachment:*** means going upon, over, under, or using any right-of-way in such a manner as to prevent, obstruct, or interfere with the normal use of that right-of-way, including the performance thereon of any of the following acts:

1. Erecting or maintaining any post, sign, pole, bench, mailbox, vending stand, charitable collection structures, fence, guardrail, wall loading platform, pipe, conduit, cable conductor scaffolding, barricade, newspaper stand, banner, sign, merchandise display or other structures or objects on or under the right-of-way. Pole replacements in place will not require written consent of the City Engineer,
2. Placing or leaving on the right-of-way or watercourse any rubbish, brush, earth, rock boulders, cut tree stumps or other material of any nature whatever,
3. Traveling on the right-of-way by any vehicle or combination of vehicles or object of dimension, weight, or other characteristic prohibited by law without receiving a written consent agreement from the City Engineer.
4. Lighting or building a fire within the right-of-way.

(b) ***Right-of-Way:*** means land which by deed, conveyance, agreement, easement, dedication, usage or process of law is reserved for and dedicated to the use of the general public for street or highway purposes which includes public utility, storm drainage, water, sanitary sewer or pedestrian walkway purposes;

(c) ***Watercourse:*** means a channel for the carrying of storm water, including both natural and artificial watercourses.

23.13.3 *Acts requiring written consent of the City Engineer*

No person shall encroach or cause to be made any encroachment of any nature whatever within, upon, over or under the limits of any right-of-way, or make or cause to be made any alteration of any nature within, upon, over or under the right-of-way, or construct, put upon, maintain or leave thereon, or cause to be constructed, put on, maintained or left thereon any obstruction or impediment of any nature whatever, or remove, or set fire thereon, or to place on, over or under such right-of-way any pipeline, conduit, or other fixtures or move over or cause to be moved over the surface of any right-of-way or over any bridge, viaduct, or other structure maintained by the City any vehicles or other object of dimension or weight prohibited by law or having other characteristics capable of damaging the right-of-way, or place any structure, wall, culvert, or similar encroachment or make any excavation or embankment in such a way as to endanger the normal usage or the right-

of-way without having first obtained receiving a written consent agreement from the City Engineer as required by this section.

23.13.4 *Exceptions*

This section shall not apply to any officer or employee of the City in the discharge of their official duties, or to any work being performed by any person or persons under contract with the City.

23.13.5 *Emergency Work Authorized*

This chapter shall not prevent any person from maintaining any pipe, conduit, conductor, pole and its related facilities lawfully on or under any public street, as may be necessary for the preservation of life or property when an urgent necessity therefore arises.

23.13.6 *Above ground obstructions*

All above ground obstructions, regardless of the height above the ground, must be a minimum of 4' from the back of the curb. Obstructions include, but are not limited to poles, wires, signs or boxes

23.13.7 Liability for Damages

The applicant shall be responsible for all liability imposed by law for personal injury or property damage caused by the work permitted and done by applicant under the written consent by the City Engineer, or proximately caused by failure on applicant's part to perform his obligations under the permit in respect to maintenance. If any claim of such liability is made against the City, its officers, or employees, applicant shall defend, indemnify and hold them, and each of them, harmless against all tort claims, tort liability and tort loss, and in particular from and against all such claims, liability and loss predicated on active or passive negligence of the City resulting directly or indirectly from operations under this consent insofar as permitted by law.

23.13.8 Right of Lawful Use

Any consent granted under this chapter shall be subject to the right of the City, or any other person or persons entitled thereto, to use that part of the public street for any purpose for which it may be lawfully used, and no part of the street shall be unduly obstructed at any time.

23.13.9 Existing Facilities

The applicant shall not interfere with any existing utilities without the written consent of the City Engineer and the utility company or person owning the utility. If it becomes necessary to remove or relocate an existing utility, this shall be done by its owner. No utility owned by the City shall be moved to accommodate the permittee.

23.13.10 Written Consent Agreement

The written consent agreement required by this section shall be issued by the City Engineer or a designated representative subject to the conditions set forth in this section or required by other provisions of law.

23.13.11 Grounds for Refusal

No consent agreement will be approved for constructing or maintaining a loading platform upon or in the right-of-way of a public street or for maintaining therein or thereon a concrete pad, post or structure as a support structure for the placement of a newspaper stand, charitable collection site,

or miscellaneous container structures. Consent agreements may also be denied or modifications required for any of the following reasons:

(a) Work as proposed to be constructed creates a hazard to public health, safety and welfare,
(b) Violation to Sections 23.13.15 and 23.13.16 pertaining to the location and placement of newspaper stands, charitable collection and miscellaneous structures,
(c) Violation of any other city code or ordinance.

23.13.12 Relocation or Removal of Encroachments

If any future construction, reconstruction or maintenance work by the City on a public right-of-way requires the relocation, removal or abandonment of installations or encroachments in, on or under the public right-of-way, the applicant owning, controlling, or maintaining such installations or encroachments shall relocate, remove or abandon the same at his sole expense. When removal, relocation or abandonment is required, the City Engineer shall give the permittee a written notice that the installations or encroachment must be moved, relocated or abandoned. If the permittee fails to comply with the instructions, the City may cause the removal, relocation or abandonment of the encroachment at the expense of the permittee.

23.13.13 Mailboxes

All mailboxes must be placed in accordance with the rules and regulations of the United States Post Office Department, but no box shall be so placed within the paved area of a street right-of-way as to endanger the life or safety of the traveling public.

23.13.14 Hedges or Fences

No hedge, fence or similar structure shall be planted or erected in a right-of-way. The intent of this restriction is to keep free a walkway for pedestrian or other lawful public travel without interference by or with vehicular travel. No encroachment of any nature will be permitted or maintained which impedes, obstructs or denies such pedestrian or other lawful travel within the limits of the right-of-way of a public street, or which impairs adequate sight distance for safe pedestrian or vehicular traffic.

23.13.15 Monuments

Any monument of granite, concrete, iron or other lasting material set for the purpose of locating or preserving the lines and/or elevation of any public street or right-of-way, property subdivision, or a precise survey point or reference point shall not be removed or disturbed or caused to be removed or disturbed without first obtaining written permission from the City Engineer, or designated representative, to do so. Replacement of removed or disturbed monuments will be at the expense of the permittee.

23.13.16 Newspaper Stand Structures

Newspaper stand containers may not be located in the City right-of-way. Such structures may be located on hard surfaces within the locations described below:

(a) <u>*Street Zone:*</u> A designated area set back from a public or private dedicated street right-of-way line no closer than 30-feet from said right-of-way line, with such area not being located within a designated fire lane or a designated parking space.

(b) <u>*Building Zone:*</u> For non-residential buildings constructed with a building setback of 10-feet

or less facing a public or private dedicated street right-of-way, such containers shall be situated within a designated area located against the street facing building wall within 10-feet of the main pedestrian entrance(s) that is (are) built within said street facing wall with the building setback of 10-feet or less. Such containers shall not encroach into said street right-of-way and shall not encompass any part of a designated fire lane or designated parking space.

23.13.17 Charitable Collection and Miscellaneous Structures may not be located in the City right-of-way; must be constructed in compliance with all setbacks and requirements stipulated in Article 6, Table 6, of the Unified Development Code, and may not be located in a designated fire lane or a designated parking space.

End Document

Article 24

WIRELESS TELECOMMUNICATIONS FACILITIES

ADOPTED: MARCH 5, 2002

CASE NUMBER: TA020208

ARTICLE 24: WIRELESS TELECOMMUNICATIONS FACILITIES

Table of Contents

		Page No.
Section 1	*Purpose and Intent*	*2*
Section 2	*Definitions*	*2*
Section 3	*General Provisions*	*4*
Section 4	*Telecommunications Tower Standards*	*5*
Section 5	*Tower Locations Standards*	*5*
Section 6	*Antenna Mounting Standards*	*6*
Section 7	*Appeals*	*8*
Section 8	*Violation Deemed Nuisance*	*8*
Table 1	*Summary of Wireless Telecommunications Facilities*	*9*
General Notes	*TELECOM04 11/20/97: Notes to Cities*	*10*

ARTICLE 24: WIRELESS TELECOMMUNICATIONS FACILITIES

SECTION 1 - PURPOSE AND INTENT

24.1.1 The purpose of this Section is to establish guidelines regulating the location of telecommunication towers and antennas with the objective of minimizing their number, to protect and promote public safety, and to mitigate any adverse visual impacts on the community while promoting the provision of telecommunications service to the public.

24.1.2 The regulations contained in this ordinance have been developed under the following general guidelines as provided in the federal Telecommunications Act of 1996. [1]

A. Cities have local authority over "placement, construction and modification" of cellular telephone facilities and other personal wireless telecommunication service facilities.

B. Regulations "shall not unreasonably discriminate among providers of functionally equivalent services."

C. Regulations "shall not prohibit or have the effect of prohibiting the provision of personal wireless services."

D. "Denial shall be in writing and supported by substantial evidence."

E. Cities may not "regulate the placement, construction and modification of personal wireless service facilities on the basis of environmental or radio frequency emissions to the extent that such facilities comply with the Federal Communication Commissions regulations concerning such emissions.

24.1.3 Notwithstanding any other provision of this ordinance, telecommunications towers and antennas, when permitted by federal law and the laws of the State of Texas, shall be regulated and governed by the following use regulations and requirements.

SECTION 2 - DEFINITIONS

24.2.1 Definitions

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.

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.

Antenna Array: An arrangement of antennas and their supporting structure.

Antenna, Dish: A parabolic or bowl shaped device that receives and/or transmits signals in a specific directional pattern.

ARTICLE 24: WIRELESS TELECOMMUNICATIONS FACILITIES

Antenna, Panel: An antenna that receives and/or transmits signals in a directional pattern.

Antenna, Stealth: A telecommunications antenna that is effectively camouflaged or concealed from view.

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.

Antenna, Whip: An Omni-directional dipole antenna of cylindrical shape, which is no more than 6 inches (15 cm) in diameter.

Co-location: A single telecommunications tower and/or site used by more than one telecommunications service provider.

EIA-222: Electronics Industries Association Standard 222, "Structural Standards for Steel Antenna Towers and Antennas Support Structures."

Identification Pylon: A permanent ground mounted sign consisting solely of a single monolithic structure used to identify a development.

Structure: 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.

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.

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.

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 (with or without transformers) designed to provide electric service to individual customers.

Tower, Guyed: Any telecommunications tower supported in whole or in part by cables anchored to the ground.

Tower, Height: 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.

Tower, Monopole: A self-supporting telecommunications tower that consists of a single vertical pole fixed into the ground and/or attached to a foundation.

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.

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.

SECTION 3 - GENERAL PROVISIONS

24.3.1 ***Applications:*** All applications for rezoning or a Specific Use Permit (SUP) for a telecommunications tower, antenna, or other facility to provide a telecommunications service shall include a completed supplemental information form provided by the City regarding said facilities.

24.3.2 ***Platted Lots:*** Unless an exception is granted by the Planning and Zoning Commission, telecommunications facilities requiring rezoning or a Specific Use Permit (SUP), including towers and related equipment buildings, shall be located on a platted lot. [2]

24.3.3 ***Technical Assistance:*** When a rezoning or SUP is required to comply with the provisions of this section, and when the technical information provided by the applicant is beyond the technical capacity of city staff to review, the applicant, in addition to the usual application fee, shall reimburse the City for the actual cost to the City for the services of a technical expert to review the application and/or information supplement, up to a maximum of $5,000 dollars.

24.3.4 ***Pre-application Meetings:*** Prior to leasing or purchasing facilities, the telecommunications service provider is encouraged to meet with the Director of Planning or his/her designee to determine if the location will require a Specific Use Permit or other approvals, and to review the merits of potential locations. Failure to review a location with appropriate City staff, prior to leasing or purchasing a site or facility, may be presented as evidence in subsequent zoning hearings as a lack of good faith effort to coordinate locations with the City.

24.3.5 ***Master Antenna Plan:*** To facilitate co-location and coordination of telecommunication sites, the city shall, within 30 days of its effective date, notify the providers of telecommunications services, as that term is defined by federal law, of the enactment of this ordinance. Said providers shall, within 90 days of the date of such notice, provide the City with their respective master antenna plans. Said plans shall include detailed maps, showing the locations and characteristics of all telecommunications towers and antennas serving any portion of the City and indicating coverage areas for current and, to the extent possible, future telecommunications towers and antennas. Providers shall also provide the City with any updates to the above documents within 90 days of their creation. [3]

SECTION 4 - TELECOMMUNICATIONS TOWER STANDARDS

24.4.1 ***Applicable Federal and State Standards:*** All telecommunications towers and antennas shall be erected and operated in compliance with current Federal Communication Commission (FCC) and Federal Aviation Administration (FAA) rules and regulations and other applicable federal, state, and local standards.

24.4.2 ***Structural Standards:*** Telecommunications tower structures must conform to the most current revision of EIA 222 standards. Guyed telecommunications towers shall be designed and located such that if the structure should fall it will avoid habitable structures and public streets.

24.4.3 ***Co-location:*** Towers shall be designed and built to accommodate a minimum of two cellular or PCS providers, if over 75 feet (23 meters) in height. The owner of the tower must certify to the City that the tower is available for use by other telecommunications service providers on a reasonable and nondiscriminatory basis.

24.4.4 ***Fencing and Screening:*** Security fencing, if installed, shall be by a wrought iron or steel chain link fence with evergreen hedge, or a masonry wall, each not less than 6 feet(1.8 meters) in height. The exterior of equipment buildings and/or metal equipment cabinets visible from residential areas or public rights-of-way must have a neutral aggregate finish or be painted to reflect the color and character of adjoining structures or blend with adjacent landscaping and other surroundings.

24.4.5 ***Setbacks:*** All telecommunication towers as well as guys and guy anchors shall be located within the build able area of the lot and not within the front, rear, or side yard building setbacks. Telecommunication towers in excess of 400 feet (120 meters) in height shall be set back a minimum of 2600 feet (800 meters) from the right-of-way of all controlled access federal and state roadways designated as freeways to provide unobstructed flight paths for helicopters.

24.4.6 ***Signage:*** Except as otherwise permitted in this ordinance, no signage, lettering, symbols, images, or trademarks in excess of 200 square inches (1290 square cm) shall be placed on or affixed to any part of a telecommunications tower, antenna, antenna array, equipment building, or security fencing other than as required by FCC regulations or other applicable law.

24.4.7 ***Lighting:*** Except as otherwise permitted in this ordinance, no signals, lights or illumination of any kind shall be permitted on or directed toward any tower unless required by the FCC, the FAA or other appropriate public authority.

24.4.8 ***Abandonment:*** In the event the use of any Wireless Communication Facility, which would include any telecommunications tower or other antenna support structure, has been discontinued for a period of 360 days, the antenna support structure shall be deemed to be abandoned. Determination of the date of abandonment shall be made by the Building Official who shall have the right to request documentation from the owner/operator regarding the issue of usage.

Upon the determination of abandonment, the owner/operator of the antenna support structure shall remove same within 90 days of receipt of notice from the building official notifying the owner/operator of such abandonment. If said antenna support structure is not removed within 90 days, the Building Official may cause it to be removed at the owner's expense.

SECTION 5 - TOWER LOCATION STANDARDS

24.5.1 ***Historic/Cultural:*** Except for compatible alternative mounting structures that effectively camouflage or conceal the presence of telecommunications antennas, telecommunications facilities should not be located on or within 300 feet (90 meters) of property zoned historic or property included in a national or local historic district. In addition, said facilities should, wherever

possible, be located so as to ensure that historic or culturally significant vistas, and landscapes are protected and that the views of and vistas from architecturally and/or historically significant structures are not impaired or diminished.

24.5.2 ***Residential Zoning:*** Except as otherwise provided in this ordinance, telecommunications towers are not permitted in any residential zoning district and must be a minimum of a 3 to 1 distance to height ratio from a single-family residential district and 1 to 1 distance to height ratio from a multifamily district.

24.5.3 ***Towers Permitted by Right:*** Freestanding monopole telecommunications towers 85 feet (26 meters) or less in height are permitted in the non-residential districts indicated in Article 4 of this ordinance. [4]

24.5.4 ***Towers Requiring a Specific Use Permit (SUP):*** Except as otherwise provided in this ordinance, telecommunication towers in excess of 50 feet (15 meters) in height and monopole towers in excess of 85 feet(26 meters) in height are permitted in the non-residential districts, indicated in Article "4" of this ordinance with a Specific Use Permit (SUP).

24.5.5 ***Tower Spacing:*** Any new telecommunications tower in excess of 180 feet (55 meters) in height must be located a minimum of 1 mile (1.6 km) from any existing tower in excess of 180 feet (55 meters) in height. [5]

24.5.6 Alternative Mounting Structures

A. New Alternative Mounting Structures 100 feet (30 meters) or less in height are permitted, by right, in the non-residential districts indicated in Article "4" of this ordinance.

B. New Alternative Mounting Structures in excess of 100 feet (30 meters) in height are permitted in the non-residential districts indicated in Article "4" of this ordinance with a Specific Use Permit (SUP).

C. All new Alternative Mounting Structures located in the residential zoning districts indicated in Article "4" of this ordinance shall require a Specific Use Permit (SUP).

D. Alternative Mounting Structures must be similar in color, scale and character to adjoining buildings or structures or blend with the landscaping and other surroundings immediately adjacent to them so as to generally avoid the creation of unique visual objects that stand out in the environment.

SECTION 6 - ANTENNA MOUNTING STANDARDS

24.6.1 The purpose of this section is to promote public safety and maintain order and harmony within the City's business, cultural and residential districts by restricting the size and location of telecommunication antennas. The objective is to avoid the creation of visual distractions, prevent obstructions to the view of pedestrians and motorists on public thoroughfares, and to insure the structural integrity of supporting structures. [6]

24.6.2 Whip and Panel Antenna Mounting Standards

A. Individual telecommunications antennas are allowed on existing electric utility poles, light standards, and telecommunication towers in excess of 40 feet (12 meters) in height, provided that the total length of any antenna does not exceed 15 percent of the height of the existing structure. The height of a telecommunications tower is determined by the highest point of any and all components of the structure, including antennas.

B. Telecommunications antennas and arrays are allowed by right on existing electric transmission towers.

C. Existing structures in excess of 50 feet(15 meters) in height may, as a matter of right, be rebuilt, if necessary, to support or contain a new antenna, provided that the new structure is the same height and substantially the same in appearance as the structure it replaces.

D. Panel antennas which do not extend above the structure, or whip antennas 15 feet (4.5 meters) or less in height, are permitted on conforming billboard structures. [7]

E. Building mounted panel antennas are permitted on non-residential buildings and multifamily dwellings in all zoning districts, provided that they are mounted flush with the exterior of the building and that they do not project above the roofline nor more than 30 inches (75 cm) from the surface of the building to which they are attached. The antenna's appearance shall be such that its color and texture blends with the surrounding surface of the building.

F. Whip antennas are permitted on non-residential buildings and multifamily dwellings in all zoning districts, provided that the total length of said Whip antennas, regardless of mounting method or location, does not exceed 15 percent of the height of the existing building.

G. Only one building/roof mounted antenna support structure, less than 100 square feet (nine square meters) in area, is permitted per 5,000 square feet (450 square meters) of building floor area.

24.6.3 Dish Antenna Mounting Standards

A. Dish antennas shall not be permitted in any front setback area or side yard setback adjacent to any roadway.

B. Ground mounted dish antennas in excess of five feet(1.5 meters) in height shall be screened from roadways and adjacent property by a minimum 6 foot(1.8 meter) high screening fence, evergreen hedge, or masonry wall.

C. Dish antennas in excess of 10 feet (3 meters) in height, in any position, or more than 3 meters in diameter, shall not be permitted in any residential zoning district.

D. Building/roof mounted dish antennas one (1) meter or less in diameter, are permitted in all zoning districts indicated in Article “4” of this ordinance.

E. Building/roof mounted dish antennas 2 meters or less in diameter, are permitted on all buildings in excess of 5,000 square feet (450 square meters) of building floor area in the non-residential districts indicated in Article "4" of this ordinance.

F. Only one building/roof mounted dish antenna, 2 meters or less in diameter, is permitted per 5,000 square feet (450 square meters) of building floor area on non-residential buildings and on multi-family dwellings in the residential zoning districts indicated in Article "IV" of this ordinance.

G. Building/roof mounted dish antennas in excess of 2 meters in diameter, may be permitted on buildings in excess of 100,000 square feet (9,000 square meters) of building floor area in the non-residential districts indicated in Article "4" of this ordinance with an SUP.

H. Building/roof mounted dish antennas in excess of one(1) meter in diameter, in residential zoning districts shall be painted to have an appearance that blends with the building on which they are located or be located so that they are not visible from any adjacent roadway.

I. Building/roof mounted dish antennas in excess of 2 meters in diameter, in non-residential districts shall be painted or screened with enclosures so as to have an appearance that blends with the building on which they are located or be located so that they are not visible from any adjacent roadway.

24.6.4 Structural Certification

A. Prior to the installation of any building/roof mounted telecommunications antenna, antenna array or support structure the City's Building Official shall be provided with an engineer's certification that the structure will support and not be adversely affected by the proposed antenna and associated equipment.

SECTION 7 - APPEALS

24.7.1 Any entity that desires to erect or utilize telecommunication facilities that wishes to present evidence that such entity would be limited by the current ordinances or regulations of the City dealing with zoning and land use may apply for such use under this section. The City Council shall, upon a showing that strict application of the regulations would prohibit or have the effect of prohibiting personal wireless service, as defined by federal law, modify the subject regulations, consistent with the spirit and intent of this chapter and section, to the extent necessary to prevent the prohibition.

SECTION 8 - VIOLATION DEEMED NUISANCE

24.8.1 In addition to the penalties provided in this code, any violation of this subchapter is hereby declared to be a nuisance. In addition to any other relief provided by this subchapter, the city may apply to a court of competent jurisdiction for an injunction to prohibit the continuation of any violation of this article, and other available relief.

ARTICLE 24: WIRELESS TELECOMMUNICATIONS FACILITIES

TABLE 1
SUMMARY OF WIRELESS TELECOMMUNICATION FACILITIES

Tower/Antennae Facility Type	Non-Residential	Residential	Historical/ Cultural	Reference
New Lattice, Other Towers				
0 to 50 Feet	X	-	-	24.5.3
Over 50 Feet	SUP	-	-	24.5.4
New Monopole Tower				
0 to 85 Feet	X	-	-	24.5.3
Over 85 Feet	SUP	-	-	24.5.4
Alternative Mounting Structures				
0 to 100 Feet	X	SUP	Stealth	24.5.6
Over 100 Feet	SUP	SUP	Stealth	24.5.6
Antenna Only Mountings				
Electric Transmission Towers	X	X	Stealth	24.6.2.b
Existing Telecom Towers Over 40 Feet	X	X	Stealth	24.6.2.a
Utility Poles Over 40 Feet	X	X	Stealth	24.6.2.a
Light Poles Over 40 Feet	X	X	Stealth	24.6.2.a
Conforming Billboards	X	X	Stealth	24.6.2.d
Bldg Mounted Panels	Stealth	X[1]	Stealth	24.6.2.e
Bldg Mounted Whips	X	X[1]	Stealth	24.6.2.f
Roof Mounted Arrays	X[2]	X[2]	Stealth	24.6.2.g
Dish Antennae Mountings				
Building/Roof Mounted Under 1m Diameter	X	X	Stealth	24.6.3.d
Building/Roof Mounted 1m to 2m Diameter	X[2]	X[1]	Stealth	24.6.3.f
Building/Roof Mounted Over 2m Diameter	X[3]	-	Stealth	24.6.3.g
Ground Mounted Under 3m Diameter	X	X	Stealth	24.6.3.c
Ground Mounted Over 3m Diameter	X	-	Stealth	24.6.3.c

Notes:

X: Allowed By Right
SUP: Requires a Specific Use Permit
Stealth: See Definition for *Antenna, Stealth* in Section 24.2

[1]: Non-Residential and Multi-Family Structures ONLY
[2]: Non-Residential Structures in Excess of 5,000 Sq./Ft. Floor Area
[3]: Non-Residential Structures in Excess of 100,000 Sq. Ft. Floor Area

TELCOM04 11/20/97

Notes to Cities:

[1] *Inclusion is optional depending upon local legal review, but it helps in public hearings to recite the "game rules."*

[2] *This paragraph is not intended to require any revision or amendment to an existing platted lot in order to accommodate the location of a telecommunication facility. In addition, an exception to the platting requirement may be granted in agricultural zoning districts or where the platting of vacant land for a tower would create problems in the future platting of property and where the dedication of rights-of-way or easements have already been accomplished.*

[3] *If information is submitted by the telecommunications providers that is claimed to be proprietary, the City Attorney should be consulted prior to releasing such information to others. Proprietary information is protected from disclosure by the Texas Public Information Act.*

[4] *Article "10" refers to the standard use tables of the zoning ordinance that identify those uses allowed in particular zoning districts.*

[5] *Tower separation can range from no spacing requirement to as much as five miles, no matter what the height. It should be noted, however, that this provision would preclude clustering of towers in areas where they would not be objectionable. It may be wise to designate areas where this requirement would not apply.*

[6] *This section includes "satellite dish antennas." A community may want to include other provisions already contained in their current code of ordinances. It should be noted that current FCC Regulations limit the restrictions a city may place on satellite dishes.*

[7] *Legal non-conforming signs are excluded so as to avoid any complications that might interfere with the eventual abatement of such signs. Some cities may decide that reducing the need for new telecommunications towers, by making available as many alternative opportunities as possible, overrides this concern. These cities may decide to allow antennas on both conforming and legal non-conforming signs.*

Article 25

GATED COMMUNITIES, PRIVATE STREETS

ADOPTED: MARCH 5, 2002

CASE NUMBER: TA020209

ARTICLE 25: GATED COMMUNITIES, PRIVATE STREETS

Table of Contents

		Page No.
Section 1	*Definitions*	*2*
Section 2	*Private Subdivisions, Private Streets, and Gated Community Requirements*	*2*

ARTICLE 25: GATED COMMUNITIES, PRIVATE STREETS

SECTION 1 – DEFINITIONS

25.2.1 Definitions

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.

SECTION 2 – PRIVATE SUBDIVISIONS, PRIVATE STREETS, AND GATED COMMUNITY REQUIREMENTS

25.2.2 ***Private Subdivision, private Streets, and Gated Communities shall meet the following requirements:***

1. The general provisions of the Unified Development Code (UDC) and other City Codes as they relate to development, streets, and utilities will apply to all such development. All plans concerning private streets or gated community(ies) are subject to review and approval by the Planning, Fire, Transportation and Public Works Departments.

2. The definition of a "subdivision" and "street", as contained in the UDC will apply to all subdivisions or streets, whether public or private.

3. ***Design and Construction Standards:*** Private streets shall conform to the same standards regulating the design and construction of public streets. These standards shall include, but are not limited to the following:

   a. Transportation Element of the Comprehensive Plan

   b. Thoroughfare Design Standards of the Master Transportation Plan

   c. Design standards for paving, drainage, water and sanitary sewer and Standards Specifications for Public Works Construction;

   d. Street naming and addressing policy;

   e. ***Streets Excluded:*** Streets shown on the Thoroughfare Plan of the Transportation Element of the Comprehensive Plan shall not be used, maintained, or constructed as private streets. Also, the City may prohibit the creation of any other private street if in the City's judgment the private street would negatively affect traffic circulation on public streets or impair access to property either on-site or off-site to the subdivision, impair access to or from public facilities including schools, parks and libraries, or delay the response time of emergency vehicles.

4. Any gate installation must conform to the following provisions:

a. All gate installations must be approved by the Directors of Transportation and Public Works prior to installation. The installation must be completed and tested prior to the City's acceptance of the subdivision.

b. Gate design may incorporate one or two gate sections to meet the required minimum gate width of twenty-four feet. If the entrance will incorporate a median, guard shack or similar structure that necessitates a divided gate arrangement, the gate widths may be reduced if approved by the Director***s*** of Transportation and Public Works, but in no case shall any single gate or street pavement have a clear opening of less than twenty (20) feet.

If a gate design incorporates any overhead obstruction, said obstruction must be a minimum of fourteen feet (14') above the finished road surface.

c. Approach and departures areas on both sides of a gated entrance must provide adequate setbacks and proper alignment to allow free and unimpeded passage of emergency vehicles through the entrance area. All entry gates must be setback a minimum of 100 ft from any adjacent public street right-of-way to allow for vehicle stacking out of the public travel lanes. Any exception must be approved by the Director of Transportation Services.

d. Automatic gate installations must conform to the design and performance guidelines established by the Fire Chief and Directors of Transportation and Public Works.

e. All components of the gate system must be maintained in an approved operating condition, with all components serviced and maintained on a regular basis as needed to insure proper gate operation. A proper power supply shall be maintained to all electrical and electronic components at all times.

f. Each security gate regulated under this section will be subject to a performance test as determined by either the Fire Chief or Directors of Transportation or Public Works. Upon failure of a performance test, the security gate system shall be disabled and maintained in the open position until repaired, and shall not be placed back in service until tested and authorized by the Fire Chief or Directors of Transportation or Public Works.

g. All streets, gates, and other fire protection features, signage, and equipment are subject to periodic inspection by the City and must be repaired immediately if found to be in condition of disrepair. The City shall have the right to enter the subdivision and disable, open, or remove any gate, device, or other feature that impedes or controls vehicle access at the sole expense of the Homeowner's Association. Emergency repairs shall be assessed against the Homeowner's Association.

h. The person or corporation in control of the property is responsible for, and liable for any violations of this section. This includes, but is not limited to, the developer, property owner, the Homeowner's Association and its officers, if applicable, or other who may own or exercise control over the property.

5. ***Property Associations Required:*** Subdivisions developed with Private Street and alleys must have a mandatory property owners association, which includes all property served by private streets. The association shall own and be responsible for the maintenance of private streets,

parks and other Homeowner Association appurtenances. The association shall own and be responsible for the maintenance of streets and other improvements. The association documents shall be reviewed by the City Attorney and subject to approval by the City to insure that they conform to this and other applicable City ordinances and concerns. The documents shall be filed of record prior to the approval of the final plat. Lot deeds may not be dissolved without the prior written consent of the City. No portion of the association documents pertaining to the maintenance of the private streets and alleys and assessments therefore may be amended without the written consent of the City.

6. ***Private Street Lot:*** Private streets and alleys must be constructed within a separate lot owned by the property owners association. This lot must conform to the City's standards for Public Street and alley right-of-way. An easement covering the street lot shall be granted to the City providing unrestricted use of the property for utilities and storm drainage systems and the maintenance of the same. This right shall extend to all utility providers including telephone/cable companies, operating within the City. The easement shall also provide the City with the right of access for any purpose related to the exercise of a governmental service or function, including but not limited to fire and police protection, inspection and code enforcement. The easement shall permit the City to remove any vehicle or obstacle within the street lot that impairs emergency access. Variation to streets and right-of-way widths must be approved by the City Planning and Zoning Commission.

7. ***Construction and Maintenance Cost:*** The City shall not pay for any portion of the cost of construction or maintaining a private street. The Homeowners Association shall maintain an escrow account as approved by the City for all road maintenance.

8. ***City Utilities:*** Water, sewer and drainage facilities placed within the Private Street and alley lot shall be installed to City standards and dedicated to the City as part of the approval of the final plat. All City regulations relating to infrastructure, financing, developer cost participation and capital cost recovery shall apply to developments with private streets with the exception of those applying to internal street construction.

   Streetlights and signs shall be installed and maintained by the homeowners association subject to approval by the City. The property association documents shall give the City the right, after giving written notice to perform maintenance upon streets and alleys to protect health, safety and welfare of the residents and to place a lien upon the lots within the association to recover the cost of such maintenance.

9. ***Plans and Inspections:*** Developments proposed with private streets must submit to the City the same plans and engineering information required to construct public streets and utilities. Requirements pertaining to inspection and approval of improvements prior to issuance of building permits shall apply. Inspection Fees charged for these services shall also apply.

   The City may periodically inspect private streets and require repairs necessary to insure emergency access.

10. ***Waiver of Services:*** The subdivision final plat, property deeds and property owners' association documents shall note that certain City services shall not be provided on private streets. Among the services that will not be provided are routine police patrols, street lighting, enforcement of

traffic and parking ordinances and preparation of accident reports. All private traffic regulatory signs shall conform to the Texas Manual of Uniform Traffic Control Devices. Depending on the characteristics of the proposed development, other services may not be provided.

11. ***Petition to Convert to Public Streets:*** The property association documents shall allow the association to request the City accept private streets and alleys and the associated property as public streets and right-of-way upon written notice to all association members and the favorable vote of 75% of the membership. However, in no event shall the City be obligated to accept said streets and alleys as public. Should the City elect to accept the streets and alleys as public, the City may inspect the private streets and assess the lot owners for the expense of needed repairs concurrent with the City's acceptance of the street and alleys.

    The City will be the sole judge of whether repairs are needed. The City may also require, at the association's expense, the removal of guardhouses, access control devices, landscaping or other aesthetic amenities located within the street lot. The association document shall provide for the City's right to such assessment. Those portions of the association documents pertaining to the subject matter contained in this paragraph shall not be amended without the written consent of the City.

12. ***Hold Harmless:*** On the subdivision final plat shall be language whereby the property owners association, as owner of the private streets and appurtenances, agrees to release, indemnify, defend and hold harmless the City, any governmental entity and public utility for damages to the private street occasioned by the reasonable use of the private street by the City, governmental entity or public utility, for damages and injury (including death) arising from the condition of said private street; for damages and injury (including death) arising out of the use by the City, governmental entity or public utility of any restricted access gate or entrance; and for damages and injury (including death) arising out of any use of the subdivision by the City, governmental entity or public entity. Further, such language shall provide that all the owners of all lots shall release the City, governmental entities and public utilities for such damages and injuries. The indemnifications contained in this paragraph 12 apply regardless of whether or not such damages and injury (including death) are caused by the negligent act or omission of the City, governmental entity or public utility, or their representative officers, employees or agents.

13. ***Sidewalks and Bikeways***

    a. *Sidewalks:* Sidewalks shall be constructed in accordance with the UDC for all lots adjoining dedicated streets, along major thoroughfares where lots do not adjoin the street or in other areas as required by the Director of Transportation Services. Sidewalks construction may be delayed until development of lots, but in locations not adjacent to lots and across bridges and culverts, the sidewalk shall be constructed with the other improvements to the subdivision or addition. Exceptions to this section must be approved by the Director~~s~~ of Transportation.

    b. *Pedestrian Accesses:* The City may require, in order to facilitate pedestrian access from the streets to schools, parks, playgrounds, or other nearby streets, perpetual unobstructed easements at least fifteen (15) feet in width. Easements will be indicated on the plat.

c. ***Bikeways:*** Hike and bike sidewalks, designed and located according to City standards, shall be constructed along streets designated for hike and bike trails. Such sidewalks shall be built by the owner at the time of site development, or the owner may petition for the city to construct such facilities, subject to escrow policies stated in the UDC.

14. Drainage and Storm Sewers

a. ***General Requirements:*** **All plats shall conform to the City's UDC for drainage facilities.**

b. ***Design of Facilities:*** Design of storm sewer systems shall be in accordance with City standards. Materials and construction shall conform to the Standard Specifications.

15. ***Secondary Access***

All gated subdivisions shall provide a secondary access point accessible by means approved by the Directors of Transportation and Public Works and the Fire Marshal for emergency services.

16. ***Federal requirements***

The Post Office requires 7-day access for mail delivery. If a security gate or fencing is used, a key keeper box with retractable key reel that will accommodate a post office arrow lock and/or the device (mechanical/electronic) needed to gain access into complex, must be installed next to the door or gate that the carrier uses to enter the complex. (Systems that use a key board to punch in codes, in most cases, will accept a post office arrow lock in the control panel).

Note: *Carriers must not carry keys, written codes, electronic openers or badges for entrance into buildings or complex.*

Article 26

MOBILE/MANUFACTURED /MODULAR HOME AND RECREATIONAL VEHICLE REGULATIONS

ADOPTED: September 2, 2025

CASE NUMBER: TAM-25-08-0003

ORDINANCE NO. 11756-2025

ARTICLE 26: MOBILE/MANUFACTURED/MODULAR HOME AND RECREATIONAL VEHICLE REGULATIONS

Table of Contents

		Page No.
Section 1	*Purpose*	*2*
Section 2	*Definitions*	*2*
Section 3	*State and Federal Regulations*	*3*
Section 4	*Mobile/Manufactured Homes*	*4*
Section 5	*Recreational Vehicle/Trailer Parks*	*5*
Section 6	*Modular Homes/Industrialized Housing*	*5*
Section 7	*Noncompliance*	*6*
Section 8	*Additions*	*6*
Section 9	*Mobile/Manufactured Homes in Agricultural Districts*	*7*

ARTICLE 26: MOBILE/MANUFACTURED/MODULAR HOME AND RECREATIONAL VEHICLE REGULATIONS

SECTION 1 - PURPOSE

26.1.1 Description and Purpose

The purpose of this Article is to articulate the classifications of non-conventional housing (not constructed of masonry or wood) and their associated standard regulations. City, state and federal regulations govern where each type of housing may be located and what associated uses may occur.

This Article pertains to all future developments for Mobile/Manufactured/Modular Homes and Recreational Vehicles in the City of Grand Prairie and to existing Mobile/Manufactured Homes and Recreational Vehicles that are damaged or destroyed to the extent that the costs of construction or restoration will exceed 50% of its value immediately prior to the occurrence of such damage/destruction (UDC 19.5.1-2).

SUMMARY

Housing Type	Defining Characteristic	Location Determinants	Value
Recreational Vehicle	Self Propelled, Not a Modular Home	City Designates Appropriate Areas for Location	N/A
Mobile Home	Built Before 1976	May Be Excluded within City Limits	N/A
Manufactured Home	Built After 1976 to HUD Standards	City Designates Appropriate Areas for Location, Must Be Allowed within City Limits	N/A
Modular/Industrialized Home	Built in TX Licensed	Must Be Located Anywhere in City Where 'Stick-Built' Conventional Homes are Allowed	Compatible

SECTION 2 – DEFINITIONS

26.2.1 Definitions

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.

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.

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.

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.

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.

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.

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.

SECTION 3 – STATE AND FEDERAL REGULATIONS

26.3.1 State and Federal Regulations

A. ***Manufactured Homes:*** No new or substantially improved manufactured home(s) or Recreational Vehicle, parks, or subdivisions shall be placed within an Area of Special Flood Hazard. The following shall apply for expansions to existing manufactured home or recreational vehicle parks and subdivisions; and to manufactured homes not placed in a manufactured home park or subdivision:

1. Stands or lots shall be elevated on compacted fill or on pilings so that the lowest floor (finished floor) of the manufactured home will be two feet above the 100-year fully developed flood level and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement with certification by a registered professional engineer that the improvements will not increase flood flows, heights, or damages. Specific requirements for anchoring shall be per Administrative Rules for the Texas Department of Housing and Community Affairs 10 Texas Administrative Code Chapter 80, as currently amended.

2. Adequate surface drainage and access for a hauler shall be provided.

3. For elevations on pilings, piling foundations shall be placed in stable soil no more than ten (10) feet apart, and reinforcement shall be provided for pilings more than six (6) feet above the ground level.

B. Recreation vehicles shall not be parked within an Area of Special Flood Hazard.

C. Notwithstanding any zoning or other law, in the event that a manufactured home occupies a lot in a city, the owner may remove the manufactured home from its location and place another manufactured home on the same property, provided that the replacement is a newer manufactured home and is at least as large in living space as the prior manufactured home. An owner's ability to replace the home as a result of a fire or natural disaster cannot be restricted, and other than, in the case of fire or natural disaster, the owner shall be limited to a single replacement.

SECTION 4 – MOBILE/MANUFACTURED HOMES

26.4.1 The City of Grand Prairie allows mobile/manufactured homes to be located within the City in a Planned Development for Manufactured Homes.

26.4.2 Mobile or manufactured homes that are non-conforming land uses, buildings and/or structures shall follow the requirements of Article 19, "Non-conforming Development," of this Unified Development Code.

26.4.3 A Planned Development for Mobile/Manufactured Homes or a Planned Development for Recreational Vehicles must have a Specific Use Permit and Site Plan. See *Figure 1* for minimum standards.

FIGURE 1

Minimum Standard	Mobile Home	Manufactured Home	Modular Home	Recreation Vehicle
Land Area *(Acres)*	5	25	SEE UNIFIED DEVELOPMENT CODE FOR THE APPLICABLE ZONING DISTRICT AND SPECIFIC STANDARDS	5
Lot Area *(Sq. Ft.)*	2,500	4,500		1,500
Lot Width *(Feet)*	40	40		30
Lot Coverage	***50% MAX LOT COVERAGE***			**N/A**
Front Yard *(Feet)*	20-30*	20-30*		20-30*
Rear Yard *(Feet)*	10	10		10
Side Yard: *(Feet)* *Interior Lot* *Corner Lot*	 10 10	 10 10		 10 10
Distance Between RV's *(Feet)*	20	20		20
Height *(Maximum - Feet)*	35	35		N/A
Parking Spaces per Unit	2 Off- Street	2 Off-Street		1 Off Street/RV
Screening	Type 1 Fence with 8 Ft Evergreens	Type 1 Fence with 8 Ft Evergreens		Type 1 Fence with 8 Ft Evergreens
Landscaping (% of PD Area)	15%	15%		10 %
Notes	SUP/Site Plan	SUP/Site Plan		SUP/Site Plan

* 20 Ft setback from private drives
* 30 Ft. setback from dedicated street right-of-way

26.4.4 Permitted Uses -The following uses are not permitted in Planned Developments for

Mobile/Manufactured homes:

Animal-related uses, auto-related uses, commercial and retail uses, industrial and manufacturing uses, office uses (except an incidental office for management of the park/subdivision), recreation and entertainment uses; personal service uses and wholesale distribution and storage uses.

SECTION 5 – RECREATIONAL VEHICLE/TRAILER PARKS

26.5.1 Recreational Vehicle or Trailer Parks are designed primarily for transient occupancy. They must be located on a site which has frontage on a Federal or State Highway and comply with the following requirements:

A. A site plan must be submitted and approved by the Planning and Zoning Commission prior to the issuance of any Clearing and Grading, Construction or Building Permit.

B. No more than 10% of the total fully developed and usable spaces shall be designed for and occupied by mobile homes for more or less permanent residential occupancy.

C. The minimum standards for Recreational Vehicles shown in Figure 1 shall be followed.

D. The minimum off-street parking required per trailer stand shall be one space per stand.

E. A Type 1 or Type 2 Screening Fence at least six feet in height must be constructed on any side of the recreational vehicle/trailer park that is not directly abutting a dedicated public street.

26.5.2 Permitted Uses -The following uses are not permitted in a Recreational Vehicle/Trailer Park: Animal-related uses, auto-related uses, commercial and retail uses, industrial and manufacturing uses, office uses (except an incidental office for management of the park/subdivision), recreation and entertainment uses; personal service uses and wholesale distribution and storage uses.

SECTION 6 – MODULAR HOMES /INDUSTRIALIZED HOUSING

26.6.1 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. These homes must be produced in a facility that is licensed by the Texas Department of Licensing and Regulation. Under Texas law, this type of home must be allowed to locate wherever conventional, "stick-built" homes are allowed per Chapter 1202 of Title 7, Local Government Code subject to the following conditions:

A. All single-family or duplex modular/industrialized housing must have exterior siding, roofing, roof pitch, foundation, fascia and fenestration compatible with current single family zoning standards in which the modular/industrialized housing is proposed to be located;

B. The City Council may require single-family or duplex industrialized housing to have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the lot on which the modular/industrialized housing is proposed to be

located, as determined by the most recent certified tax appraisal roll for each county in which the properties are located;

C. All single-family or duplex modular/industrialized housing must comply with all building setbacks and site requirements of the applicable zoning district; and

D. Provide the taxable value of the industrialized housing and the lot after installation of the modular/industrialized housing; and

E. Indicate the deed restrictions otherwise applicable to the real property on which the modular/industrialized housing is to be located.

SECTION 7 - NONCOMPLIANCE

26.7.1 A person is in violation of this section if the person:

A. Fails to make an application for permit as required by this section; or

B. Constructs, erects, installs or moves any mobile/manufactured/modular/recreational vehicle housing into the City, which does not comply with this section.

C. Any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provisions of this article shall be fined in an amount not to exceed two thousand dollars ($2,000), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative to other remedies provided by state law, and the power of injunction as provided in V.T.C.A. Local Government Code Section 54.016 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

SECTION 8 - ADDITIONS

26.8.1 Construction of Additions to Mobile Homes

A. No person shall build or construct any addition of rooms to any mobile home located within the City without compliance to the following stipulations:

B. Mobile homes located within mobile home parks or located within a subdivision approved and zoned for mobile homes shall provide:

1. Plans for the room addition must be approved by the Building Advisory and Appeals Board; and

2. Plans must have the seal and signature of an engineer and must include a detail of the method of attachment to the mobile home; or

3. A plan from the manufacturer of the mobile home for an addition that is an optional accessory designed specifically for the mobile home may be submitted for approval; and

4. Each of the plans are signed and dated by the authorized representative of the property owner(s), or mobile home park management, whichever applicable.

5. Carports, patio covers, decks and open or screened-in porches are allowed provided:

   a. No Building Board approval is necessary.

   b. Each of the plans is signed and dated by the authorized representative of the property owner(s), or mobile home park management, whichever applicable; and submitted at time of building permit application; and

   c. If the addition is attached to the mobile home, a plan of the method of attachment, bearing an engineer's seal and signature, must be provided.

C. Mobile homes located on individual lots or tracts of land not zoned for mobile homes shall be considered non-conforming structures and shall not be allowed room additions other than by the Zoning Board of Adjustments and Appeals.

SECTION 9 – MOBILE/MANUFACTURED HOMES IN AGRICULTURAL DISTRICTS

26.9.1 Mobile/manufactured homes are permitted by right in the Agriculture zoning district and shall meet the following conditions:

A. Property must be a minimum of 20 acres;

B. Only one mobile/manufactured home per tract of land will be allowed;

C. The mobile/manufactured home site must have an acceptable supply of drinking water and sewage disposal system approved by the Environmental Services Department, City of Grand Prairie;

D. The mobile/manufactured home must be owner occupied;

E. The mobile/manufactured home must be set back from the public right-of-way a minimum of 100 feet;

F. The mobile/manufactured home must have the appropriate seal attesting that it is a HUD Code manufactured home;

G. The mobile home is to be used for residential purposes only.

Article 27 | RESERVED

Article 28 | RESERVED

Article 29 | RESERVED

ADOPTED: AUGUST 8, 2006

CASE NUMBER: TA060701

ORDINANCE NO. 7444

ARTICLE 29: RESERVED

Table of Contents

Page No.

Section 1

Section 2

Section 3

Section 4

Section 5

Section 6

Section 7

Section 8

Section 9

Section 10

Section 11

ARTICLE 29: RESERVED

ARTICLE 29: RESERVED

Article 30

DEFINITIONS

LAST UPDATE: September 2, 2025

CASE NUMBER: TAM-25-08-0003

ORDINANCE NO. 11756-2025

ARTICLE 30: DEFINITIONS

Table of Contents

		Page No.
Section 1	*Intent*	*2*
Section 2	*Definitions A Through Z:*	*2*
	A	*2*
	B	*13*
	C	*17*
	D	*22*
	E	*26*
	F	*28*
	G	*31*
	H	*33*
	I	*36*
	J	*38*
	K	*39*
	L	*39*
	M	*43*
	N	*47*
	O	*49*
	P	*51*
	Q	*54*
	R	*54*
	S	*61*
	T	*67*
	U	*71*
	V	*71*
	W	*72*
	X	*74*
	Y	*75*
	Z	*75*

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"**).

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; 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)]*

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.

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 Home.

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 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.

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.

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 Health Care Home: An establishment that provides counseling, recreation, supervision, food, health care or physical therapy, 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 Health 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.

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.

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)]*

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)]*

Advanced Manufacturing: Means a facility that makes use of computer, high precision, and other technologies integrated with a higher skilled workforce in a production system capable of furnishing a mix of products in an efficient and high-scale manner. Examples include facilities in the aerospace, medical device, pharmaceutical, and other high-tech industries.

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.

Aircraft maintenance: is the overhaul, repair, inspection or modification of an aircraft or aircraft component. Maintenance may include such tasks as ensuring compliance with Airworthiness Directives or Service Bulletins.

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.

ARTICLE 30: DEFINITIONS

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.

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"**).

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"**).

ARTICLE 30: DEFINITIONS

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
    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 Auction: Means an auto auction as a method of selling new, and most often, used vehicles based on an auction system.

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 Dealer (New): Means a car dealership that sells primarily new automobiles, light trucks, or vans at the retail level, based on a dealership contract with an automaker or its sales subsidiary. Accessory uses to a New Auto Dealer may include used auto sales, online sales, quick lube, state inspection, car wash and detail, wheels and tires with indoor display, minor auto repair and major auto repair. Repossessed Vehicle Storage will be considered an ancillary use where such designated impound area does not exceed 20% of the total site area and is for the temporary impound and/or storage of repossessed automotive vehicles that were sold on-site. The designated impound area will be secured and screened with a fence and gate.

Auto Dealer (Used): Means a car dealership that sells primarily used automobiles, light trucks, or vans at the retail level under a franchise agreement applicable to two or more locations, with such franchise agreement containing universal guidelines for dealership appearance, signage, property maintenance, and condition of inventory. Accessory uses to a Used Auto Dealer, other than Make Ready, must be approved individually per the use charts. Repossessed Vehicle Storage will be considered an ancillary use where such designated impound area does not exceed 20% of the total site area and is for the temporary impound and/or storage of repossessed automotive vehicles that were sold on-site. The designated impound area will be secured and screened with a fence and gate.

Auto Dealer (Non-Franchised): Means a car dealership that is independently owned and operated, or that does not operate under a franchise agreement. Accessory uses to a Non-Franchised Auto Dealer, other than Make Ready, must be approved individually per the use charts. Repossessed Vehicle Storage will be considered an ancillary use where such designated impound area does not exceed 20% of the total site area and is for the temporary impound and/or storage of repossessed automotive vehicles that were sold on-site. The designated impound area will be secured and screened with a fence and gate.

Auto Dealer (Internet Only): Means a company other than an Auto Wholesaler that sells vehicles primarily over the internet to individual customers through a virtual storefront. Online Auto Dealers shall have no outdoor display of cars for sale or cars in inventory. Accessory uses to an Online Only Auto Dealer, other than Make Ready, must be approved individually per the use charts.

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 Make Ready: Means light repair for the purpose of conditioning a vehicle for retail sale. Make Ready includes the replacement of bulbs, fasteners, batteries, or other non-lubricated parts, provided that such repairs can be made with non-electrified hand tools; tire repair, provided such repair can be made while the tire is on the rim; paint repair or touch-up, provided such repair does not require paint in a quantity larger than 3 ounces; and cleaning or polishing (other than washing) of glass, lenses, plastic surfaces, or upholstery with no resultant discharge into the City storm sewer,

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.

Auto Repair (Major): Means any vehicle repair and or replacement procedure involving larger auto components, which may include, but not be limited to, the following mechanical components: (***Reference*** **Article 4, "Permissible Uses"**):

Engines	Transmissions
Differentials	Transfer Case or Axles
Air Conditioning	Cooling Systems
Hybrid or EV battery service or replacement	Suspension/Shocks/Struts
Exhaust System	Electrical Systems other than Minor Tune-Up
Any dismantling and reassembly of the above components for the purpose of refurbishing the component to like new condition	

Auto Repair (Minor): Means any vehicle-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"**):

Computer Diagnostic	Computer Reflash
Alternator	Change of oil and filter
Generator	Fan belt or hoses
Starter	Lamp replacement
Water pump	Repair of flat tires
Battery (non-hybrid or EV)	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.*

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

Automobile Driving School: ***See*** **Driving School**

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 Sales Wholesale: A car dealer that sells only to other car dealers or wholesale car dealer auctions. The wholesale car dealer may purchase from car dealer auctions and other car dealers but they can sell the vehicle only to other car dealers. A wholesale car dealer wishing to sell to the general public must obtain approval as an Auto Dealer.

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 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"**).

ARTICLE 30: DEFINITIONS

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"**).

Avigation 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

---B ---

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"**).

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"**).

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"**).

Battery Energy Storage Systems: Devices that enable energy from renewables, like solar or wind, or unused energy supplied to the grid in times of low demand to be stored and then released at a later time.

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 and where the record owner of the property is also a full-time resident on the property.

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"**).

Boat Dealer: Means a boat dealership that sells new or used boats at the retail level.

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"**.

Boat Repair: Means an establishment where boats are repaired and maintained by boat mechanics and technicians.

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~~ bed and breakfast, 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 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"**).

Brewpub: An establishment regulated, licensed and/or permitted by the Texas Alcoholic Beverage Commission which contains a brewery producing liquor or beer and which offers its product for on-site sale

and consumption in the same facility or structure as the brewery and which may or may not serve food in the same facility or structure as the brewery. This definition may also include a restaurant within the same area or district in which a brewpub is allowed, which brews liquor or beer on-site and serves the liquor or beer for on-site consumption in the same facility or structure, and where gross receipts of alcoholic beverages do not exceed 50% of gross receipts. (Reference **Article 11, "Performance Standards"**)

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 mat 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 if 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.

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.

Bus Charter: The transporting of cargo or people who have contracted to have exclusive use of a vehicle at a fixed rate, under one contract, for a specified itinerary.

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"**).

----C----

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: *A*n 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 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"**).

Car Wash (Full-Service): Means a business or facility for which the principal use is the washing of automotive vehicles and including accessory uses such as vacuums, detailing, carpet shampooing, polishing or waxing along with retail sales of personal items or incidentals. A facility offering any mechanical service or repair of any kind shall be classified as Auto Repair. 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"**).

Car Wash (Self-Service): Means a business or facility for which the principal use is the washing of automotive vehicles which may require the customer to exit the vehicle and wash by hand or initiate the wash process from within the vehicle without assistance from any attendant, and which does not include any ancillary uses other than self-service vacuums. 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"**

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.

ARTICLE 30: DEFINITIONS

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 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.

Commissary: A specialized food establishment other than a restaurant, grocery, or other food-related businesses listed as Manufacturing in Article 4, typically with no retail storefront or public dining area, that has the capabilities of cooking, cooling, reheating, preparing, stocking, storing, and replenishing food items for off-premise sale or consumption. Includes Commissary as defined in Sec. 13-236 of the Code of Ordinances.

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:

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 comer 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"**).

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"**).

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 contaminates 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"**).

---D---

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

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.

Digital Billboard: Means an off-premise sign, 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 is 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.

Distillery (with on-premise sales and/or consumption): See "Brewpub."

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"**).

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, 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 - 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, Hybrid Housing (build to rent): A dwelling, single family attached or townhouse, designed and constructed specifically for rent and located on a single lot or tract with multiple other units. This dwelling shall not be occupied by more than six (6) persons unrelated by blood, marriage, or adoption.

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, Live/Work: A structure or portion of a structure that combines a commercial activity that is allowed in the zoning district with a residential living space for the owner of the commercial business or

the owner's employee, and where the resident owner or employee of the business is responsible for the commercial activity performed.

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.

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). The sale of individual dwelling units is not prohibited in Two Family Residential District (2F).

***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.

----E----

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"**).

Electric Vehicle: Any Vehicle that is licensed and registered for operation on public and private highways, roads, and streets; either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board via a battery for motive purpose.

Electric Vehicle Charing Station: A public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle."

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"**).

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"**).

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"**).

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"**).

----F----

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.

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"**).

Farmer's Market: The retail sale of farm products by individual vendors for the primary purpose of selling fruits, vegetables, herbs, spices, edible seeds, nuts, live plants, flowers, and honey.

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.

Flex Industrial: Means an industrial business park consisting of office and low intensity industrial activity involved with assembly and fabrication conducted wholly within an enclosed building that conforms to exceptionally high developmental, operational and environmental standards. This category is intended to encourage an office/employment identity which supports corporate headquarters, and general office developments.

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"**).

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.

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

Freight Transfer Terminal*:* Means an establishment engaged in furnishing local and/or regional trucking and distribution services for non-hazardous goods, including general freight handling where the operator serves as an intermediate distribution point in a supply chain linking a producer and a receiving entity, typically a business. A Freight Transfer Terminal typically operates as a cross-dock facility and may also be utilized for long-term indoor storage services. Outside box trailer parking may be considered an ancillary use where such trailer parking does not occupy more than 50% of the overall site.

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

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.

---G---

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"**).

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 of 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 facia violation of this Ordinance.

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"**).

***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.

---H---

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: 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"**).

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 Truck: A vehicle designed and used for commercial purposes with a gross vehicle weight in excess of 15,000 pounds, including semi-tractor with or without trailer, or any trailer designed to be towed by a semi-tractor (***Reference*** **Article 4, "Permissible Uses"**).

Heavy Truck Parking or Storage: Means a parking lot, which is used for the short or long term parking or storage of heavy trucks or trailers 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"**).

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.

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.

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

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-Based Business: a business, as that term is defined by Section 1.002, Business Organizations Code, as amended, that is operated:

(1) from a residential property;
(2) by the owner or tenant of the property; and
(3) for the purpose of:

a. manufacturing, providing, or selling a lawful good; or
b. providing a lawful service.

A home based business:

(1) has at any time on the property where the business is operated a total number of employees and clients or patrons of the business that does not exceed the City's occupancy limit for the property;
(2) does not generate on-street parking or a substantial increase in traffic through the area;
(3) operates in a manner in which none of its activities are visible from a street; and
(4) does not substantially increase noise in the area or violate the City's noise ordinance.

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: See **"Lodging 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"**).

---I---

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.

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"**).

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"**).

Internet: Means a global computer network accessible to the general public which provides a variety of information and communication facilities using standardized communication protocols.

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"**).

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"**).

---J---

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.

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"**).

Kitchen (Commercial): Permanent on-site service facilities for the preparation and service of multiple entrees for consumption by restaurant or food service establishment patrons. A kitchen shall contain food preparation equipment*, food and utensil storage, utensil sanitation equipment(if the establishment provides reusable utensils)**, 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 which can be consumed 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"**).

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 Manufacturing: Those manufacturing uses not otherwise defined in this Article or the Use Charts in Article 4 consisting primarily of product assembly and not involving the use of hazardous materials or chemicals.

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"**).

Light Truck: Trucks and similar vehicles with single rear axles, and a gross vehicle weight less than 15,000 pounds.

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

Lodging Facility: A commercial use consisting of units in a single building or associated group of buildings constructed and operated to an institutional standard, where lodging, one or more daily meals, cleaning, including trash services, and linen services are provided to transient visitors and guests for a defined period, typically on a "per night" basis. For the purposes of this definition, "transient" refers to a person or persons occupying any hotel for a period not exceeding thirty (30) consecutive days. Specific lodging use types include:

1. Hotel, Luxury: A building or group of buildings providing transient lodging accommodations to the general public for compensation, which is associated with hotel brands that are rated based on their average daily rate as "luxury" by STR, Inc., in its most recently published chain scale ratings for hotels in North America.

2. Hotel, Upper-Upscale: A building or group of buildings providing transient lodging accommodations to the general public for compensation, which is associated with hotel brands that are rated based on their average daily rate as "upper-upscale" by STR, Inc., in its most recently published chain scale ratings for hotels in North America.

3. Hotel, Upscale: A building or group of buildings providing transient lodging accommodations to the general public for compensation, which is associated with hotel brands that are rated based on their average daily rate as "upscale" by STR, Inc., in its most recently published chain scale ratings for hotels in North America.

4. Hotel, Upper-midscale: A building or group of buildings providing transient lodging accommodations to the general public for compensation, which is associated with hotel brands that are rated based on their average daily rate as "upper-midscale" by STR, Inc., in its most recently published chain scale ratings for hotels in North America.

5. Hotel, Midscale: A building or group of buildings providing transient lodging accommodations to the general public for compensation, which is associated with hotel brands that are rated based on their average daily rate as "midscale" by STR, Inc., in its most recently published chain scale ratings for hotels in North America.

6. Hotel, Economy: A building or group of buildings providing transient lodging accommodations to the general public for compensation, which is associated with hotel brands that are rated based on their average daily rate as "economy" by STR, Inc., in its most recently published chain scale ratings for hotels in North America.

7. Hotel, Independent: A building or group of buildings providing transient lodging accommodations to the general public for compensation, which is associated with hotel brands that are rated based on their average daily rate as "independent" by STR, Inc., in its most recently published chain scale ratings for hotels in North America.

8. Hotel, Convention: A building or group of buildings providing transient lodging accommodations to the general public for compensation, which is closely located to and associated by agreement with a Convention Center.

9. Extended-Stay Residence Hotel (Sub-classification of Hotel): Any hotel as that term is defined herein that offers rental units for stays extending 30 consecutive days or more, or a multi-dwelling unit extended-stay lodging facility consisting of efficiency units or suites with a complete kitchen suitable for long-term (30 days or more) occupancy. Accessory use include meeting rooms, clubhouse, and recreation facilities intended for the use of residents and their guests. This definition shall not include other dwelling units as defined in the Unified Development Code. **See Ch. 28, Sec. 10 – "Limitation on continuous and cumulative occupancy and use" of the Grand Prairie Code of Ordinances.**

11. RV Park: See "Recreational Vehicle Park"

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.

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"**).

---M---

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 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.

- ✓ 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: **T**he 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"**).

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 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.

Misc. Retail Store: A facility or area offering consumer goods, for sale, but excluding the display and sale in the open, outside a building, or uses specifically listed in Article 4 of the Unified Development Code. The type of establishments under this definition would include and not be limited to, dress making, gift, sporting goods, coin, hat, music, toy, book, hobby, ice cream, antique sales or similar establishments/stores.

Mobile Food Court: Mobile Food Court means a parcel of land where two or more mobile food vendors congregate to offer food and/or beverages for sale to the public.

Mobile Food Unit: Accessory use in which a vehicle mounted, self or otherwise propelled, self-contained food service operation, designed to be readily movable (including but not limited to catering trucks, trailers, mobile food preparation vehicles, vans, push carts, or other type of vehicle capable of being transported) is used to store, prepare, display, serve or sell food. A mobile food unit does not include a stand or a booth.

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"**).

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. (For definition of "Hotel", see "Lodging Facilities")

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"**).

----N----

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 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 Article22 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"**

---O---

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 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 ASTMD 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"**).

Online: To be connected to, served by, or available through a system and especially a computer or telecommunications system, such as the Internet.

30-50

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"**).

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.

---P---

Paintless Dent Repair: The process of repairing sheet metal on an automobile or light truck using specialized tools and without the need to repaint the repaired area (***Reference*** **Article 4, "Permissible Uses"**).

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

Pay Check (Payday) Advance/Loan Business: *A*n 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"**).

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 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"**).

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"**).

---Q---

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"**).

---R---

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.

Railroad Freight Depot: Means a location where rail freight is stored while awaiting onward transport (Reference **Article 4, "Permissible Uses"**).

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"**).

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"**).

Recreational Vehicle Dealer: Means a licensed commercial Recreational Vehicle (RV) dealership that sells new or used RVs at the retail level (Reference **Article 4, "Permissible Uses"**).

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"**).

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"**).

Repossessed Vehicle Storage (Accessory Use): Means a designated area of a new or used Auto Dealer that is used for the temporary impound and/or storage of repossessed automotive vehicles that were sold on-site. The designated impound area does not exceed 20% of the total site area and will be secured and screened with a fence and gate.

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.

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 dinning areas may be used in calculating the gross floor area, but shall not exceed more than forty percent (40%) of the total dinning 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

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. Outdoor dining areas shall not exceed more than forty percent (40%) of the total dining area provided as measured in square feet;

B. 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;

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

A. Contains a designated dining area with permanent seating as indicated on the floor plan drawing submitted for building permit review. Outdoor dining areas shall not exceed more than forty percent (40%) of the total dining area provided as measured in square feet;

B. A bar/holding area that serves alcoholic beverages to be consumed on premise may 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;

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 or posted 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. Provides a counter where patrons can order food which is either picked up by the patron or brought to their table;

G. May provide disposable utensils, flat ware, and packaging served on trays or in disposable containers; and

H. Service of food not intended to be consumed on the premises may comprise a majority of the gross revenue of the establishment.

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.

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.

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.

----S----

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: **I**n the case of water and wastewater facilities, the service unit shall be five-eights 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"**).

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"**).

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 Lot Development: A development on a residential lot that is 4,000 square feet or less, will be platted and located in an area zoned for single-family homes, is five acres or more; and has no recorded plat.

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

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"**).

Smoke Shop: Retail establishment utilized primarily for the sale of cigarettes, electronic cigarettes, vapes, cigars, tobacco, pipes, and other smoking supplies. On-site smoking or consumption is prohibited.

Smoking Lounge: A stand-alone establishment that is dedicated to the on-site smoking of tobacco, cigarettes, electronic smoking devices, or other nicotine-enriched substances. This can include, but is not limited to, cigar lounges, hookah lounges, vaping lounges, tobacco lounges, or similar establishments. The use of THC on any device is prohibited.

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;

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 that 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"**).

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.

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.

---T---

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 and Body Piercing Studio: A facility licensed under the jurisdiction of the Texas Department of State Health Services, in which one or more artists engage in the practice of producing an indelible mark or figure on the human body by scarring or inserting pigments under the skin using needles, scalpels, or other related equipment or body piercing (i.e., the practice of creating an opening in a person's body,

other than the individual's earlobe, to insert jewelry or another decoration). This definition includes establishments engaging in both tattooing and body piercing, or either tattooing or body piercing alone.

Taxi Stand: A location where taxicabs or for-hire vehicles, other than charter buses or limousines, stage or park while awaiting hire.

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"**).
Terminal: Any location where freight either originates, terminates, or is handled in the transportation process. Terminals are central and intermediate locations in the movements of freight.

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"**).

30-68

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"**).

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

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"**).

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.

Truck Stop: A roadside service station with facilities for heavy trucks including tractor trailers and truckers which may include restaurant, shower facilities, scales, and parking (Reference **Article 4, "Permissible Uses"**).

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"**).

---U---

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 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"**).

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"**).

---V---

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 sells a wide variety of relatively small and inexpensive novelty and household items, but does not typically offer for sale a large variety of fresh foods, does not typically include a pharmacy, and does not typically exceed 12,000 square feet in size.

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"**).

Vending Machines: Sign may not exceed limits of vending machine (***Reference*** **Article 9, "Sign 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, and pet training.

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"**).

----W----

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"**).

Warehouse (e-Commerce Fulfillment Center): Means a physical warehouse location where incoming orders are received from an e-commerce online order point or equivalent, and then processed for direct shipping, typically to the consumer or end user. Outside box trailer parking may be considered an ancillary use where such trailer parking does not occupy more than 20% of the overall site.

Warehouse/Distribution Center: Means a physical building where materials, manufactured goods, or products are stocked and stored before redistribution to retailers, wholesalers, or consumers. Outside box trailer parking may be considered an ancillary use where such trailer parking does not occupy more than 20% of the overall site.

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

Wastewater Facility: **A**n 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"**).

Water Department: The department of the City having charge of the water system and the sewer system (Reference **Article 12 "Platting"**).

Water Facility: **A**n 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 of 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 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.

---X---

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"**).

---Y---

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.

---Z---

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"**).

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

Appendix A

LISTING OF SPECIFIC USE PERMITS

LAST UPDATED: OCTOBER 18, 2011

CASE NUMBER: TA111002

ORDINANCE NO. 9288-2011

APPENDIX A: SPECIFIC USE PERMITS

A.1 LISTING OF APPROVED SPECIFIC USE PERMITS

The following is the listing of approved Specific Use Permits and the type of use authorized by those permits (Reference **Article 5, "Specific Uses,"** of the Unified Development Code for further information).

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-1	GASOLINE SERVICE STATION		2299	TERMINATED
S-2	GASOLINE SERVICE STATION	701003	2171	
S-3	GASOLINE SERVICE STATION		2299	TERMINATED
S-4	GASOLINE SERVICE STATION		2299	TERMINATED
S-5	GRAND PRAIRIE MUNICIPAL AIRPORT		2299	
S-6	GASOLINE SERVICE STATION		2299	TERMINATED
S-7	GASOLINE SERVICE STATION		2299	
S-8	GASOLINE SERVICE STATION	710201	2207	TERMINATED
S-9	GASOLINE SERVICE STATION	710404	2227	TERMINATED
S-10	GASOLINE SERVICE STATION	700604	2151	TERMINATED
S-11	GASOLINE SERVICE STATION		2299	TERMINATED
S-12	GASOLINE SERVICE STATION		2299	TERMINATED
S-13	GASOLINE SERVICE STATION		2299	TERMINATED
S-14	GASOLINE SERVICE STATION		2299	TERMINATED
S-15	GASOLINE SERVICE STATION		2299	TERMINATED
S-16	BILLBOARDS	720609	2346	
S-17	GASOLINE SERVICE STATION		2299	TERMINATED
S-18	GASOLINE SERVICE STATION		2299	TERMINATED
S-19	GASOLINE SERVICE STATION		2299	TERMINATED
S-20	GASOLINE SERVICE STATION		2299	TERMINATED
S-21	GASOLINE SERVICE STATION		2299	TERMINATED
S-22	GASOLINE SERVICE STATION		2299	TERMINATED
S-23	GASOLINE SERVICE STATION	700102	2107	TERMINATED
S-24	GASOLINE SERVICE STATION		2299	TERMINATED
S-25	GASOLINE SERVICE STATION	680906	1958	
S-26	GASOLINE SERVICE STATION		2299	TERMINATED
S-27	GASOLINE SERVICE STATION		2299	TERMINATED
S-28	GASOLINE SERVICE STATION		2299	TERMINATED
S-29	GASOLINE SERVICE STATION		2299	TERMINATED
S-30	GASOLINE SERVICE STATION		2299	TERMINATED
S-31	GASOLINE SERVICE STATION		2299	TERMINATED
S-32	GASOLINE SERVICE STATION		2299	TERMINATED
S-33	GASOLINE SERVICE STATION		2299	TERMINATED

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-34	GASOLINE SERVICE STATION		2299	TERMINATED
S-35	GASOLINE SERVICE STATION		2299	TERMINATED
S-36	GASOLINE SERVICE STATION		2299	TERMINATED
S-37	DAY CARE CENTER	700209	2110	TERMINATED
S-38	DAY CARE CENTER	650906	1713	TERMINATED
S-39	GASOLINE SERVICE STATION		2299	TERMINATED
S-40	GASOLINE SERVICE STATION		2299	TERMINATED
S-41	GASOLINE SERVICE STATION		2299	TERMINATED
S-42	GASOLINE SERVICE STATION		2299	TERMINATED
S-43	GASOLINE SERVICE STATION		2299	TERMINATED
S-43	GASOLINE SERVICE STATION		2299	TERMINATED
S-44	GASOLINE SERVICE STATION		2299	TERMINATED
S-45	GASOLINE SERVICE STATION		2299	TERMINATED
S-46	GASOLINE SERVICE STATION		2299	TERMINATED
S-47	GASOLINE SERVICE STATION		2299	TERMINATED
S-48	GASOLINE SERVICE STATION		2299	TERMINATED
S-49	GASOLINE SERVICE STATION		2299	TERMINATED
S-50	GASOLINE SERVICE STATION		2299	TERMINATED
S-51	GASOLINE SERVICE STATION	731204	2503	TERMINATED
S-52	GASOLINE SERVICE STATION		2299	TERMINATED
S-53	GASOLINE SERVICE STATION	700304/780607	2122	TERMINATED
S-54	GASOLINE SERVICE STATION	770402	2129	TERMINATED
S-55	GASOLINE SERVICE STATION		2299	TERMINATED
S-56	GASOLINE SERVICE STATION		2299	TERMINATED
S-57	GASOLINE SERVICE STATION		2299	TERMINATED
S-58	GASOLINE SERVICE STATION		2299	TERMINATED
S-59	GASOLINE SERVICE STATION	700305		TERMINATED
S-60	GASOLINE SERVICE STATION		2299	TERMINATED
S-61	GASOLINE SERVICE STATION		2299	TERMINATED
S-62	GASOLINE SERVICE STATION		2299	
S-63	GASOLINE SERVICE STATION		2299	TERMINATED
S-64	GASOLINE SERVICE STATION	801103	3179	TERMINATED
S-65	GASOLINE SERVICE STATION	6912063	2098	TERMINATED
S-66	GASOLINE SERVICE STATION	700214	2116	TERMINATED
S-67	GASOLINE SERVICE STATION	700601	2148	TERMINATED
S-68	GASOLINE SERVICE STATION		2299	TERMINATED
S-69	GASOLINE SERVICE STATION		2299	TERMINATED
S-70	GASOLINE SERVICE STATION		2299	TERMINATED

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-71	GASOLINE SERVICE STATION		2299	TERMINATED
S-72	GASOLINE SERVICE STATION	6801102-A	2018	TERMINATED
S-73	GASOLINE SERVICE STATION	681102-F	2018	TERMINATED
S-74	GASOLINE SERVICE STATION	681102	2018	TERMINATED
S-75	DAY CARE CENTER		2299	TERMINATED
S-76	GASOLINE SERVICE STATION		2299	
S-77	GASOLINE SERVICE STATION		2299	TERMINATED
S-78	MOBILE HOME PARK	690102	1993	TERMINATED
S-79	CONVALESCENT HOME	680604	1930	TERMINATED
S-80	DAY CARE CENTER	680602	1929	TERMINATED
S-81	ANIMAL SHELTER		2299	TERMINATED
S-82	DAY CARE CENTER	670702	1854	
S-83	Y.M.C.A		2299	TERMINATED
S-84	DAY CARE CENTER	660805	1778C	TERMINATED
S-85	DAY CARE CENTER	630801	1544	TERMINATED
S-86	CEMETERY		2299	
S-87	DAY CARE CENTER	690703	2053	TERMINATED
S-88	DAY CARE CENTER	620901	1494	
S-89	DAY CARE CENTER		2299	TERMINATED
S-90	DAY CARE CENTER	660103	1725	TERMINATED
S-91	DAY CARE CENTER	690706	2055	
S-92	GRAND PRAIRIE LANDFILL		2299	TERMINATED
S-93	CEMETERY		2299	
S-94	GASOLINE SERVICE STATION		2299	
S-95	LTV RECREATION AREA	681103	1980	
S-96	DAY CARE CENTER	660802	1778A	TERMINATED
S-97	AUTO SALVAGE YARD EXPANSION	660201	1733	
S-98	AUTO SALVAGE YARD	660401	1753	TERMINATED
S-99	AUTO PARTS AND WRECKING YARD	660701	1784	TERMINATED
S-100	AUTO SALVAGE YARD	651205	1720	
S-101	GASOLINE SERVICE STATION		2299	TERMINATED
S-102	GASOLINE SERVICE STATION	710104	2196	TERMINATED
S-103	VETERINARY CLINIC	670601	1846	
S-104	GASOLINE SERVICE STATION			TERMINATED
S-105	GASOLINE SERVICE STATION	700903/701203	2168/2185	TERMINATED
S-106	PRIVATE CLUB (LOUNGE)	660101	1724	
S-107	PRIVATE CLUB	710401	2219	TERMINATED

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-108	PRIVATE CLUB	730608	2637	TERMINATED
S-109	GUN RANGE	620505	1482	TERMINATED
S-110	TESCO SUBSTATION	660206	1821	
S-111	ASPHALT PLANT	660703	1772	TERMINATED
S-112	GASOLINE SERVICE STATION		2299	TERMINATED
S-113	CEMETERY		2299	
S-114	GASOLINE SERVICE STATION		2299	TERMINATED
S-115	GASOLINE SERVICE STATION		2299	TERMINATED
S-116	GASOLINE SERVICE STATION		2299	TERMINATED
S-117	GASOLINE SERVICE STATION		2299	TERMINATED
S-118	GASOLINE SERVICE STATION		2299	TERMINATED
S-119	GASOLINE SERVICE STATION		2299	TERMINATED
S-120	GASOLINE SERVICE STATION	680802	1946	TERMINATED
S-121	GRAVEL PIT			TERMINATED
S-122	GRAVEL PIT	681003	1974	TERMINATED
S-123	MOBILE HOME PARK	690802	2060	TERMINATED
S-124	GASOLINE SERVICE STATION		2299	TERMINATED
S-125	GASOLINE SERVICE STATION			TERMINATED
S-126	GASOLINE SERVICE STATION			TERMINATED
S-127	GASOLINE SERVICE STATION		2299	TERMINATED
S-128	WRECKING YARD VOLKSWAGEN REPAIR/SALVAGE YARD	681006/690501	1967/2309	TERMINATED
S-129	AUTO SALVAGE YARD RELOCATE	650507	1680	TERMINATED
S-130	AUTO SALVAGE YARD	680904/670901	1957/1865	TERMINATED
S-131	MOBILE HOME PARK (PD-1) COIN LAUNDRY TERMINATED	690403 710803	2026 2215	
S-132	MOBILE HOME PARK (PD-2)	680903	1964	
S-133	MOBILE HOME PARK (PD-3)		2299	
S-134	MOBILE HOME PARK (PD-4)	700508	2146	
S-135	MOBILE HOME PARK (PD-5)		2299	TERMINATED
S-136	MOBILE HOME PARK (PD-6)		2299	TERMINATED
S-137	MOBILE HOME PARK (PD-7)	770705	2157	TERMINATED
S-138	MOBILE HOME PARK (PD-8)	681202	1985	TERMINATED
S-139	MOBILE HOME PARK (PD-9)	680204		TERMINATED
S-140	MOBILE HOME PARK (PD-10)	681203	1986	TERMINATED
S-141	MOBILE HOME PARK (PD-11)	690303	2012	TERMINATED
S-142	MOBILE HOME PARK (PD-15)		2299	TERMINATED
S-143	MOBILE HOME PARK (PD-24)	660806	1781-A	TERMINATED

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-144	GASOLINE SERVICE STATION		2299	TERMINATED
S-145	GASOLINE SERVICE STATION		2299	TERMINATED
S-146	DRIVE IN THEATER	690305	2105A	TERMINATED
S-147	GASOLINE SERVICE STATION		2299	TERMINATED
S-148	GASOLINE SERVICE STATION	700305	2121	
S-149	GASOLINE SERVICE STATION	710902	2263	TERMINATED
S-150	GASOLINE SERVICE STATION		2299	TERMINATED
S-151	GASOLINE SERVICE STATION		2299	
S-152	GASOLINE SERVICE STATION	800905	3163	TERMINATED
S-153	GASOLINE SERVICE STATION		2299	TERMINATED
S-154	GASOLINE SERVICE STATION	711103	2282	TERMINATED
S-155	GASOLINE SERVICE STATION		2299	
S-156	GOLF COURSE/PRIVATE CLUB	731101	2494	
S-157	GASOLINE SERVICE STATION	710301	2213	TERMINATED
S-158	DAY CARE CENTER	710901	2262	TERMINATED
S-159	GASOLINE SERVICE STATION		2299	
S-160	INDUSTRIAL LIQUID WASTE TREATMENT PLANT	711104	2324	TERMINATED
S-161	GASOLINE SERVICE STATION	710505	2232	TERMINATED
S-162	CHIROPRACTIC CLINIC	710601	2239	
S-163	COMMUNITY UNIT DEVELOPMENT	731004	2483	
S-164	AUTO BODY PARTS AND STORAGE	720304	2317	
S-165	CONVENT	720601	2334	
S-166	CHIROPRACTIC CLINIC	720607	2339	TERMINATED
S-167	DAY CARE CENTER		2299	TERMINATED
S-168	DAY CARE CENTER	740702	2578	
S-169	ADVERTISING SIGN	720610	2341	TERMINATED
S-170	COMMUNITY UNIT DEVELOPMENT	720806	2359	
S-171	UTILITY TRUCK STORAGE FOR TXU	720901	2360	
S-172	DAY CARE CENTER	721101	2381	TERMINATED
S-173	GASOLINE SERVICE STATION	721105	2385	TERMINATED
S-174	ON-PREMISE SALE AND CONSUMPTION OF ALCOHOL AND AMUSEMENT DEVICES	741101	2618	
S-175	ON-PREMISE CONSUMPTION OF ALCOHOL	691207	2100	TERMINATED
S-176	ON-PREMISE CONSUMPTION OF ALCOHOL	730609	2449	TERMINATED
S-177	DAY CARE CENTER	730702	2448	
S-178	CAR WASH	740608	2570	

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-179	OFF-PREMISE SALE OF ALCOHOL AND OFFICE SPACE	731011	2490	
S-180	OUTDOOR AMUSEMENT		2299	TERMINATED
S-181	PRIVATE CLUB	700210	2111	
S-182	PRIVATE CLUB	691007	2090	
S-183	OFF-PREMISE SALE OF ALCOHOL	731205	2504	TERMINATED
S-184	OFF OFF-PREMISE SALE OF ALCOHOL	731206	2505	TERMINATED
S-185	OFF-PREMISE SALE OF ALCOHOL	731208	2507	TERMINATED
S-186	GASOLINE SERVICE STATION		2299	TERMINATED
S-187	DAY CARE CENTER	740401	5847	TERMINATED
S-188	DAY CARE CENTER			TERMINATED
S-189	DAY CARE CENTER	740801	2587	TERMINATED
S-190	VETERINARY CLINIC	740803	2589	TERMINATED
S-191	GASOLINE SERVICE STATION	740804/750205	2590/2631	TERMINATED
S-192	COMMERCIAL RACE TRACK	740901	2606	TERMINATED
S-193	DAY CARE CENTER	741002	2612	TERMINATED
S-194	ON-PREMISE CONSUMPTION OF ALCOHOL AND AMUSEMENT DEVICES	741002	2612	TERMINATED
S-195	VETERINARY CLINIC	741202	2617	
S-196	VETERINARY CLINIC	750101	2620	
S-197	CAR WASH	750203	2630	TERMINATED
S-198	ON-PREMISE CONSUMPTION OF ALCOHOL AND AMUSEMENT DEVICES	710103	2195	TERMINATED
S-199	DAY CARE CENTER	740402	2548	
S-200	OFF-PREMISE SALE OF ALCOHOL	731207	2506	TERMINATED
S-201	CAR WASH	730705	2458	TERMINATED
S-202	ON-PREMISE CONSUMPTION AND ALCOHOL	710101	2193	
S-203	CAR WASH	720603	2336	TERMINATED
S-204	OFF-PREMISE SALE OF ALCOHOL	751204	2709	
S-205	ON-PREMISE CONSUMPTION OF ALCOHOL	751206	2710	TERMINATED
S-206	ON-PREMISE CONSUMPTION OF ALCOHOL AND AMUSEMENT DEVICES	760303	2726	TERMINATED
S-207	ON-PREMISE CONSUMPTION OF ALCOHOL AND AMUSEMENT DEVICES	760304	2727	TERMINATED
S-208	ON-PREMISE CONSUMPTION OF ALCOHOL AND AMUSEMENT DEVICES	760405	2731	
S-209	ALCOHOL AND AMUSEMENT DEVICES	751202	2723	TERMINATED
S-210	VETERINARY CLINIC	760501	2739	

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-211	SAND MINING	760602	2744	TERMINATED
S-212	ON-PREMISE CONSUMPTION OF ALCOHOL	760203	2750	TERMINATED
S-213	ON-PREMISE CONSUMPTION OF ALCOHOL	760204	2751	TERMINATED
S-214	ON-PREMISE CONSUMPTION OF ALCOHOL	760205	2752	TERMINATED
S-215	ON-PREMISE CONSUMPTION OF ALCOHOL	760206	2753	TERMINATED
S-216	ON-PREMISE CONSUMPTION OF ALCOHOL	760207	2755	TERMINATED
S-217	ON-PREMISE CONSUMPTION OF ALCOHOL	760208	2756	
S-218	ON-PREMISE CONSUMPTION OF ALCOHOL	760209	2757	TERMINATED
S-219	ON-PREMISE CONSUMPTION OF ALCOHOL AND AMUSEMENT DEVICES	760210	2758	
S-220	ON-PREMISE CONSUMPTION OF ALCOHOL AND DANCE HALL	760211	2759	TERMINATED
S-221	ON-PREMISE CONSUMPTION OF ALCOHOL AND AMUSEMENT DEVICES	760212	2760	TERMINATED
S-222	ON-PREMISE CONSUMPTION AND SALE OF ALCOHOL	760903	2767	TERMINATED
S-223	AMUSEMENT DEVICES	760905	2775	TERMINATED
S-224	GASOLINE PUMPS	761001	2778	
S-225	GASOLINE PUMPS	761002	2779	TERMINATED
S-226	ON-PREMISE CONSUMPTION OF ALCOHOL	761003	2780	TERMINATED
S-227	ON-PREMISE CONSUMPTION OF ALCOHOL AND AMUSEMENT DEVICES	770602	2849	
S-228	BATCHING PLANT	770101	2801	
S-229	AMUSEMENT DEVICES AMUSEMENT/FLEA MARKET-TERMINATED	770102 SU853NW44	2802 3894	
S-230	GASOLINE PUMPS	770203	2816	
S-231	AMUSEMENT DEVICES	770402	2827	TERMINATED
S-232	OUTDOOR AMUSEMENT DEVICES	770502	2838	TERMINATED
S-233	SAND AND GRAVEL MINING	770601	2848	TERMINATED
S-234	CAR WASH	760801	2852	
S-235	AMUSEMENT DEVICES	770603	2853	TERMINATED
S-236	CAR WASH	770701	2847	TERMINATED
S-237	AUTO SALVAGE YARD	770707	2862	
S-238	AUTO SALVAGE YARD	770802	2869	

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-239	GASOLINE SERVICE STATION AND CAR WASH	770803	2870	TERMINATED
S-240	GASOLINE SERVICE STATION AND OFF-PREMISE SALE OF ALCOHOL	770804	2872	
S-241	DAY CARE CENTER	770902	2878	TERMINATED
S-242	CAR WASH	771101	2898	
S-243	OFF-PREMISE SALE OF ALCOHOL	771202	2900	TERMINATED
S-244	DAY CARE CENTER	780101	2902	
S-245	DAY CARE CENTER	780104	2911	TERMINATED
S-246	SAND AND GRAVEL MINING	780201	2912	TERMINATED
S-247	SINGLE FAMILY DETACHED DWELLING	780303	2916	TERMINATED
S-248	ON-PREMISE CONSUMPTION OF ALCOHOL AND AMUSEMENT DEVICES	780304	2920	TERMINATED
S-249	ON-PREMISE CONSUMPTION OF ALCOHOL AND AMUSEMENT DEVICES	780305	2921	
S-250	CAR WASH	780401	2922	
S-251	AMUSEMENT DEVICES	780404	2924	TERMINATED
S-252	ON-PREMISE CONSUMPTION OF ALCOHOL AND AMUSEMENT DEVICES	780405	2925	
S-253	GASOLINE SERVICE STATION	780409	2927	
S-254	ON-PREMISE & OFF-PREMISE SALE OF ALCOHOL AND AMUSEMENT DEVICES	780502	2931	TERMINATED
S-255	DAY CARE CENTER	780503 SU010402	2932 6428	
S-256	GASOLINE SERVICE STATION	780407	2936	
S-257	CEMETERY AND MAUSOLEUM	780603	2940	
S-258	GASOLINE SERVICE STATION	780605	2949	TERMINATED
S-259	GASOLINE SERVICE STATION	780706	2954	
S-260	LIVING QUARTERS	7800703	2956	TERMINATED
S-261	GASOLINE SERVICE STATION	780804	2967	TERMINATED
S-262	RESIDENTIAL USES	780805	2968	TERMINATED
S-263	GASOLINE SERVICE STATION	781001	2986	
S-264	GASOLINE SERVICE STATION	781101	2991	TERMINATED
S-265	DAY NURSERY SCHOOL	781103	2996	TERMINATED
S-266	ON-PREMISE AND OFF-PREMISE USE OF ALCOHOL AND AMUSEMENT DEVICES	781104	2997	TERMINATED
S-267	DAY CARE CENTER	781202	2999	
S-268	SAND AND GRAVEL MINING PIT	781105	3009	TERMINATED
S-269	TELEVISION TOWER	790101	3010	TERMINATED
S-270	AUTO SALVAGE YARD	790103	3011	
S-271	DAY CARE CENTER	790201	3023	TERMINATED

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-272	SAND AND GRAVEL MINING PIT	790202	3024	TERMINATED
S-273	SAND AND GRAVEL MINING PIT	790204	3025	TERMINATED
S-274	AUTO SALVAGE YARD	790211	3031	TERMINATED
S-275	SINGLE FAMILY RESIDENTIAL USES	790302	3037	TERMINATED
S-276	GASOLINE SERVICE STATION	790602	3055	TERMINATED
S-277	AUTO SALVAGE YARD – 4402 E JEFFERSON ST	790701	3059	
S-277	AUTO SALVAGE YARD – 4412 E JEFFERSON ST	790701	3059 6821	TERMINATED
S-278	GASOLINE SERVICE STATION AND OFF-PREMISE SALE OF ALCOHOL	790901	3069	TERMINATED
S-279	RESIDENTIAL USES	791005	3083	TERMINATED
S-280	RESIDENTIAL USES	791006	3086	TERMINATED
S-281	GASOLINE SERVICE STATION	791101	3097	TERMINATED
S-282	AUTO SALVAGE YARD	791102	3098	TERMINATED
S-283	GASOLINE SERVICE STATION	800106	3113	
S-284	INDOOR AMUSEMENT DEVICES	800201	3120	TERMINATED
S-285	INDOOR AMUSEMENT DEVICES	800202	3121	TERMINATED
S-286	SAND AND GRAVEL MINING PIT	800302	3125	TERMINATED
S-287	GASOLINE SERVICE STATION AND OFF-PREMISE SALE OF ALCOHOL	800301	3128	TERMINATED
S-288	GASOLINE SERVICE STATION AND OFF-PREMISE SALE OF ALCOHOL	800403	3135	TERMINATED
S-289	AUTO AND TRUCK SALVAGE YARD	800701	3146	
S-290	DAY CARE CENTER	800801	3149	TERMINATED
S-291	DAY CARE CENTER	80901	3152	
S-292	CEMETERY	810804	3242	
S-293	ON-PREMISE SALE OF ALCOHOL	800903	3162	
S-294	MOBILE HOME PARK	800901	3171	
S-295	CAR WASH	801002	3175	
S-296	CONCRETE BATCHING PLANT	810104	3186	TERMINATED
S-297	GASOLINE SERVICE STATION	810204	3195	TERMINATED
S-298	RADIO TOWER	810205	3196	
S-299	MOBILE HOME PARK	810207	3203	
S-300	DAY CARE CENTER	810301	3206	TERMINATED
S-301	AMUSEMENT DEVICES	800901	3171	TERMINATED
S-302	GASOLINE SERVICE STATION AND OFF-PREMISE SALE OF ALCOHOL	810401	3218	

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-303	GUN RANGE	810303	3227	TERMINATED
S-304	OUTDOOR ADVERTISING SIGN	800406	3228	TERMINATED
S-305	GASOLINE SERVICE STATION, CAR WASH AND OFF-PREMISE SALE OF ALCOHOL	810604	3231	TERMINATED
S-306	DAY CARE CENTER	810705	3241	TERMINATED
S-307	DAY CARE CENTER	810902	3254	TERMINATED
S-308	ON-PREMISE CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	810808	3245	TERMINATED
S-309	ON-PREMISE CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	810809	3246	TERMINATED
S-310	SAND AND GRAVEL MINING PIT	810807	3264	TERMINATED
S-311	DAYCARE CENTER	810901	3265	TERMINATED
S-312	GASOLINE SERVICE STATION	810905	3266	TERMINATED
S-313	GASOLINE SERVICE STATION AND CAR WASH	811001	3272	
S-314	NURSING HOME	811004	3274	TERMINATED
S-315	GASOLINE SERVICE STATION AND INDOOR AMUSEMENT DEVICES	811103	3280	TERMINATED
S-316	OUTDOOR AMUSEMENT DEVICES	811202	3285	TERMINATED
S-317	GASOLINE SERVICE STATION AND CONVENIENCE GROCERY STORE	810102	3287	TERMINATED
S-318	ON-PREMISE CONSUMPTION OF ALCOHOL AND OUTDOOR AMUSEMENT DEVICES	820103	3292	TERMINATED
S-319	CONCRETE BATCHING PLANT	820203	3306	TERMINATED
S-320	INOPERABLE MOTOR VEHICLE STORAGE YARD	820306	3318	TERMINATED
S-321	ON-PREMISE CONSUMPTION AND SALE OF ALCOHOL WITH PRIVATE CLUB	820301	3315	
S-322	WHOLESALE DISTRIBUTION OF ALCOHOL	820307	3322	TERMINATED
S-323	ON-PREMISE SALE OF ALCOHOL	820308	3323	
S-324	RESIDENTIAL USES	820309	3324	TERMINATED
S-325	INOPERABLE MOTOR VEHICLE STORAGE YARD	820304	3329	TERMINATED
S-326	GASOLINE SERVICE STATION AND CAR WASH	820402	3333	
S-327	300’ METAL TOWER	820404	3334	TERMINATED
S-328	CEMETERY	820406	3335	
S-329	SAND AND GRAVEL EXCAVATION PIT (18 MONTH REVIEW0	820408	3337	TERMINATED
S-330	GASOLINE SERVICE STATION	820509	3351	TERMINATED
S-331	GASOLINE SERVICE STATION AND OFF-PREMISE SALE OF ALCOHOL	820509	3351	TERMINATED

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-332	GO-KART GRAND PRIX TRACK AND INDOOR AMUSEMENT DEVICES	820513	3353	TERMINATED
S-333	INDOOR AMUSEMENT DEVICES AND GUN RANGE	820602	3355	TERMINATED
S-334	DAY CARE CENTER	820802	3371	TERMINATED
S-335	GASOLINE SERVICE STATION AND OFF-PREMISE SALE OF ALCOHOL	820805	3374	
S-336	RODEO ARENA	820902	3395	TERMINATED
S-337	GASOLINE SERVICE STATION AND OFF-PREMISE SALE OF ALCOHOL	820903	3396	
S-338	GASOLINE SERVICE STATION	820904	3403	
S-339	ON-PREMISE CONSUMPTION AND SALE OF ALCOHOL WITH PRIVATE CLUB	821006	3407	TERMINATED
S-340	GASOLINE SERVICE STATION AND CAR WASH	821007	3408	
S-341	STORAGE OF OPERABLE AND INOPERABLE MOTOR VEHICLES	821003	3422	TERMINATED
S-342	GASOLINE SERVICE STATION AND OFF-PREMISE SALE OF ALCOHOL	830101	3432	TERMINATED
S-343	MOBILE HOME PARK	830103	3438	
S-344				VOIDED
S-345	GASOLINE SERVICE STATION AND CAR WASH	830202	3441	TERMINATED
S-346	DAY CARE CENTER AND PRIVATE SCHOOL	830401	3449	TERMINATED
S-347	DAY CARE CENTER	830303	3452	TERMINATED
S-348	MINI WAREHOUSE	830408	3456	
S-349	ON-PREMISE SALE AND CONSUMPTION OF ALCOHOL AND DANCE FLOOR	830507	3475	
S-350	ANTENNA TOWER	830810	3503	TERMINATED
S-351	GASOLINE SERVICE STATION AND OFF-PREMISE SALE OF ALCOHOL	830904	3511	TERMINATED
S-352	CONCRETE BATCHING PLANT	SU831NE12	3525	
S-353	GASOLINE SERVICE STATION AND OFF-PREMISE SALE OF ALCOHOL	SU831SW11	3526	TERMINATED
S-354	MOBILE HOME PARK	SEE 2-294		VOID
S-355	GRAVEL EXCAVATION PIT	SU831NW21	3546	TERMINATED
S-356	DAY CARE CENTER	SU831NE22	3550	TERMINATED
S-357	ALCOHOL SALES	SU831NW11	3555	TERMINATED
S-358	GASOLINE SERVICE STATION	SU832SE53	3564	
S-359	MINI WAREHOUSE	SU841SW21	3569	TERMINATED
S-360	GASOLINE SERVICE STATION AND OFF-PREMISE SALE OF ALCOHOL/CAR WASH	SU960905	5163	
S-361	"CAN CASHIER" RECLAMATION CENTER	SU841SE43	3603	TERMINATED

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-362	BUMPER BOAT OPERATIONS	SU841NE11	3604	TERMINATED
S-363	DAY CARE CENTER AND PRIVATE SCHOOL	SU841NW64	3610	TERMINATED
S-364	MINI-WAREHOUSE	SU841NW31	3594	TERMINATED
S-365	LIVING QUARTERS	SU841NE21	3614	TERMINATED
S-366	QUICK-LUBE AND OIL	SU841NE41	3620	TERMINATED
S-367	INOPERABLE VEHICLE HOLDING YARD	SU841NW23	3623	TERMINATED
S-368	MINI-WAREHOUSE WITH LIVING QUARTERS	SU842SE24	3642	TERMINATED
S-369	GASOLINE SERVICE STATION AND OFF-PREMISE SALE OF ALCOHOL	SU841SW11	3649	
S-370	GASOLINE SERVICE STATION AND OFF-PREMISE SALE OF ALCOHOL	SU843SW21	3650	
S-371	SELF-SERVICE CAR WASH	SU842SW11	3659	TERMINATED
S-372	INDOOR AMUSEMENT DEVICES	SU842SW11	3659	TERMINATED
S-373	MOBILE HOME PARK	SU842NW21	3691	TERMINATED
S-374	CITY VEHICLE IMPOUND YARD	SU843NW21	3698	TERMINATED
S-375	ASSORTED USES	SU844SW21	3713	
S-376	GASOLINE SERVICE STATION	SU842SE42	3722	TERMINATED
S-377	IMPOUND YARD (CITY OF IRVING)	SU842NW22	3739	TERMINATED
S-378	DAY CARE CENTER	SU842SE43	3741	TERMINATED
S-379	AMUSEMENT DEVICES	SU852SE41	3571	TERMINATED
S-380	DAY CARE CENTER	SU853SE24	3755	
S-381	GASOLINE SERVICE STATION AND OFF-PREMISE SALE OF ALCOHOL	SU853SW22	3756	TERMINATED
S-382	CAR WASH	SU851LS23	3757	
S-383	OFF-PREMISE SALE OF ALCOHOL	SU842SW15	3758	TERMINATED
S-384	MINI-WAREHOUSE WITH LIVING QUARTERS	SU851SE21	3779	TERMINATED
S-385	VEHICLE WASH AND BULK FUEL FACILITY	SU851SW11	3789	
S-386	DAY CARE CENTER PRIVATE SCHOOL	SU851SE24	3791	TERMINATED
S-387	GASOLINE SERVICE STATION AND OFF-PREMISE SALE OF ALCOHOL	SU851SW11	3797	
S-388	ON-PREMISE SALE OF ALCOHOL AND INDOOR AMUSEMENTS	SU852SW11	3798	TERMINATED
S-389	RADIO TOWER	SU851NW64	3801	
S-390	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL	SU842SW15	3758	
S-391	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL	SU852NW64	3810	TERMINATED
S-392	COMMERCIAL AMUSEMENT DEVICES	SU851NW44	3829	TERMINATED
S-393	MICROWAVE TOWER	SU851SW22	3837	
S-394	GASOLINE SALES AND TRUCK WASH	SU851NW22	3848	

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-395	MAXI-HUT (TELEPHONE EXCHANGE)	SU853NW64	3855	
S-396	GASOLINE SALES AND OFF-PREMISE SALE OF ALCOHOL	SU852NW51	3887	
S-397	TELEPHONE EXCHANGE	SU851SE52	3888	
S-398	MOBILE HOME PARK	SU851NW21	3891	
S-399	FLEA MARKET (WAX MUSEUM)			TERMINATED
S-400	CITY LANDFILL	SU851NE12	3897	
S-401	GASOLINE SERVICE STATION	SU851NW62	3906	TERMINATED
S-402	INDOOR AMUSEMENT DEVICES	SU851SW15	3908	TERMINATED
S-403	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	SU851SW12	3909	TERMINATED
S-404	GASOLINE SALES	SU851NW31	3910	TERMINATED
S-405	SAND AND GRAVEL MINING	SU851NE11	3925	TERMINATED
S-406	GASOLINE AND DIESEL SALES TRUCK WASH EXPIRED	SU861NW21/su 860101	3929	
S-407	INOPERABLE VEHICLE HOLDING YARD AND CAR WASH	SU860106	3930	
S-408	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	SU860107	3937	TERMINATED
S-409	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	SU860108	3938	TERMINATED
S-410	MAXI-HUT	SU860109	3939	
S-411	GASOLINE SALE AND OFF-PREMISE SALE OF ALCOHOL (BEER ONLY)	SU860110	3941	
S-412	MICROWAVE TOWER	SU860101	3952	TERMINATED
S-413	TEMPORARY MOBILE HOMES SITES	SU860202	3954	TERMINATED
S-414	SAND STORAGE YARD	SU8606301	3959	TERMINATED
S-415	OIL AND LUBE	SU860304	3961	
S-416	STORAGE AND DISTRIBUTION OF ALCOHOL IN A WAREHOUSE	SU860305	3962	TERMINATED
S-417	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN A RESTAURANT ONLY	SU860401	3966	TERMINATED
S-418	STORAGE AND DISTRIBUTION OF ALCOHOL AND FUEL STORAGE	SU860402	3967	TERMINATED
S-419	CAR CARE CENTER	SU860404	3970	
S-420	GASOLINE SALES AND OFF-PREMISE SALE OF ALCOHOL (BEER ONLY)	SU860302	3932	
S-421	GRAVEL MINING AND ROCK CRUSHER	SU860403	3988	TERMINATED
S-422	GASOLINE SALES	SU860504	3990	TERMINATED

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-423	OIL CHANGE BUSINESS	SU860505	3989	TERMINATED
S-424	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	SU860601	3999	TERMINATED
S-425	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	SU860603	4006	TERMINATED
S-426	CAR WASH	SU860605	4007	
S-427	MINI-WAREHOUSE AND OFFICE AND LIVING QUARTERS	SU860606	4012	TERMINATED
S-428	OFF-PREMISE SALE OF ALCOHOL (BEER ONLY)	SU860701	4015	
S-429	MINI-WAREHOUSE	SU860703	4018	TERMINATED
S-430	OFF-PREMISE SALE OF ALCOHOL (BEER ONLY)	SU860801	4022	TERMINATED
S-431	MINI-WAREHOUSE	SU860802	4028	TERMINATED
S-432	GASOLINE SALES AND OFF-PREMISE SALE OF ALCOHOL (BEER ONLY)	SU860901	4042	
S-433	TELEPHONE EXCHANGE	SU860903	4060	
S-434	CEMETERY	SU861003	4069	
S-435	WELDING SHOP	SU861101	4089	
S-436	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	SU861201	4087	TERMINATED
S-437	CAR WASH MINI-WAREHOUSE -TERMINATED	SU870101	4100	
S-438	AMUSEMENT DEVICES	SU780102	4098	TERMINATED
S-439	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	SU870108	4099	TERMINATED
S-440	SELF SERVICE CAR WASH	SU870109	4104	
S-441	CAR CARE CENTER	SU870110	4105	TERMINATED
S-442	OFF-PREMISE SALE OF ALCOHOL (BEER ONLY)	SU87011	4106	TERMINATED
S-443	CAR CARE CENTER	SU870202	4113	TERMINATED
S-444	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	SU870201	4115	TERMINATED
S-445	DAY CARE CENTER	SU870204	4122	
S-446	150’ CELLULAR COMMUNICATION TOWER	SU8703024132	4132	
S-447	YMCA AND ATHLETIC FACILITY	SU870307	4133	TERMINATED
S-448	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	SU870306	4137	TERMINATED

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-449	GASOLINE SALES AND CAR WASH	SU870301	4138	
S-450	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL (BEER ONLY)	SU870401	4156	
S-451	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	SU870402	4157	TERMINATED
S-452	CAR WASH	SU861001	4158	
S-453	GASOLINE SALES	SU870501	4169	TERMINATED
S-454	DAY CARE CENTER	SU870601	4179	TERMINATED
S-455	CAR WASH	SU870602	4180	TERMINATED
S-456	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	SU870603	4181	TERMINATED
S-457	AMUSEMENT DEVICES	SU870604	4192	TERMINATED
S-458	GASOLINE SERVICE STATION	SU870605	4199	
S-459	GARAGE CONVERSION	SU870705	4201	TERMINATED
S-460	CAR CARE CENTER	SU870703	4204	TERMINATED
S-461	GASOLINE SALE AND CAR WASH	SU870704	4205	
S-462	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	SU870702	4210	TERMINATED
S-463	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	SU870802	4211	TERMINATED
S-464	FUEL DISPENSING AND STORAGE	SU870805	4221	
S-465	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	SU870803	4204	TERMINATED
S-466	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	SU870804	4223	TERMINATED
S-467	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	SU870903	4258	TERMINATED
S-468	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	SU780906	4264	TERMINATED
S-469	GASOLINE SALE AND CAR WASH	SU870903	4258	TERMINATED
S-470	GARAGE CONVERSION	SU870904	4272	TERMINATED
S-471	GASOLINE SALES	SU871001	4274	TERMINATED
S-472	GASOLINE SALES	SU871002	4275	TERMINATED
S-473	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	SU871003	4280	TERMINATED

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-474	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	SU871004	4279	TERMINATED
S-475	GUN RANGE-OUTDOOR AMUSEMENT DEVICES	SU871004	4279	
S-476	CAR CARE CENTER	SU871102	4297	
S-477	GASOLINE SALES, CAR WASH, OFF-PREMISE SALE OF ALCOHOL	SU871103	4298	
S-478	GASOLINE STORAGE	SU781201	4306	TERMINATED
S-479	GARAGE CONVERSION	SU880203	4328	TERMINATED
S-480	GARAGE CONVERSION	SU880301	4337	TERMINATED
S-481	MINING PERMIT (EXTENSION)	SU880102	4336	TERMINATED
S-482	CAR CARE CENTER	SU880303	4342	TERMINATED
S-483	GARAGE CONVERSION	SU880302	4343	TERMINATED
S-484	WELDING SHOP	SU880304	4345	
S-485	CAR CARE CENTER	SU880501	4358	TERMINATED
S-486	GASOLINE SALES AND OFF-PREMISE SALE OF ALCOHOL	SU880601	4366	
S-487	OUTDOOR AMUSEMENT DEVICES (GOLF RANGE)	SU880502	4369	TERMINATED
S-488	GARAGE CONVERSION	SU880603	4370	TERMINATED
S-489	INOPERABLE VEHICLES- SALE AND STORAGE CAR WASH	SU060602	4371	
S-490	CAR WASH	SU880701	4376	TERMINATED
S-491	DAY CARE CENTER	SU880702	4377	TERMINATED
S-492	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	SU880704	4390	
S-493	TEMPORARY VEHICLE MAINT, FUEL DISPENSING AND CAR WASH	SU880705	4397	TERMINATED
S-494	GARAGE CONVERSION	SU8801001	4434	TERMINATED
S-495	COMMERCIAL INDOOR AMUSEMENT DEVICES	SU881002		TERMINATED
S-496	AMUSEMENT DEVICES	SU881101	4453	TERMINATED
S-497	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	SU881201	4467	TERMINATED
S-498	GARAGE CONVERSION	SU881202	4468	
S-499	GASOLINE SALES AND CAR CARE CENTER	SU881203	4478	TERMINATED
S-500	FUEL STORAGE AND DISPENSING	SU890202	4494	
S-501	YMCA (PHILANTHROPIC USES)	SU890204	4495	
S-502	VEHICLE MAINTENANCE, FUEL STORAGE AND DISPENSING AND CAR WASH	SU890201	4496	

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-503	SAND AND GRAVEL STORAGE	SU890302	4511	
S-504	FUELING FACILITY AND EQUIPMENT AND TRUCK WASH	SU890301	4513	
S-505	GARAGE CONVERSION	SU890401	4526	
S-506	GARAGE CONVERSION	SU890402	4527	
S-507	VEHICLE MAINT., TRUCK WAS, DIESEL STORAGE AND DISPENSING	SU890403	4528	
S-508	GASOLINE SALES	SU890404	4533	
S-509	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	SU890405	4534	TERMINATED
S-510	SAND AND GRAVEL MINING	SU890501	4546	TERMINATED
S-511	GARAGE CONVERSION	SU890601	4553	TERMINATED
S-512	GASOLINE SALES	SU890602	4552	TERMINATED
S-513	DAY CARE CENTER	SU890701	4566	TERMINATED
S-514	GAS TRANSMISSION LINES	SU890803	4578	
S-515	DAY CARE CENTER	SU890802	4590	TERMINATED
S-516	VEHICULAR WASH BAY, VEHICLE MAINTENANCE, FUEL STORAGE AND DISPENSING	SU890902	4600	
S-517	GARAGE CONVERSION	SU890903	4601	TERMINATED
S-518	BINGO	SU891003	4612	TERMINATED
S-519	FUEL STORAGE AND DISPENSING	SU891101	4622	
S-520	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	SU890801	4579	TERMINATED
S-521	GASOLINE SERVICE STATION	SU891001	4608	
S-522	VEHICLE WASH BAY	SU891002	4609	
S-523	COMMERCIAL AMUSEMENT OUTDOORS AND INDOOR AMUSEMENT	SU890901	4610	
S-524	BOY'S CLUB PHILANTHROPIC NATURE	SU891201	4634	TERMINATED
S-525	CAR WASH	SU900101	4643	
S-526	GASOLINE SALES	SU900102`	4650	TERMINATED
S-527	MARINA	SU900201	4646	
S-528	GASOLINE, CAR WASH, OFF-PREMISE SALE OF ALCOHOL	SU900202	4653	
S-529	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL/PRIVATE CLUB	SU900402	4672	
S-530	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT ONLY	SU900601	4704	TERMINATED
S-531	PAINT MANUFACTURING	SU900903	4571	

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-532	GARAGE CONVERSION	SU900302	4670	TERMINATED
S-533	CAR WASH AND CAR CARE CENTER	SU900401	4671	
S-534	INDOOR AMUSEMENT	SU900602	4717	
S-535	WASTEWATER TREATMENT PLANT	SU900703	4718	
S-536	MINI-WAREHOUSE	SU900801	4733	
S-537	GARAGE CONVERSION	SU900802	4750	TERMINATED
S-538	DAY CARE CENTER	SU900901	4738	TERMINATED
S-539	VEHICLE MAINTENANCE, VEHICLE FUELING, VEHICLE WAS BAY	SU90090	4760	
S-540	ON-PREMISE CONSUMPTION OF ALCOHOL	SU900902	4764	
S-541	AUTO SALVAGE YARD	SU900904	4766	
S-542	DAY CARE CENTER	SU901002	4767	TERMINATED
S-543	AUTO SALVAGE YARD	SU860902	4786	
S-544	INOPERABLE MOTOR VEHICLE HOLDING YARD	SU910502	4849	TERMINATED
S-545	CITY AUTO POUND	SU901003	4772	
S-546	MOBILE HOME	SU901201	1792	
S-547	AUTO SALVAGE YARD	SU860104	4799	
S-548	AUTO SALVAGE YARD	SU860104	4799	
S-549	AUTO SALVAGE YARD	SU870104	4801	
S-550	GARAGE CONVERSION	SU910101	4802	
S-551	S.W. BELL COMMUNICATION TOWER	SU910301	4832	
S-552	RECYCLING COLLECTION CONTAINER	SU910501	4848	
S-553	AUTO REPAIR GENERAL	SU910302	4835	
S-554	MOBILE HOME	SU910502	4849	
S-555	GARAGE CONVERSION	SU910601	4863	
S-556	GARAGE CONVERSION	SU910602	4864	
S-557	GARAGE CONVERSION	SU910701	4871	
S-558	GARAGE CONVERSION	SU910702	4872	
S-559	GARAGE CONVERSION	SU910801	4889	
S-560	GARAGE CONVERSION	SU910802	4890	
S-561	BINGO	SU910704	4877	
S-562	GASOLINE SERVICE STATION	SU911001	4921	
S-563	GARAGE CONVERSION	SU911003	4928	
S-564	HAZARDOUS CHEMICALS MANUFACTURING	SU911101	4929	
S-565	MONOPOLE TELECOMMUNICATIONS ANTENNA	SU991102	4930	
S-566	GARAGE CONVERSION	SU9110202	4936	

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-567	INDOOR AND OUTDOOR COMMERCIAL AMUSEMENT DEVICES	SU911104	4927	
S-568	GARAGE CONVERSION	SU920102	4951	
S-569	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL	SU911002	4946	
S-570	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL	SU911103	4937	
S-571	GARAGE CONVERSION	SU920301	4937	
S-572	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL	SU920402	4982	
S-573	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL	SU920602	5009	TERMINATED
S-574	SAND AND GRAVEL MINING	SU920501	4986	TERMINATED
S-575	MONOPOLE TELECOMMUNICATIONS ANTENNA	SU920701	5001	
S-576	AUTO REPAIR	SU920801	5008	TERMINATED
S-577	GARAGE CONVERSION	SU920902	5013	
S-578	GARAGE CONVERSION	SU920903	5014	
S-579	GARAGE CONVERSION	SU921001	5042	
S-580	GARAGE CONVERSION	SI921002	5041	
S-581	ON-PREMISE CONSUMPTION OF ALCOHOL	SU921101	5052	TERMINATED
S-582	GARAGE CONVERSION	SU920901	5012	
S-583	APPAREL MANUFACTURING	Z921202	5056	TERMINATED
S-584	GARAGE CONVERSION	SU921202	5057	
S-585	ADULT DAY CARE	SU921201	5067	TERMINATED
S-586	GARAGE CONVERSION	SU920603	4993	
S-587	GASOLINE SALES	SU930401	5092	
S-588	OIL LUBE CHANGE	SU940501	5093	
S-589	MF-SF1/PHILANTHROPIC ORGANIZATION	SU930403	5094	
S-590	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL	SU930601	5101	TERMINATED
S-591	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL	SU930602	5102	
S-592	ELECTROPLATING AND METAL FINISHING	SU930605	5112	
S-593	OFF-PREMISE SALE OF ALCOHOL	SU930603	5110	
S-594	OFF-PREMISE SALE OF ALCOHOL	SU960304	5111	TERMINATED
S-595	PHILANTHROPIC ORGANIZATION	SU930801		TERMINATED
S-596	CELL TOWER	SU930802	5137	
S-597	OUTDOOR AMUSEMENT	SU930901	5152	TERMINATED
S-598	GENERAL AUTO REPAIR	SU930902	5153	

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-599	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL IN RESTAURANT	SU930905	5164	
S-600	CELL TOWER	SU930906	5166	
S-601	SALVAGE YARD	SU931002	5172A	
S-602	SALVAGE YARD	SU931003	5176/5177	TERMINATED
S-603	GARAGE CONVERSION	SU931101	5191	
S-604	GASOLINE SALES AND OFF-PREMISE SALE OF ALCOHOL	SU931004	5182	
S-605	OFF-PREMISE SALE OF ALCOHOL	SU931001	5184	
S-606	DAY CARE CENTER	SU931202	5192	TERMINATED
S-607	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL	SU931005	5190	TERMINATED
S-608	ON-PREMISE SALE OF AND CONSUMPTION OF ALCOHOL AND AMUSEMENT DEVICES	SU931201	5194	TERMINATED
S-609	CELL TOWER	SU940101	5207	
S-610	GARAGE CONVERSION	SU940102	5208	
S-611	GARAGE CONVERSION	SU940103	5209	
S-612	SAND AND GRAVEL	SU961103	5206	TERMINATED
S-613	RECYCLING FACILITY WASTE/STORAGE	SU940202	5220	TERMINATED
S-614	OFF-PREMISE SALE OF ALCOHOL	SI940201	5225	TERMINATED
S-615	OFF-PREMISE SALE OF ALCOHOL	SU940402	5241	TERMINATED
S-616	OFF-PREMISE SALE OF ALCOHOL	SU940502	5253	
S-617	ACCESSORY PARKING	SU940601	5259	
S-618	AUTO AUCTION/ FLEA MARKET	SU940602	5260	TERMINATED FLEA MARKET
S-619	OFF-PREMISE SALE OF ALCOHOL	SU940603	5268	
S-620	CEMETERY EXPANSION FOR BABY GRAVES	SU940701	5274	
S-621	OFF-PREMISE SALE OF ALCOHOL	SU940901	5308	TERMINATED
S-622	CELL TOWER	SU940904	5318	
S-623	ELECTRIC SUBSTATION	SU941101	5354	
S-624	RECYCLING COLLECTION AND STORAGE	SU950101	5369	TERMINATED
S-625	DRY CLEANERS/LAUNDRY	SU950103	5371	
S-626	ON-PREMISE SECURITY QUARTERS	SU950102	5381	TERMINATED
S-627	DAY CARE CENTER	SU950401	5418	TERMINATED
S-628	DAY CARE CENTER	SU950402	5419	
S-629	CELL TOWER	SU950403	5420	
S-630	CELL TOWER	SU950501	5438	TERMINATED
S-631	MOTORCYCLE DEALER	SU950502	5430	TERMINATED

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-632	INDOOR BOAT STORAGE	SU940503	5254	TERMINATED
S-633	CELL TOWER	SU950601	5447	TERMINATED
S-634	CELL TOWER	SU950602	5448	
S-635	VIDEO ARCADE			WITHDRAWN
S-636	GOLF COURSE	SU950703		TERMINATED
S-637	RENEWAL OF AUTO POUND	SU950701	5486	TERMINATED
S-638	OUTSIDE STORAGE	SU950901	5501	
S-639	MOBILE HOME AT LLOYD PARK	SU951101	5509	TERMINATED
S-640	DAY CARE CENTER	SU951201	5516	TERMINATED
S-641	MINI WAREHOUSE	SU951203	5517	
S-642	ASSISTED LIVING/RETIREMENT HOMES	SU960101	5521	
S-643	CELL TOWER	SU96021	5531	
S-644	CAR WASH AND LUBE CENTER	SU960203	5560	
S-645	MINI WAREHOUSE	SU951102	5549	
S-646	CELL TOWER	SU960301	5558	
S-647	CELL TOWER	SU960401	5570	
S-648	DAY CARE CENTER	SU960402	5571	
S-649	DAY CARE CENTER	SU960403	5572	
S-650	MOBILE HOME	SU960501	5582	TERMINATED
S-651	CELL TOWER	SU960701	5627	
S-652	RADIO TOWERS	SU960901	5670	
S-653	CELL TOWER	SU960802	5639	
S-654	AUTO BODY REPAIR	Z960802	5672	
S-655	AMENITY CENTER POOL	SU961101	5696	
S-656	DAY CARE CENTER	SU961202	5707	
S-657	INCREASE (F.A.R)	SU961204	5714	
S-658	SALVAGE YARD	SU961201	5706	
S-659	CELL TOWER	SU961203	5713	
S-660	CELL TOWER			TERMINATED
S-661	HEIGHT EXCEPTION	SU961205	5733	
S-662	CELL TOWER	SU970102	5731	
S-663	OIL RECYCLING	SU970301	5749	
S-664	RADIO TOWERS	SU970201	5738	TERMINATED
S-665	INOPERABLE HOLDING YARD	SU970202	5762	
S-666	ACCESSORY PARKING	SU970601	5774	
S-667	STATE INSPECTION	Z960802	5806	
S-668	ACCESSORY PARKING	SU970902	5825/5826	TERMINATED

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-669	DAY CARE CENTER	SU971202	5857	
S-670	PROPANE SALES	SU971201	5856	TERMINATED
S-671 S-671A	SAND AND GRAVEL	SU970701 SU970701A	5797/7575	
S-672	ACCESSORY PARKING	SU980302	5882	
S-673	PALLET RECYCLING	SU980301	5953	TERMINATED
S-674	GENERAL AUTO REPAIR	SU980303	5885	
S-675	ACCESSORY PARKING	SU980302	5882	
S-676	INOPERABLE HOLDING YARD	SU971203	5878	
S-677	DAY CARE CENTER	SU980201	5879	
S-678	PROPANE SALES	SU980502	5902	
S-679				VOID
S-680	DAY CARE CENTER	SU980201	5879	
S-682	CAR RENTAL	SU980801	5953	TERMINATED
S-683	ACCESSORY PARKING	SU980703	5976	
S-684	SALVAGE YARD	SU981201	6008	
S-685	RECYCLING, RECLAMATION, AUTO BUMPER ONLY	SU990401	6057	
S-686	HEIGHT EXCEPTION	SU990402	6062	
S-687	RADIO TOWERS	SU990501	6066	
S-688	DAY CARE CENTER	SU990601	6085	TERMINATED
S-689	FIRE AND POLICE STATION	SU991001	6163	
S-690	ACCESSORY PARKING	SU991002	6224	
S-691	VEHICLE HOLDING YARD	SU991101	6174	
S-692	ACCESSORY PARKING	SU000102	6223	
S-693	MINI WAREHOUSE	SU000301	6274	
S-694	OUTSIDE STORAGE HEAVY EQUIPMENT	SU000401	6247	TERMINATED
S-695	CELL TOWER	SU000402	6256	
S-696	SALVAGE YARD	SU000801	6297	
S-697	ACCESSORY PARKING	SU001003	6350	
S-698 S-698A	CAR WASH/DETAIL SHOP CAR WASH DETAIL SHOP STATE INSPECTION	SU001101 SU081003	6351 7879	
S-699	MINI WAREHOUSE	SU980604	5938	
S-700	MINI WAREHOUSE	SU980705	5961	TERMINATED
S-701				VOID
S-702				VOID
S-703				VOID
S-704				VOID

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-705				VOID
S-706				VOID
S-707				VOID
S-708	ACCESSORY PARKING	SU010206	6436	
S-709				VOID
S-710				VOID
S-711	RADIO TOWERS	SU010801	6507	
S-712				DENIED
S-713	ADULT DAY CARE	SU010901	6528	TERMINATED
S-714				WITHDRAWN
S-715	HEIGHT EXCEPTIONS	SU011201	6554	
S-716	RESIDENCE IN CENTRAL BUSINESS DISTRICT	SU020101	6599	
S-717	CHECK CASHING FACILITY	SU020201	6592	TERMINATED
S-718	USED AUTO SALES	SU020301	6608	
S-719	DAY CARE CENTER	SU020302	6609	
S-720	CEMETERY AND GARDENS	SU020303	6607	
S-721	OPEN STORAGE	SU020401	6619	
S-722	IBA STERILIZATION FACILITY	SU020801	6687	
S-723	HEIGHT EXCEPTION	SU021001	6715	
S-724	PARKING	SU020902	6714	TERMINATED
S-725	BANQUET FACILITY	SU021002	6738	TERMINATED
S-726 S-726A	USED AUTO SALES	SU0301012 SU0301012A	6772 7739	
S-727 S-727A S-727B	EXTENSION OF EXISTING MOBILE HOME PARK AND ACCESSORY	SU030201 SU030201A SU030201B	6773 7545 9200-2011	
S-728	OUTSIDE STORAGE CONSTRUCTION MATERIALS	SU030203	6813	
S-729	USED AUTO SALES	SU030302	6840	
S-730	USED AUTO SALES AND BODY SHOP	SU030601	3872	
S-731	USED AUTO SALES	SU031001	6953	
S-732	CELL TOWER	SU031101	6954	
S-733	DAY CARE CENTER	SU040301	7006	
S-734	WINERY	SU040503	7043	TERMINATED
S-735	STATE INSPECTIONS	SU040502	7042	
S-736	OUTSIDE STORAGE	SU040501	7041	TERMINATED
S-737	CAR WASH AND DETAIL SHOP	SU040701	7091	
S-738	USED CAR SALES EXPANSION	SU040802	7098	

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-739	GASOLINE SALES, CAR WASH, LUBE CENTER	SU050103	7171	
S-740	CELL TOWER	SU050201	7172	
S-741	ACCESSORY PARKING	SU050202	7175	
S-742	DAY CARE CENTER	SU050601	7223	
S-743	CHILDREN COUNSELING	SU050701	7241	TERMINATED
S-744	CAR WASH	SU050901	7278	TERMINATED
S-745 S-745A S-745B	OUTSIDE STORAGE	SU050902 SU050902A SU050902B	7279 7918 9180-2011	
S-746	STATE INSPECTIONS	SU051001	7304	
S-747	USED AUTO SALES	SU051101	7315	
S-748	HEIGHT VARIANCE	SU060102	7346	TERMINATED
S-749	STATE INSPECTIONS	SU060601	7420	
S-750	OIL RECYCLING AND TRANSFER STATION	SU060603	7422	
S-751	CAR WASH AND LUBE CENTER	SU060604	7447	
S-752 S-752A	USED AUTO SALES, MINOR AUTO REPAIR AND DETAILING	SU060702 SU060702A	7448 8075	
S-753 S-753A s-753b	AUTO REPAIR, STATE INSPECTIONS, TIRE SALES AND REPAIR	SU060703 SU060703A SU060703B	7452 7905 9169-2011	
S-754	HAZARDOUS MATERIAL STORAGE	SU060901	7502	
S-755	AUTO REPAIR AND STATE INSPECTION	SU060903	7503	
S-756	HAZARDOUS MATERIAL STORAGE AND MFG.	SU061001	7508	
S-757	MEDICAL WASTE HANDLING AND TRANSFER STATION	SU061002	7509	
S-758	DAY CARE CENTER	SU060904	7510	
S-759	LAUNDROMAT	SU060902	7511	
S-760	DAY CARE CENTER	SU061102	7533	
S-761	AUTO BODY SHOP, AUTO SALES, CAR WASH	SU061003	7534	
S-762	MOTORCYCLE DEALER	SU061105	7531	
S-763	GENERAL AUTO REPAIR	SU061101	7532	
S-764	BUILDING HEIGHT	SU070101	7547	
S-765	HEAVY MACHINERY REPAIR AND WELDING	SU070102	7549	TERMINATED
S-766	CAR WASH	SU060101	7550	
S-767	DAY CARE CENTER	SU070201	7569	TERMINATED
S-768	GASOLINE SERVICE STATION	SU070301	7570	

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-769	HAZARDOUS MATERIAL STORAGE	SU070502	7597	
S-770	CAR WASH	SU070402	7602	
S-771	USED AUTO SALES	SU070601	7610	
S-772 S-772A	AUTO REPAIR, STATE INSPECTION, TIRE SALES AND REPAIR	Z061102/SU061104 SU061104A	7620 7955	
S-773	OUTSIDE STORAGE	SU070701	7618	TERMINATED
S-774	RESTAURANT WITH DRIVE THRU	SU070902	7682	
S-775	USED AUTO SALES	SU071101	7708	TERMINATED
S-776	USED AUTO SALES AND IMPOUND YARD	SU071102	7715	TERMINATED
S-777	OUTSIDE STORAGE, VEHICLE HOLDING YARD	SU071201	7716	
S-778	CELL AND LIGHT POLE TOWER	SU071202	7717	
S-779	TRUCKING COMPANY	Z071201	7718	
S-780	DAY CARE CENTER	SU080101	7730	TERMINATED
S-781	AUTO ACCESSORY SALES AND INSTALLATION	SU080302	7757	TERMINATED
S-782	SALES AND INSTALLATION OF TIRES AND AUTO ACCESSORIES	SU080401	7760	
S-783	AUTO BODY AND PAINT SHOP	SU080404	7761	
S-784	MINI WAREHOUSE	SU080405	7772	TERMINATED
S-785	HEAT TREATMENT PLANT	SU080406	7773	
S-786	METAL FINISHING OPERATION	SU080407	7776	
S-787 S-787A	AUTO BODY SHOP WITH PAINT BOOTH	SU080403 SU080403A	7778 9195-2011	
S-788	CAR LEASING	SU080501	7779	
S-789	AUTO BODY SHOP AND PAINT BOOTH	SU080603	7784	
S-790	SALVAGE YARD EXPANSION	SU080604	7800	
S-791	SALVAGE YARD EXPANSION	SU080605	7801	
S-792				VOID
S-793				VOID
S-794				VOID
S-795				VOID
S-796				VOID
S-797				VOID
S-798				VOID
S-799				VOID
S-800	PROPANE STORAGE AND DISTRIBUTION	SU080701A	9140-2010	

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-801 S-801A	AUTO BODY SHOP WITH PAINT BOOTH	SU080801 SU080801A	7817 9073	
S-802	HOTEL	SU080901	7835	
S-803	AUTOMOTIVE USES	SU080902	7836	
S-804	MOTORCYCLE DEALER WITH PARTS AND ACCESSORY SALES	SU081001	7877	
S-805	AUTO BODY PARTS AND REPAIR	SU081002	7878	
S-806	AMUSEMENT DEVICES INDOOR PLAYGROUND	SU081004	7881	
S-807	OFF-SITE PARKING AND CAR STORAGE	SU08106	7882	
S-808	OFFICE BUILDING, WORKSHOP WITH OUTSIDE STORAGE	SU081101/S08 1101	7894	
S-809	SHOPPING CENTER WITH DRIVE THRU	SU081203	7906	TERMINATED
S-810	CONVENIENCE STORE WITH GASOLINE SALES	SU090103	7916	
S-811 S-811A	USED AUTO SALES	Z090101/SU09 0101 SU090101A	7917 9199-2011	
S-812 S-812A	USED AUTO SALES	SU090201 SU090201A	7923 9179-2011	
S-813 S-813A	AUTO BODY SHOP WITH PAINT BOOTH AND STATE INSPECTIONS	SU090102 SU090102A	7924 9178-2011	
S-814 S-814A	USED AUTO SALES	SU090202 SU090202A	7930 9196-2011	
S-815	AUTO BODY SHOP	SU080301	7929	
S-816	TRUCKING COMPANY WITH TRUCK REPAIR FACILITY	SU081202	7932	
S-817	AUTOMOTIVE USES	SU090301	7944	
S-818 S-818A	AUTO BODY SHOP WITH PAINT BOOTH	SU090501 SU090501A	7956 9050-2010	
S-819	MULTIPURPOSE ROOM	SU090401/S09 0401	7967	
S-820	RESTAURANT WITH DRIVE THRU	SU090601	7968	
S-821	COMPRESSOR STATION	SU090602	7978	TERMINATED
S-822	OUTSIDE STORAGE	SU090701	7986	TERMINATED
S-823	MULTIPURPOSE ROOM	SU090902	8006	
S-824	AUTOMOTIVE IMPOUND YARD IN LIGHT INDUSTRIAL DISTRICT	SU090903	8007	
S-825	OUTSIDE STORAGE IN LIGHT INDUSTRIAL	SU090904	8008	
S-826	TRUCKING COMPANY WITH MAINTENANCE AND OUTSIDE STORAGE	SI091002	8036	

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-827	HIGH TELECOMMUNICATION TOWER	SU091004	8037	
S-828	GENERAL AUTOMOTIVE REPAIR	SU090901	8049	
S-829 S-829A	MINOR AUTO REPAIR AND STATE INSPECTION IN PD-56	SU091202 SU091202A	8076 9181-2011	
S-830	USED AUTO SALES, MINOR AUTO REPAIR, MAKE READY OPERATION	SU091001	8091	
S-831	CHILD DAYCARE FACILITY	SU091201	8089	
S-832	DRY CLEANING FACTORY	SU100201	9004	
S-833	DAY CARE CENTER	SU100301	9005	TERMINATED
S-834	VEHICLE IMPOUND YARD AND SHIPPING COMPANY IN LIGHT INDUSTRIAL DISTRICT	SU100401	9016	
S-835	PUBLIC FIRING, TRAINING AND COMPETITION RANGE	SU100402	9017	
S-836	OUTSIDE STORAGE IN LIGHT INDUSTRIAL DISTRICT	SU100403	9018	
S-837	AUTO OUTSIDE STORAGE	SU100404	9023	
S-838	USED AUTO SALES	SU100501	9024	
S-839	USED AUTO SALES, MINOR AUTO REPAIR, MAKE READY OPERATION	SU100502	9025	
S-840	USED AUTO SALES, GENERAL AUTO REPAIR,	SU100503	9026	
S-841	PAYDAY LOAN AND FINANCIAL SERVICES	SU100601	9041-2010	
S-842	WAREHOUSE FACILITY WITH OUTSIDE STORAGE	SU100701	9051-2010	
S-843	MULTIPURPOSE ROOM SPECIAL EVENT CENTER	SU100703	9052-2010	
S-844	AUTO INTERIOR SHOP	SU100801	9068-2010	
S-845	FULL SERVICE RESTAURANT SERVING EQUAL ALCOHOL	SU100904	9078	
S-846	STORE WITH DRIVE THRU AND ALCOHOL SALES	SU100903	9077	
S-847	AUTO BODY SHOP WITH PAINT BOOTH	SU100902	9076	
S-848	MULTIPURPOSE ROOM AND SPECIAL EVENT CENTER	SU100901	9075-2010	
S-849	AUTO BODY SHOP WITH PAINT BOOTH	SU100702	9074	
S-850	CHILD DAYCARE FACILITY	SU101001	9115-2010	
S-851	USED CAR SALES LOT	SU101002	9118-2010	
S-852	CHILD CARE FACILITY	SU101101	9126-2010	
S-853	TRUCKING SERVICE	SU101102	9127	

APPENDIX A: SPECIFIC USE PERMITS

SUP#	TYPE OF USE AUTHORIZED	CASE NO:	ORD. NO:	STATUS
S-854	WASTE RECYCLING PROCESSING AND TRANSPORTATION	SU101103	9128	
S-855	OUTDOOR STORAGE	SU101104	9129	
S-856	CONVENIENCE STORE WITH GASOLINE SALES	SU100602	9130	
S-857	MASONRY CONTRACTOR WITH OUTSIDE STORAGE	SU101201	9141-2010	
S-858	ACCESSORY PARKING AND SHARED PARKING WITH LOTS 3 & 4r	Z101201/SU101202	9142-2010	
S-859	CAR TITLE LOAN SERVICE	SU110101	9158-2011	
S-860	CONVENIENCE STORE WITH GASOLINE STALES AND DRIVE THRU	SU110102	9159-2010	
S-861	ENVIRONMENTAL REMEDIATION CONTRACTOR	SU110103	9160-2011	
S-862	CAR TITLE LOAN SERVICE	SU110201	9165-2011	
S-863	CONVENIENCE STORE WITH GASOLINE SALES	SU110202	9166-2011	
S-864	RESTAURANT WITH DRIVE THRU	SU110204	9167-2011	
S-865	FULL SERVICE RESTAURANT WITH ALCOHOL SALES EXCEEDING 75%	SU110205	9168-2011	
S-866	RESTAURANT WITH DRIVE THRU	SU110301	9182-2011	
S-867	GENERAL CONTRACTING AND CONSTRUCTION COMPANY WITH OUTSIDE STORAGE IN LIGHT INDUSTRIAL DISTRIC	SU110302/S110301	9183-2011	
S-868	USED CAR SALES LOT IN COMMERCIAL DISTRICT	SU110303/S110302	9184-2011	
S-869	MINI WAREHOUSE	SU110402/Z110401	9198-2011	
S-870	CIVIC ORGANIZATION WITH ALCOHOL SALES AND AMUSEMENT DEVICES IN HEAVY INDUSTRIAL DISTRICT	SU110401	9197-2011	
S-871	A CAR TITLE LOAN BUSINESS	SU110501	9207-2011	
S-872	METAL RECLAMATION AND SHIPPING COMPANY WITH OUTSIDE STORAGE W/6 MONTHS REVIEW	SU110503	9208-2011	
S-873	MULTI-PURPOSE ROOM AND SPECIAL EVENT CENTER	SU110502	9217-2011	

Appendix B

LISTING OF APPROVED PLANNED DEVELOPMENTS

LAST UPDATED: October 18, 2011

CASE NUMBER: TA111002

ORDINANCE NO. 9288-2011

APPENDIX B: PLANNED DEVELOPMENTS

B.1 LISTING OF APPROVED PLANNED DEVELOPMENTS

The following is the listing of approved Planned Developments (PD's) and various requirements as adopted and approved by City Council prior to the adoption of this Unified Development Code (Reference **Article 7, "Special Districts,"** of the Unified Development Code for further requirements).

PD #	ZONING USE	CASE NO:	ORD. NO:	STATUS
PD-1	MOBILE HOME PARK WITH S-131		2299	
PD-2	MOBILE HOME PARK WITH S-132		2299	
PD-3	MOBILE HOME PARK WITH S-133		2299	
PD-4	MOBILE HOME PARK WITH S-134		2299	
PD-5	MOBILE HOME PARK WITH S-135		2299	REMOVED
PD-6	MOBILE HOME PARK WITH S-136		2299	REMOVED
PD-7	MOBILE HOME PARK WITH S-137		2299	REMOVED
PD-8	MOBILE HOME PARK WITH S-138		2299	REMOVED
PD-9	MOBILE HOME PARK WITH S-139 WITH BOAT REPAIR		2299	
PD-10	MOBILE HOME PARK WITH S-140		2299	
PD-11	MOBILE HOME PARK WITH S-141		2299	
PD-12	GENERAL RETAIL		2299	
PD-13	LIGHT INDUSTRIAL	771001	2299 Amended by 2885	
PD-14	GENERAL RETAIL, MULTI -FAMILY		2299	
PD-14A	MULTI-FAMILY, SINGLE FAMILY DETACHED RESIDENTIAL	Z050702	7345	REMOVED
PD-14B	MULTI-FAMILY , SINGLE FAMILY DETACHED RESIDENTIAL	Z060902	7501	
PD-15	MOBILE HOME PARK WITH S-142		2299	REMOVED
PD-16	GENERAL RETAIL		2299	
PD-17	GENERAL RETAIL		2299	
PD-18	SPECIAL COMPLEX		2299	
PD-19	SPECIAL COMPLEX		2299	
PD-20	SPECIAL COMPLEX		2299	
PD-21	GENERAL RETAIL		2299	
PD-22	GENERAL RETAIL		2299	REMOVED
PD-23	SPECIAL COMPLEX		2299	
PD-24	MOBILE HOME PARK WITH S-143		2299	REMOVED
PD-25	GENERAL RETAIL		2299	
PD-26	SPECIAL COMPLEX		2299	
PD-27	SPECIAL COMPLEX		2299	
PD-28	SPECIAL COMPLEX		2299	
PD-29	SPECIAL COMPLEX		2299	

APPENDIX B: PLANNED DEVELOPMENTS

PD #	ZONING USE	CASE NO:	ORD. NO:	STATUS
PD-30	LIGHT INDUSTRIAL	731007	2299 AMENDED BY 2499,3123	
PD-31	GENERAL RETAIL		2299	
PD-32	GENERAL RETAIL		2299	
PD-33	GENERAL RETAIL – TRACT 2	731007	2299 AMENDED BY 2499, 3123	
PD-34	COMMERCIAL ,GENERAL RETAIL		2299	
PD-35	SPECIAL COMPLEX		2299	REMOVED
PD-36	SPECIAL COMPLEX		2299	
PD-37	SPECIAL COMPLEX		2299	
PD-37A	LIGHT INDUSTRIAL	Z790801	3062-A	
PD-38	SINGLE FAMILY-ATTACHED, SINGLE FAMILY-DETACHED		2299	REMOVED
PD-38	COMMUNITY UNIT DEVELOPMENT	731004	2483	
PD-39	SPECIAL COMPLEX		2299	
PD-40	SINGLE FAMILY-ATTACHED		2299	REMOVED
PD-41	LIGHT INDUSTRIAL		2299	
PD-42	SPECIAL COMPLEX		2299	
PD-43	SINGLE FAMILY-ATTACHED, SINGLE FAMILY-DETACHED		2299	REMOVED
PD-43	SINGLE FAMILY-SIX	Z010102	6375	
PD-44	COMMERCIAL – TRACT 6	731007	2299 AMENDED BY 2499,3123	
PD-45	COMMERCIAL	731007	2299 AMENDED BY 2499,3123	
PD-46	COMMERCIAL – TRACT 1	731007	2299 AMENDED BY 2499, 3123	
PD-47	GENERAL RETAIL		2299	REMOVED
PD-48	MEDIUM/HIGH DENSITY RESIDENTIAL – TRACT 11	731007	2299 AMENDED BY 2499, 3123	
PD-49	MEDIUM/HIGH DENSITY RESIDENTIAL – TRACT 9	731007	2299 AMENDED BY 2499, 3123	
PD-50	SINGLE FAMILY – TRACT 8	731007	2299 AMENDED BY 2499, 3123	

APPENDIX B: PLANNED DEVELOPMENTS

PD #	ZONING USE	CASE NO:	ORD. NO:	STATUS
PD-51	SINGLE FAMILY – TRACT 12	73107, Z000104	2299 AMENDED BY 2499, 3123, 6208	
PD-52	SINGLE FAMILY-ONE – TRACT 10	73107	2299 AMENDED BY 2499, 3123	
PD-53	SINGLE FAMILY –ONE		2299	REMOVED
PD-54	OUTDOOR RECREATION		2299	REMOVED
PD-55	LIGHT INDUSTRIAL	731007	2299 AMENDED BY 2499, 3123	
PD-56	SPECIAL COMPLEX		2299	
PD-57	GENERAL RETAIL	740202	2299 AMENDED BY 2523	REMOVED
PD-58	SPECIAL COMPLEX – OFFICE WAREHOUSE	740202	2299 AMENDED BY 2523	
PD-59	MULTI FAMILY-ONE	740202	2299 AMENDED BY 2523	
PD-60	LIGHT INDUSTRIAL		2299	
PD-61	OFFICE		2299	
PD-62	SPECIAL COMPLEX		2299	
PD-63	LIGHT INDUSTRIAL		2299	
PD-64	MULTI FAMILY-ONE		2299	
PD-65	INSIDE AUTO REPAIR		2299	
PD-66	MULTI FAMILY-ONE		2299	REMOVED
PD-67	GENERAL RETAIL		2299	
PD-68	VETERINARY CLINIC		2299	REMOVED
PD-69	LIGHT INDUSTRIAL		2299	REMOVED
PD-70	SPECIAL COMPLEX	750102	2299 AMENDED BY 2621	REMOVED
PD-71	DANCE STUDIO		2299	REMOVED
PD-72	SINGLE FAMILY-ATTACHED, SINGLE FAMILY-DETACHED		2299	
PD-73	GIFT SHOP AND ORCHID GROWING	760201	2712	
PD-74	PRINTING OPERATION	760301	2722	REMOVED
PD-75	COMMUNITY UNIT DEVELOPMENT	760404	2736	
PD-76	SPECIAL COMPLEX	760904	2785	

APPENDIX B: PLANNED DEVELOPMENTS

PD #	ZONING USE	CASE NO:	ORD. NO:	STATUS
PD-77	COMMERCIAL, GENERAL RETAIL, MULTI FAMILY-ONE, SINGLE FAMILY – FIVE/SIXTEEN	761005, Z860104,Z930806	2781 AMENDED BY 3940, 5193	
PD-78	MULTI FAMILY-ONE	740202, 730805	2523 AMENDED BY 2668	REMOVED
PD-79	OFFICE	770302	2823	
PD-80	MOBILE HOME PARK	761006	2799	
PD-81	PLANNED NEIGHBORHOOD UNIT	730103	2782	
PD-82	SINGLE FAMILY – DETACHED	770709	3008 AMENDED BY 3585	
PD-83	SINGLE FAMILY – DETACHED	780102	2906	
PD-84	SINGLE FAMILY-TWO	780301	2915	
PD-85	SPECIAL COMPLEX	780402	2933	REMOVED
PD-86	GENERAL RETAIL	780406	2926	
PD-87	SINGLE FAMILY – DETACHED	780707	2957	
PD-88	SENIOR CITIZEN HOUSING	780704	2955	REMOVED
PD-89	LIGHT INDUSTRIAL	780705	2953	REMOVED
PD-90	MULTI FAMILY-ONE, GENERAL RETAIL	780801	2963	
PD-91	MULTI FAMILY – ONE, GENERAL RETAIL	740404	2584	
PD-92	GENERAL RETAIL	790305	3042	
PD-93	GENERAL RETAIL	790903	3093	
PD-94	MULTI FAMILY- ONE – AND TWO-FAMILY	790904	3092	
PD-95	SPECIAL COMPLEX – WOOD SHOP	791004	3082	
PD-96	SINGLE FAMILY-ATTACHED	791104	3100	
PD-97	RESIDENTIAL, GENERAL RETAIL, OFFICE	800105	3116	REMOVED
PD-98	SINGLE FAMILY-ATTACHED	800404	3137	REMOVED
PD-98A	LIGHT INDUSTRIAL	Z030504	6852	
PD-99	GENERAL RETAIL , MULTI FAMILY-ONE	800704	3147	
PD-100	SINGLE FAMILY RESIDENTIAL	800905	3163	
PD-101	GENERAL RETAIL , AMENDMENTS	80103,Z900902,Z960304	3176, 4753,5103	
PD-102	COMMERCIAL	801104	3181	
PD-103	COMMERCIAL	801202	3183	
PD-104	MULTI-FAMILY	810202	3194	
PD-105	MOBILE HOME PARK	810207	3203	
PD-106	LIGHT INDUSTRIAL	810502	3224	
PD-107	OFFICE	810805	3248	
PD-108	SINGLE FAMILY-ATTACHED	810903	3263	

APPENDIX B: PLANNED DEVELOPMENTS

PD #	ZONING USE	CASE NO:	ORD. NO:	STATUS
PD-109	SINGLE FAMILY - ATTACHED	810908	3269	
PD-110	SINGLE FAMILY - ATTACHED	820303	3316	
PD-111	COMMUNITY UNIT DEVELOPMENT	720806	2359	
PD-112	COMMERCIAL	820302	3325	
PD-113	SINGLE FAMILY	820311	3339	
PD-114A	SINGLE FAMILY, MULTI FAMILY, COMMERCIAL, RETAIL USES	820505, Z971203	3343, 5888	
PD-115	GENERAL RETAIL	820604	3370	
PD-116	MULTI FAMILY-ONE, MULTI FAMILY-TWO	820701	3365	
PD-117	SINGLE FAMILY -ATTACHED	791103	3099	
PD-118	GENERAL RETAIL, MULTI FAMILY-ONE	821105	3445	
PD-119	SINGLE FAMILY-DETACHED	830405	3462	
PD-120	DUPLEXES, TOWNHOMES	830403	3461	
PD-121				REMOVED
PD-122	MULTI FAMILY-ONE, LIGHT INDUSTRIAL	830504	3464	
PD-123	MULTI FAMILY-ONE	830304	3455	
PD-124	LIGHT INDUSTRIAL	830506	3474	
PD-125	GENERAL RETAIL	830711	3491	REMOVED
PD-126	MULTI FAMILY	830713	3497	REMOVED
PD-127	MULTI FAMILY, TOWNHOMES, ZERO LOT LINE (PATIO HOMES)	830712	3496	
PD-128	GENERAL RETAIL	830903	3510	REMOVED
PD-129	MOBILE HOME PARK S-294	800901	3171	
PD-130	GENERAL RETAIL, SINGLE FAMILY-DETACHED, SINGLE FAMILY-ATTACHED, MULTI FAMILY	830803	3549	
Pd-130A	SINGLE FAMILY-DETACHED	Z881102	4455	
PD-131				REMOVED
PD-132	GENERAL RETAIL, SINGLE FAMILY-DETACHED, GARDEN HOME, DUPLEX, TOWNHOUSE	Z831SW12	3585	
PD-133	MULTI FAMILY, GENERAL RETAIL	Z831LS32	3545	REMOVED
PD-134	SINGLE FAMILY-DETACHED	Z831SE54	3561	
PD-135	COMMERCIAL, OFFICE, MULTI FAMILY	Z831LS31	3531	REMOVED
PD-136	GENERAL RETAIL, SINGLE FAMILY-DETACHED, GARDEN HOME	Z832LS32	3565	
PD-136A	AMENDMENT TO PD-136 DEVELOPMENT STANDARDS	Z000301	6272	
PD-137	COMMERCIAL	Z842SW21	3721	
PD-138	GENERAL RETAIL, MULTI FAMILY, SINGLE FAMILY-ATTACHED, ZERO LOT LINE, SINGLE FAMILY-DETACHED	Z831LS42, Z991204	3573, 6193	REMOVED

APPENDIX B: PLANNED DEVELOPMENTS

PD #	ZONING USE	CASE NO:	ORD. NO:	STATUS
PD-139	RETAIN ALL ZONING WITH SUP FOR ON-SITE SALE AND USE OF ALCOHOLIC BEVERAGE IN RESTAURANTS ONLY.	810809	3246	REMOVED
PD-140 PD-140A PD-140B	COMMERCIAL, OFFICE, SINGLE FAMILY, GARDEN HOMES, PARK SPACE, MULTI FAMILY, OFFICE SINGLE FAMILY-FIVE/SIXTEEN MULTI FAMILY-TWO, GENERAL RETAIL	830204, Z841LS11, Z940404 Z970303	3507, 3762 5284 5754	
PD-141	SINGLE FAMILY-DETACHED	Z841SE51	3568	REMOVED
PD-142	TOWNHOUSE, NEIGHBORHOOD SERVICE	Z841SE22	3601	
PD-143	GENERAL RETAIL	Z831SW33	3562	
PD-144	ZERO LOT LINE RESIDENTIAL	Z831SW23	3518	
PD-145	SINGLE FAMILY	Z843NW22	3615	
PD-146	COMMERCIAL	Z834SW12	3560	
PD-147	TWO-FAMILY	Z841NE21	3592	
PD-148	TWO-FAMILY	Z831NW64	3528	
PD-149	LIGHT INDUSTRIAL	Z831NW22	3597	
PD-150	SINGLE FAMILY-DETACHED	Z843LS32	3636	REMOVED
PD-151	SINGLE FAMILY-TWO, ZERO LOT LINE, MULTI FAMILY-ONE	Z845SE33	3652	REMOVED
PD-152	SINGLE FAMILY, ZERO LOT LINE, NEIGHBORHOOD SERVICE	Z842SE51	3663	
PD-152A	GENERAL RETAIL	Z060701	7446	
PD-153	GENERAL RETAIL	Z864SE33	3710	REMOVED
PD-154	SINGLE FAMILY-THREE	Z845NW22	3699	REMOVED
PD-155	SINGLE FAMILY-ONE (CHURCH USE)	Z841LS33	3657	
PD-156	SINGLE FAMILY ZERO LOT LINE	Z841NW63, Z881101	3712 AMENDED BY 4454	
PD-157	COMMERCIAL	820508	3354	
PD-158	MIXED OFFICE, HOTEL, RESTAURANT, STRUCTURED PARKING	Z851NW31	3780	
PD-159	COMMERCIAL, COMMERCIAL-OFFICE, GENERAL RETAIL, MULTI FAMILY, SINGLE FAMILY-DETACHED	Z851LS14	3759	REMOVED
PD-160	GENERAL RETAIL	Z8526S31	3790	
PD-161	OFFICE	Z851NE31	3793	
PD-162	LIGHT INDUSTRIAL	Z851NW22	3778	
PD-163	RETAIL SALES AND EQUIPMENT LEASING	Z851SW14	3743	
PD-164	AGRICULTURE, GENERAL RETAIL, OFFICE, ZERO LOT LINE	Z851NW42	3807	
PD-165	COMMERCIAL, OFFICE	Z851NW62	3792	REMOVED
PD-166	TWO-FAMILY, MULTI FAMILY-ONE	Z85SE16	3800	

APPENDIX B: PLANNED DEVELOPMENTS

PD #	ZONING USE	CASE NO:	ORD. NO:	STATUS
PD-167	GENERAL RETAIL, SINGLE FAMILY-DETACHED, SINGLE FAMILY ZERO LOT LINE, MULTI FAMILY-ONE		3822	REMOVED
PD-168	GENERAL RETAIL, COMMERCIAL-OFFICE, SINGLE FAMILY-ATTACHED-CLUSTER HOUSING, SINGLE FAMILY ZERO LOT LINE	Z851SW23	3818	
PD-169	GENERAL RETAIL, MULTI-FAMILY, SINGLE FAMILY-DETACHED	Z841LS14	3844	
PD-170	COMMERCIAL	Z851NE21	3854	
PD-171	SINGLE FAMILY-DETACHED	Z853LS32	3837	
PD-172	SINGLE FAMILY-DETACHED	Z851LS32	3816	
PD-173	MULTI FAMILY, OFFICE, COMMERCIAL , AMEND PD-135	Z853LS31	3817	
PD-173A	AMEND PARCEL 1 TO COMMERCIAL, OFFICE , MULTI FAMILY	Z020402	6621	
PD-174	SINGLE FAMILY-DETACHED, GARDEN HOMES, MULTI FAMILY, OFFICE, RETAIL, COMMERCIAL AMENDING CONDITION AND SITE PLAN	Z854LS31 Z960510	3815 5605	
PD-175	MULTI FAMILY, TOWNHOUSES	Z851SW13	3886	
PD-176	GENERAL RETAIL	Z854SW11	3868	
PD-177	NEIGHBORHOOD SERVICES, SINGLE FAMILY	Z860107	3935	
PD-178	COMMERCIAL, RETAIL, MULTI FAMILY, SINGLE FAMILY, GARDEN HOMES AMEND CONDITIONS	Z851LS11 Z900702	3905 4723	
PD-178A	RETAIL, MIX USES INCLUDING DAY CARE FACILITY AND MINI WAREHOUSES	Z980604	5938	
PD-179	GENERAL RETAIL, MULTI FAMILY-ONE, MIXED USES REPEALED	Z853SW22	3928 4257	REMOVED
PD-180	SINGLE FAMILY-DETACHED	Z860706	4021	REMOVED
PD-181	SINGLE FAMILY-DETACHED	Z860902	4067	REMOVED
PD-182	SINGLE FAMILY-DETACHED	Z861007	4071	
PD-183	COMMERCIAL OFFICE, GENERAL RETAIL, SINGLE FAMILY-1, TOWNHOUSE, SINGLE FAMILY-DETACHED, AGRICULTURE (SCHOOL AND PARK USES)	Z860705	4125	REMOVED
PD-184	CENTRAL AREA, LIGHT INDUSTRIAL	Z861104 Z930504	4168 5098	
PD-185	COMMERCIAL-ONE,	Z870306	4134	
PD-186	GENERAL RETAIL, OFFICE	Z870701	4197	
PD-187	GENERAL RETAIL, SINGLE FAMILY-DETACHED, MIXED USES	Z870902	4257	
PD-188	SINGLE FAMILY-DETACHED	Z870907	4265	

APPENDIX B: PLANNED DEVELOPMENTS

PD #	ZONING USE	CASE NO:	ORD. NO:	STATUS
PD-189	GENERAL RETAIL	Z871002	4273	
PD-190	LIGHT INDUSTRIAL	Z871201	4307	
PD-191	MULTI FAMILY-ONE, GENERAL RETAIL, COMMERCIAL	Z870901	4271	REMOVED
PD-192	SINGLE FAMILY-DETACHED	Z880102	4316	
PD-193	GENERAL RETAIL, OFFICE	Z861004	4077	REMOVED
PD-194	GENERAL RETAIL	Z871101	4295	
PD-195	GENERAL RETAIL	Z880702	4375	REMOVED
PD-196	COMMERCIAL, GENERAL RETAIL	Z880301	4425	
PD-197	SINGLE FAMILY-DETACHED WITH REPLACEMENT OF CERTAIN MOBILE HOMES AMENDED	Z881004 Z890902	4484 4603	
PD-198	COUNTRY CLUB SPECIFIC USE PERMIT FOR BOTTLE CLUB	Z890201	4497	
PD-199	SINGLE FAMILY-TWO, GENERAL RETAIL	Z890304	4512	
PD-200	LIGHT INDUSTRIAL	Z890203	4536	
PD-201	SINGLE FAMILY-DETACHED	Z890204	4577	
PD-202 PD-202A	GENERAL RETAIL AMENDED WITH ARTICULATION AND ARCHITECTURAL CONTROLS	Z900102 Z030201	4654 6822	
PD-203	LIGHT INDUSTRIAL	Z891201	4651	
PD-204	MOBILE HOMES	Z801201	4791	REMOVED
PD-205	NEIGHBORHOOD SERVICE	Z910201	4820	
PD-206	GENERAL RETAIL	Z843SE54	3763	REMOVED
PD-207	LIGHT INDUSTRIAL, HORSES TRACK FACILITIES	Z920301	4974	
PD-209	MARINA AND ASSOCIATED RETAIL AND AMUSEMENT USES WITH SPECIFIC USE PERMIT FOR ON-PREMISE SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES	Z930602	5116	
PD-210	SINGLE FAMILY-FIVE/SIXTEEN, SINGLE FAMILY-THREE/SIXTEEN AMENDED SCREENING AND LANDSCAPING CONDITION AMENDED SIDEWALK, SCREENING AND LANDSCAPING CONDITIONS	Z940102 Z960601 Z960703	5212 5606 5638	
Pd-210A	AMEND PD-210 DEVELOPMENT REQUIREMENTS TO REQUIRE DEVELOPMENT TO CONFORM WITH RETAIL, COMMERCIAL, OFFICE STANDARDS	Z990202	6029	
PD-211	MULTI FAMILY RESIDENTIAL USES	Z940403	5225	

APPENDIX B: PLANNED DEVELOPMENTS

PD #	ZONING USE	CASE NO:	ORD. NO:	STATUS
PD-212	RETIREMENT HOME, ASSISTED LIVING CENTER, ADULT DAY HEALTH CARE CENTER	Z950804	5485	
PD-213 PD-213a	RESORT, RECREATIONAL, LIMITED OFFICE, RETAIL USES AMEND FOR HOTEL AND MEETING CONFERENCE FACILITY, GOLF COURSE, ENTERTAINMENT COMPLEX, EQUESTRIAN CENTER, RETAIL SERVICE	Z951202 Z021103	5513 6742	
PD-214	SINGLE FAMILY-DETACHED AMEND TO ADD NEIGHBORHOOD AMENITY CENTER	Z951105 Z960604	5512 5614	
PD-215	SINGLE FAMILY-FIVE-SIXTEEN	Z960503	5584	
PD-216	SINGLE FAMILY-FOUR, NEIGHBORHOOD SERVICE (POOL AND PATIO CONTRACTING BUSINESS)	Z960501	5596	
PD-217	MIXED USES, ENTERTAINMENT RETAIL, OFFICE, SPECIFIC USE PERMIT FOR CAR DEALERSHIP	Z960901/ CPA960901	5661	
PD-217A	AMEND TO ADD STATE VEHICLE INSPECTION STATION TO LOT 1 BLOCK 2 LONE STAR PLAZA ADDITION	Z040401	7027	
PD-217B	AMEND TO ADD CAR LEASING BY SPECIFIC USE PERMIT 401 PALACE PKWY	SU080501	7779	
PD-217C	COMMERCIAL, GENERAL RETAIL, LIGHT INDUSTRIAL, ARCHITECTURALLY INTEGRATED RESIDENTIAL ABOVE RETAIL USES, FLOOD RECLAMATION AREA, ENTERTAINMENT DISTRICT	Z080901/ CPA080901	7838	
PD-218	SINGE FAMILY-FIVE-SIXTEEN	Z961101	5697	
PD-219	MULTI FAMILY	Z961202	5716	
PD-220	LOW DENSITY RESIDENTIAL	Z970102	5721	
PD-221	MIXED RETAIL, OFFICE, WAREHOUSE/DISTRIBUTION, LIGHT INDUSTRIAL	Z970104	5739	
PD-222	MULTI FAMILY	Z970300	5750	
PD-223	GENERAL RETAIL	Z970304	2422	
PD-224	GENERAL RETAIL, INDUSTRIAL PARK	Z970301	5773	
PD-225 PD-225A	SINGLE FAMILY-DETACHED AMEND WITH MODIFICATION STANDARDS	Z010804 Z020301	6505 6598	
PD-226				REMOVED
PD-227				REMOVED
PD-228	GENERAL RETAIL, SINGLE FAMILY-TOWNHOUSE	Z970804	5807	

APPENDIX B: PLANNED DEVELOPMENTS

PD #	ZONING USE	CASE NO:	ORD. NO:	STATUS
PD-229-1	CHURCH, DAY CARE, SCHOOL, SPECIFIC USE PERMIT FOR DAY CARE AND ACCESSORY PARKING	Z970801	5825 5826	
PD-229-2	LIGHT INDUSTRIAL	Z970801	5939	
PD-230	SINGLE FAMILY-DETACHED	Z970903	5835	
PD-231	SINGLE FAMILY-FIVE-SIXTEEN	Z980505	5905	
PD-231A	RETAIL, OFFICE, GENERAL RETAIL	Z991102	6191	
PD-231B	SINGLE FAMILY-FIVE-SIXTEEN, COMMERCIAL-ONE	Z000403	6266	
PD-231C	SINGLE FAMILY-FIVE	Z000702	6435	
PD-232	HEAVY INDUSTRIAL, SEXUALLY ORIENTED BUSINESS	Z980603	5917	
PD-233	RESIDENTIAL USES, HORSE TRAINING FACILITY	Z980702	5940	
PD-234				REMOVED
PD-235	MULTI FAMILY-TWO	Z980503	5903	
PD-236	PERFORMANCE HALL, EXHIBITION HALL, CONVENTION CENTER, RELATED RETAIL , OFFICE AMEND BOUNDARY DESCRIPTION AND PARKING REQUIREMENTS	Z890703 Z000502	5956 6267	
PD-236A PD-236B	AMEND BOUNDARY DESCRIPTION, LAND USE REQUIREMENTS AND LANDSCAPING FOR PARKING AREAS AMEND LAND USE REQUIREMENTS	Z070103 Z070103B	7562 7601	
PD-237	LIGHT INDUSTRIAL	Z981002	5987	
PD-238				REMOVED
PD-239	MULTI FAMILY, RETAIL	Z990201	6039	
PD-240				REMOVED
PD-241	LIGHT INDUSTRIAL	Z990402	6058	
PD-242	SINGLE FAMILY-FIVE-SIXTEEN	Z990601	6134	
PD-243	GENERAL RETAIL, SINGLE FAMILY	Z990903	6162	
PD-244	SINGLE FAMILY	Z000102	6216	
PD-245	SINGLE FAMILY	Z991002	6210	
PD-246				REMOVED
PD-247	SINGLE FAMILY-FIVE-SIXTEEN, GENERAL RETAIL	Z000601	6280	
PD-248	SINGLE FAMILY-ATTACHED	Z000803 Z000804 Z000805 Z000806 Z001102	6311 6312 6313 6314 6353	
PD-249	SINGLE FAMILY, GENERAL RETAIL, COMMERCIAL	Z000201	6348	

APPENDIX B: PLANNED DEVELOPMENTS

PD #	ZONING USE	CASE NO:	ORD. NO:	STATUS
PD-249A	RESIDENTIAL USES	Z010302	6412	
PD-250	GENERAL RETAIL	Z011101	6543	
PD-251	SINGLE FAMILY	Z001001	6349	
PD-252	SINGLE FAMILY	Z001006	6335	
PD-253	SINGLE FAMILY-SIX	Z010301	6492	
PD-254	MULTI FAMILY	Z000602/S000601	6287	
PD-255	SINGLE FAMILY, GENERAL RETAIL, COMMERCIAL, MULTI FAMILY	Z010403	6426	REMOVED
PD-255A	SINGLE FAMILY, GENERAL RETAIL, COMMERCIAL, MULTI FAMILY	Z050301	7182	
PD-256	GENERAL RETAIL/ OUTSIDE STORAGE AND DISPLAY	Z010501	6437	
PD-257	SINGLE FAMILY	Z010602	6463	
PD-258	LOW DENSITY RESIDENTIAL	Z010603	6477	
Pd-259	SINGLE FAMILY	Z010502	6489	
PD-260	LIGHT INDUSTRIAL	Z010806	6506	
PD-261	SINGLE FAMILY	Z010803 Z011001	6491 6491	
PD-262				REMOVED
PD-263	SINGE FAMILY-SIX	Z011103	6542	
PD-263A	SINGLE FAMILY-SIX	Z020602	6656	
PD-264				REMOVED
PD-265	SINGLE FAMILY, OPEN SPACE, ENVIRONMENTAL PRESERVATION, GENERAL RETAIL, OFFICE, MULTI FAMILY	Z000103	6289	
PD-266	MULTI FAMILY-TWO, OFFICE-ONE, MULTI FAMILY-ONE, GENERAL RETAIL-ONE, COMMERCIAL-ONE	Z001101	6352	
PD-267	SINGLE FAMILY, MULTI FAMILY, COMMERCIAL, OFFICE, NEIGHBORHOOD SERVICE	Z020103	6575	
PD-267A	GENERAL RETAIL	Z040103	6976	
PD-268	SINGLE FAMILY	Z020201-202	6583	
PD-269	SINGLE FAMILY-DETACHED	Z020204	6597	
PD-270 PD-270A	SINGLE FAMILY-TOWNHOME AMEND FOR MODIFYING LAND AREA, UNIT DENSITY, DEVELOPMENT STANDARDS	Z020501 Z020501A	6639 7130	
PD-271 PD-271A	SINGLE FAMILY, PUBLIC OPEN SPACES, LINEAR PARK	Z011102 Z011102A	6657 6955	
PD-272	SINGLE FAMILY-DETACHED, SINGLE FAMILY-ATTACHED	Z020702	6679	
PD-273 PD-273A	SINGLE FAMILY-FIVE, MULTI FAMILY-THREE, COMMERCIAL	Z020701 Z021007	6678 6730	

APPENDIX B: PLANNED DEVELOPMENTS

PD #	ZONING USE	CASE NO:	ORD. NO:	STATUS
PD-274 PD-274A	SINGLE FAMILY-DETACHED, MODIFIED SINGLE FAMILY-ZERO LOT LINE	Z020902 Z020902A	6712 7709	
PD-275	MULTI FAMILY RETIREMENT HOUSING	Z020903	6713	
PD-276	SINGLE FAMILY-FIVE	Z021006	6731	
PD-277	SINGLE FAMILY-SIX	Z021002	6729	
PD-278	SINGLE FAMILY-DETACHED	Z021106	6747	
PD-279	MULTI FAMILY	Z021105	6746	
PD-280	SINGLE FAMILY-DETACHED	Z021102	6741	
PD-281	GENERAL RETAIL-ONE	Z021005	6739	
PD-282	SINGLE FAMILY-SIX	Z030102	6767	
PD-283	MULTI FAMILY, GENERAL RETAIL,	Z021201	6801	
PD-283A	GENERAL RETAIL	Z040602	7065	
PD-283B	GENERAL RETAIL, MINI-STORAGE	Z051202/S051201	7339	
PD-284	MULTI FAMILY RETIREMENT HOUSING	Z030303	6820	REMOVED
PD-285	SINGLE FAMILY-DETACHED	Z030302	6819	
PD-286	MULTI FAMILY	Z020302	6812	
PD-287	COMMERCIAL	Z021101	6740	
PD-288	MULTI FAMILY, GENERAL RETAIL	Z030103	6841	
PD-289	SINGLE FAMILY-TOWNHOUSE, NEIGHBORHOOD SERVICE	Z030401	6871	REMOVED
PD-289A	GENERAL RETAIL-ONE	Z040301	7007	REMOVED
PD-289B	SINGLE FAMILY-TOWNHOUSE, GENERAL RETAIL-ONE, SINGLE FAMILY-DETACHED	Z040402	7034	
PD-290	SINGLE FAMILY-DETACHED	Z030801	6897	
PD-291	SINGLE FAMILY-ATTACHED (ARCHITECTURALLY CONTROLLED TWO-FAMILY RESIDENTIAL SUBDIVISION	Z030802	6915	REMOVED
PD-291A	SINGLE FAMILY-DETACHED	Z030802B	7162	
PD-292	SINGLE FAMILY TOWNHOUSE	Z030502	6886	
PD-293	SINGLE FAMILY-DETACHED	Z030901	6933	REMOVED
PD-293A PD-293B	SINGLE FAMILY-DETACHED, GENERAL RETAIL SINGLE FAMILY-DETACHED, GENERAL RETAIL	Z060102 Z060102A	7348 7546	
PD-294 PD-294A PD-294B PD-294C	MULTI FAMILY, GENERAL RETAIL, INTEGRATED RESIDENTIAL, RETAIL TRACT A-2 GENERAL RETAIL TRACT A-3 HIGHWAY RETAIL DISTRICT INTERSECTION DESIGN FOR ROBINSON ROAD AND CROSSLAND BOULEVARD	Z030701 Z060101 Z070701 Z070701A	6932 7347 7619 7957	
PD-295	SINGLE FAMILY-DETACHED	Z031002	6941	

APPENDIX B: PLANNED DEVELOPMENTS

PD #	ZONING USE	CASE NO:	ORD. NO:	STATUS
PD-296	LIGHT INDUSTRIAL, FLEA MARKET AND ENTERTAINMENT USES	Z031101	6951	
PD-297 PD-297A	COMMERCIAL, MULTI FAMILY AMEND TO ESTABLISH MAXIMUM BUILDING HEIGHT OF 200 FEET.	Z031103 Z041202	6957 7152	
PD-298 PD-298A	SINGLE FAMILY-DETACHED, MULTI FAMILY-TWO, SINGLE FAMILY-TOWNHOUSE, GENERAL RETAIL	Z030503 Z040201	6956 6993	
PD-299	SINGLE FAMILY-ATTACHED, SINGLE FAMILY ZERO LOT LINE,	Z031201	6969	
PD-300	SINGLE FAMILY-DETACHED	Z031202`	6968	
PD-300A	SINGLE FAMILY-DETACHED	Z040503	7050	
Pd-300B	SINGLE FAMILY-DETACHED	Z060501	7404	
PD-301	SINGLE FAMILY-ATTACHED	Z040203	6994	
PD-302	SINGLE FAMILY-DETACHED	Z031105	6992	
PD-303	COMMERCIAL	Z040101	7026	
PD-304	LIMITED COMMERCIAL/SUP WINERY	Z040501	7043	
PD-305	SINGLE FAMILY ZERO LOT LINE	Z040701	7087	
PD-306	SINGLE FAMILY –DETACHED	Z040803	7090	
PD-307	COMMERCIAL W/ARCHITECTURAL CONTROLS	Z041102	7144	
PD-308	GENERAL RETAIL/MINI WAREHOUSE/RV STORAGE W/ARCHITECTURAL CONTROLS	Z041103	7145	
PD-309	SINGLE FAMILY-ZERO LOT LINE, SINGLE FAMILY-DETACHED	Z040504B	7159	
PD-310	SINGLE FAMILY-DETACHED	Z040505B	7160	
PD-311	SINGLE FAMILY-ATTACHED	Z041201	7163	
PD-312	COMMERCIAL	Z050501	7212	
Pd-313	SINGLE FAMILY-FOUR	Z050602	7214	
PD-314	LIGHT INDUSTRIAL /FLEA MARKET AND ENTERTAINMENT	Z050604	7224	
PD-315	SINGLE FAMILY-DETACHED	Z050502	7254	
PD-316	SINGLE FAMILY-DETACHED	Z050801	7255	
PD-317	SINGLE FAMILY-DETACHED	Z050701	7294	
PD-318	SINGLE FAMILY-DETACHED	Z051102	7316	REMOVED
PD-318A	SINGLE FAMILY-DETACHED	Z060603	7419	
PD-319	COMMERCIAL	Z0651101	7333	
PD-320	SINGLE FAMILY-DETACHED	Z060202	7369	
PD-321	SINGLE FAMILY-DETACHED	Z060602	7423	
PD-322	SINGLE FAMILY-DETACHED, MIXED USE REGIONAL/EMPLOYMENT CENTER	Z060601/ CPA060601	7445	
PD-323	SINGLE FAMILY-DETACHED	Z070301	7571	

APPENDIX B: PLANNED DEVELOPMENTS

PD #	ZONING USE	CASE NO:	ORD. NO:	STATUS
PD-324	NEIGHBORHOOD SERVICES EXCLUDING CERTAIN USES	Z070801	7644	
PD-325	LIGHT INDUSTRIAL WITH CERTAIN LAND USES BEING PROHIBITED	Z080201/S080202	7738	
PD-326	LIGHT INDUSTRIAL	Z080301	7758	
PD-327	GENERAL RETAIL/ SITE SPECIFIC CONDITION	Z080801/ CPA080801	7827	
PD-328	SINGLE FAMILY-DETACHED, MULTI FAMILY-THREE, GENERAL RETAIL, MIXED USE FOR ARCHITECTURALLY INTEGRATED RESIDENTIAL ABOVE RETAIL USES	Z080701/ CPA080701	7837	
PD-329	LIGHT INDUSTRIAL INCLUDING HOTEL AND SPA	Z090301/ CPA090301	7940	
PD-330	SINGLE FAMILY-THREE	Z100302	9006	

Appendix C

LISTING OF APPROVED MIXED USE DEVELOPMENTS

LAST UPDATED: October 18, 2011

CASE NUMBER: TA111002

ORDINANCE NO. 9288-2011

APPENDIX C: LISTING OF APPROVED MIXED USE DEVELOPMENTS

C.1 LISTING OF APPROVED MIXED USE DEVELOPMENTS

The following is the listing of approved Mixed Use Developments:

MU#	ZONING USE	CASE NO:	ORD. NO:	LOCATION
MU-1	MIXED RESIDENTIAL/RETAIL USES	Z060704	7449	SEETON/ARLINGTON WEBB BRITTON ROAD

Appendix D

PARKING LAYOUT AND DESIGN STANDARDS

LAST UPDATE: AUGUST 19, 2003

CASE NUMBER: TA030801

APPENDIX D: PARKING LAYOUT AND DESIGN STANDARDS

Table of Contents

		Page No.
D.1.	*Forward*	*2*
D.2.	*Definitions*	*2*
D.3.	*Features of Accessible Parking*	*3*
D.4.	*Parking Stall Accessible Pavement Making*	*4*
D.5.	*Accessible Sign Standards*	*5*
D.6.	*Minimum Number of Accessible Parking Spaces*	*6*
D.7.	*Design Vehicle (Automotive)*	*7*
D.8.	*Parallel Parking (One Way) Standard*	*8*
D.9.	*Parallel Parking (Two Way) Standard*	*8*
D.10.	*90^{o} Parking End Turnout Standard*	*9*
D.11.	*Curb-to-Curb (One Way) Standard*	*10*
D.12.	*Curb-to-Curb (Two Way) Standard*	*11*
D.13.	*Wall-to-Wall (One Way) Standard*	*12*
D.14.	*Wall-to-Wall (Two Way) Standard*	*13*
D.15.	*Interlock (One Way) Standard*	*14*
D.16.	*Interlock (Two Way) Standard*	*15*

Figure 1	*Accessible Parking*	*3*
Figure 2	*Accessible Parking Symbol*	*4*
Figure 3	*Accessible Sign Standard*	*5*
Figure 4	*Design Vehicle (Auto)*	*7*
Figure 5	*Parallel Parking (One Way) Standard*	*8*
Figure 6	*Parallel Parking (Two Way) Standard*	*8*
Figure 7	*90^{o} Parking End Turnout Standard*	*9*
Figure 8	*Curb-to-Curb (One Way) Standard*	*10*
Figure 9	*Curb-to-Curb (Two Way) Standard*	*11*
Figure 10	*Wall-to-Wall (One Way) Standard*	*12*
Figure 11	*Wall-to-Wall (Two Way) Standard*	*13*
Figure 12	*Interlock (One Way) Standard*	*14*
Figure 13	*Interlock (Two Way) Standard*	*15*

APPENDIX D: PARKING LAYOUT AND DESIGN STANDARDS

D.1. Forward

The design and layout of off-street parking facilities must consider internal movement, maneuvering of cars, and convenience of patrons and security of vehicles. The following standards have been adopted for off-street parking facilities in the City of Grand Prairie, Texas.

In larger lots, placing the parking stalls at right angles to the aisle will be most economical. Acute angle parking will allow fewer parking stalls for a given length of curb or aisle, but will be easier for drivers to enter from a narrower aisle. The first parking stall in acute angle parking must be located a minimum distance from the property line or sidewalk to protect occupants of the sidewalk from vehicles backing out of the parking stall.

Barrier curbs to adjoining property or sidewalks are required for head-in parking. Their placement depends on the angle of parking used.

D.2. Definitions

Stall Width: Distance from one side of the parking stall to the other perpendicular to the stall lines.

Stall Length: Distance from front to back of stall.

Stall Length of Line: Distance of pavement marking line from the front to back of the stall.

Stall Depth: Distance the stall extends into the parking area perpendicular to the barrier at the front of the stall.

Aisle Width: Area used by vehicles to access parking stalls.

Aisle Width (Single Loaded): Area used by vehicles to access parking stalls with all parking stalls on a single side of the aisle.

Offset: Distance the front bumper is away from the wall.

Overhang: Distance the front of the vehicle extends beyond the curb.

Access Aisle: Walkway required by ADA for accessible parking spaces.

Interlock Module: Distance for two interlocked parking sections including the aisle.

Interlock Center to Center: Distance from the middle of one interlocked module to the center of the next interlock module including the aisle.

Setback Parallel to Aisle: Distance along the aisle from the front of the parking stall to the rear of the parking stall.

Stall Width Parallel to Aisle: Distance along the aisle for the width of one parking space.

Curb to Curb: Distance from one curb to the next to allow for the aisle width and parking on either side.

Wall to Wall: Distance from one wall to the next to allow for the aisle width and parking on either side.

D.3. Features of Accessible Parking

Sign with the international symbol of accessibility mounted high enough so that it can be seen while a vehicle is parked in the space. For van spaces, the sign must have a "van accessible" sign attached to it.

Access aisle must be level (1:50 maximum slope in all directions), be the same length as the adjacent parking space(s) it serves and must connect to an accessible route to the building. Ramps must not extend into the access aisle.

If the accessible route is located in front of the space, install wheel stops to keep the vehicle from reducing width below 36 inches.

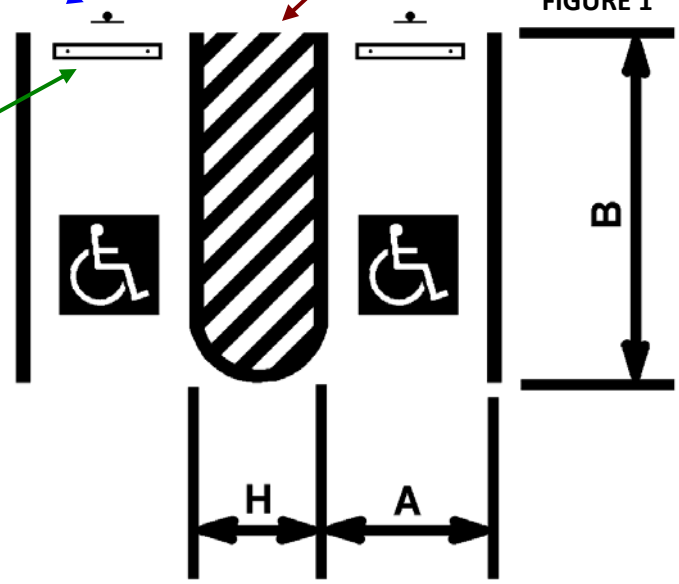


FIGURE 1

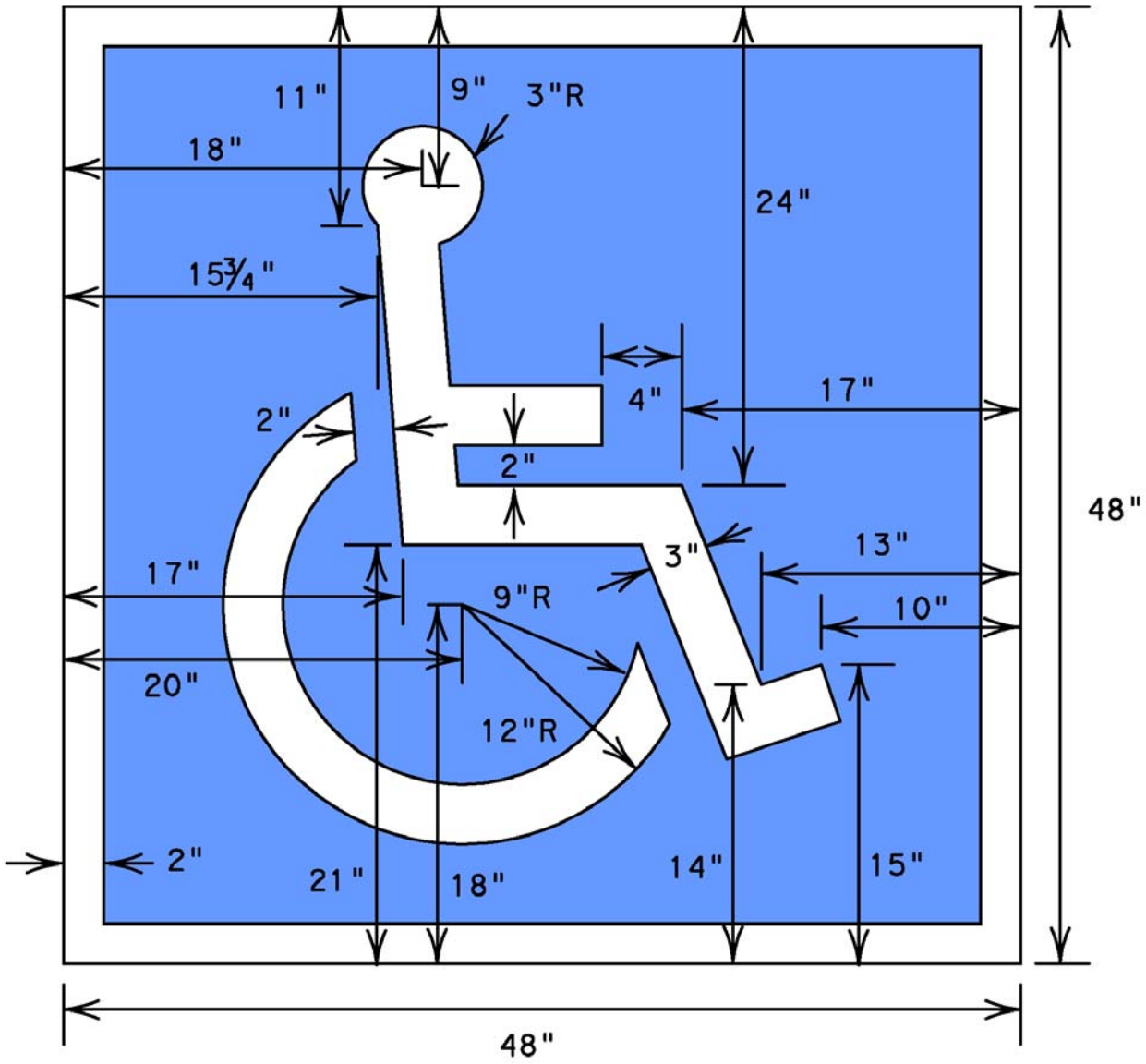
Notes:

- ✓ Two parking spaces may share an access aisle.
- ✓ Van-accessible parking spaces require a minimum of 98-inch high clearance.

90 ° Parking Angle	Car Accessible	Van Accessible
A. Stall Width	8 Ft. (96")	8 Ft. (96")
B. Stall Length	18 Ft.	18 Ft.
H. Access Aisle	5 Ft. (60")	8 Ft. (96")

D.4. Parking Stall Pavement Marking

FIGURE 2

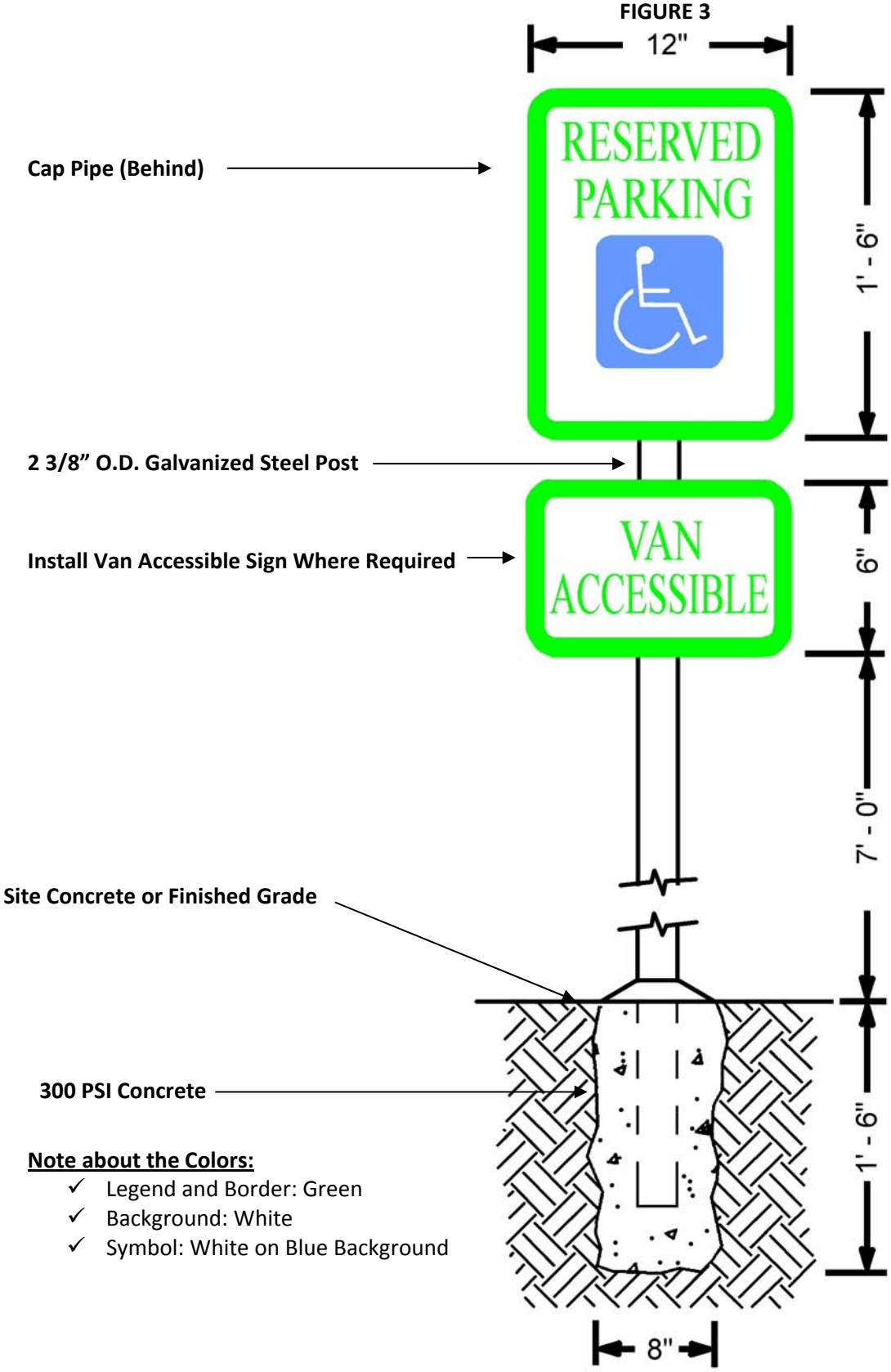


Note about the Colors:

- ✓ **Background: Blue**
- ✓ **Symbol: White**

D.5. Accessible Sign Standard

FIGURE 3



Note about the Colors:

- ✓ Legend and Border: Green
- ✓ Background: White
- ✓ Symbol: White on Blue Background

D.6. Minimum Number of Accessible Parking Spaces

ADA Standards for Accessible Design 4.1.2(5)

Total Number of Parking Spaces Provided (Per Lot)	Total Minimum Number of Accessible Parking Spaces (60" & 96" Aisles)	Van Accessible Parking Spaces with a Minimum 96" Wide Access Aisle	Accessible Parking Spaces with a Minimum 60" Wide Access Aisle
1 to 25	1	1	0
26 to 50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3
101 to 150	5	1	4
151 to 200	6	1	5
201 to 300	7	1	6
301 to 400	8	1	7
401 to 500	9	1	7
501 to 1,000	2% of Total Parking Provided in Each Lot	1/8 of Column A*	7/8 of Column A**
1,001 and Over	20 Plus 1 for Each 100 Over 1,000	1/8 of Column A*	7/8 of Column A**

Notes:

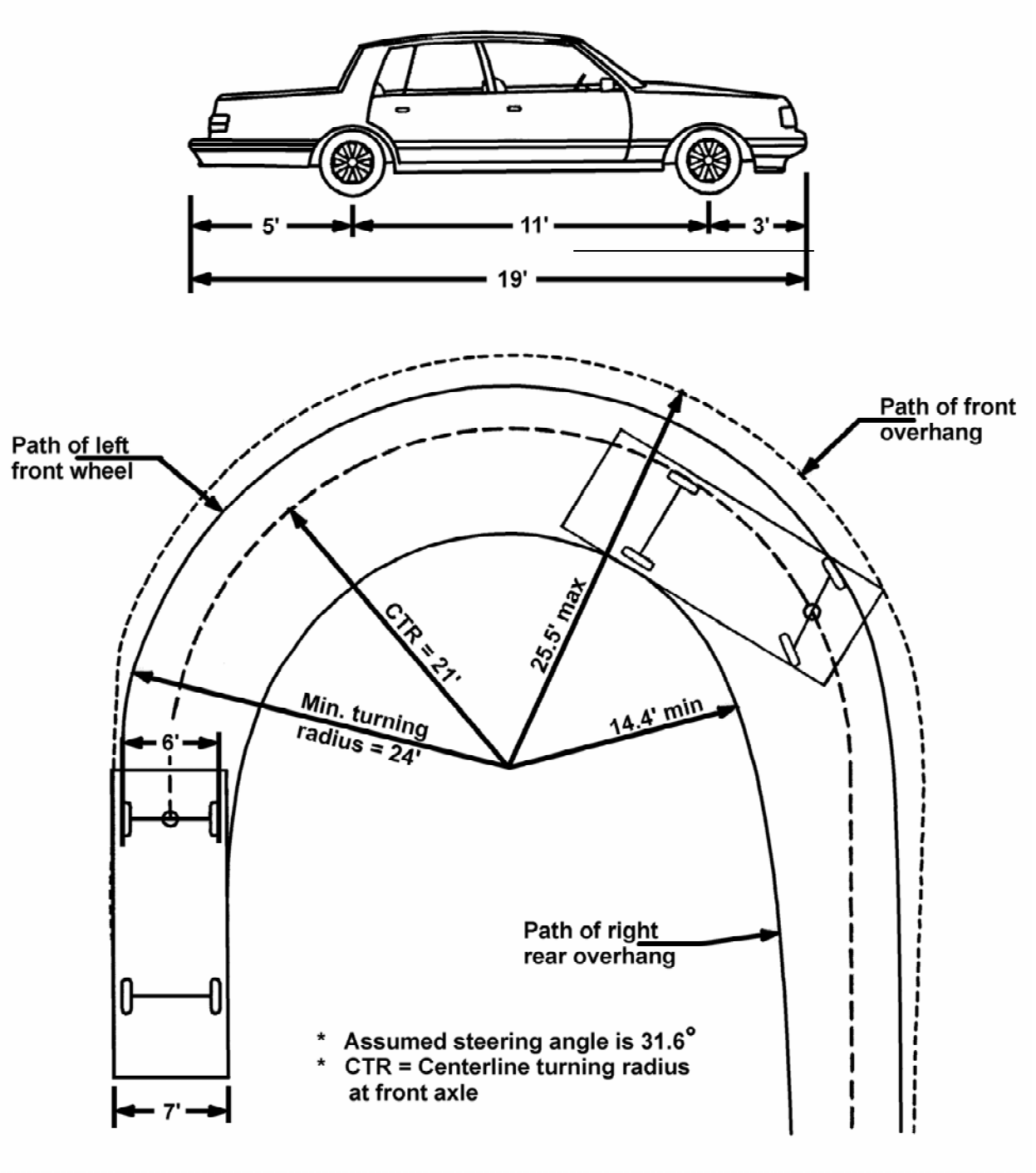
*: One out of every eight accessible spaces.

**: Seven out of every eight accessible parking spaces.

Continue on Next Page …

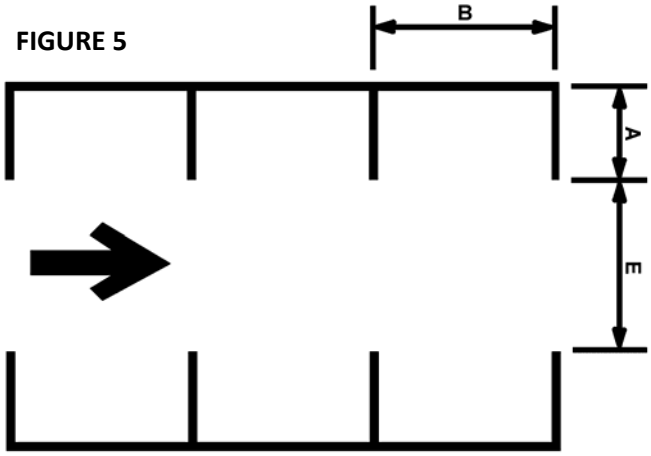
D.7. Design Vehicle (Automotive)

FIGURE 4



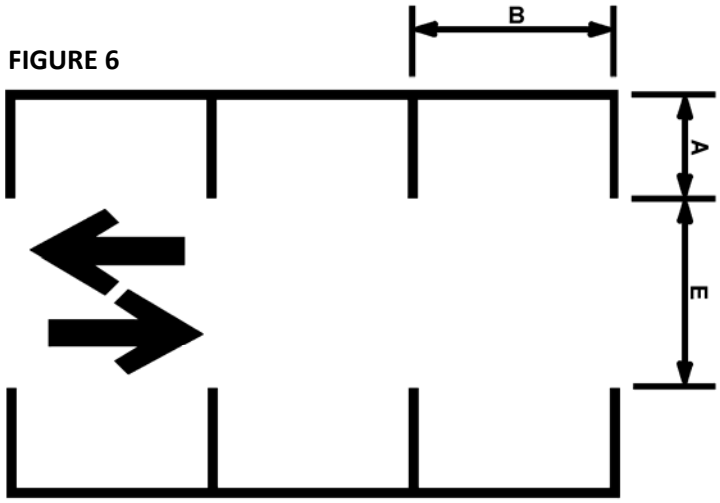
D.8. Parallel Parking (One Way) Standard

FIGURE 5



D.9. Parallel Parking (Two Way) Standard

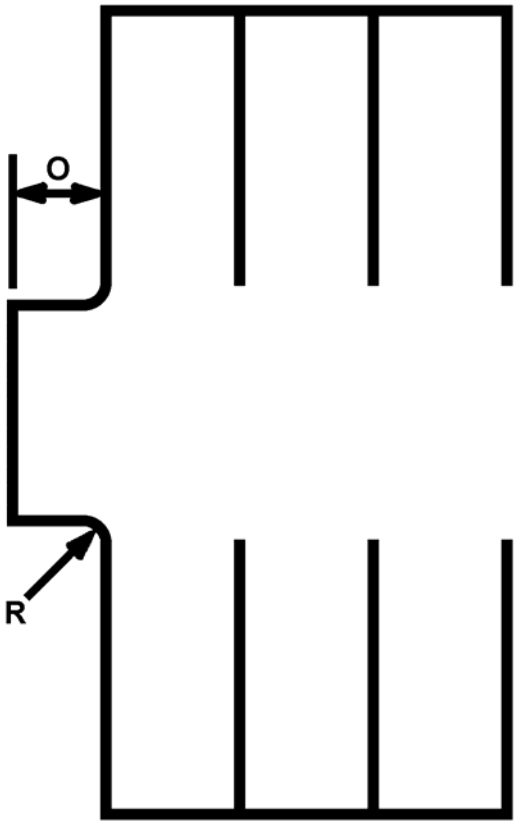
FIGURE 6



	Parallel One-Way	Parallel Two-Way
A. Stall Width	9 Ft.	9 Ft.
B. Stall Length	24 Ft.	24 Ft.
E. Aisle Width	18 Ft.	24 Ft.
E_1. Aisle Width – Single Loaded	18 Ft.	24 Ft.

D.10. 90° Parking End Turnouts Standard

FIGURE 7

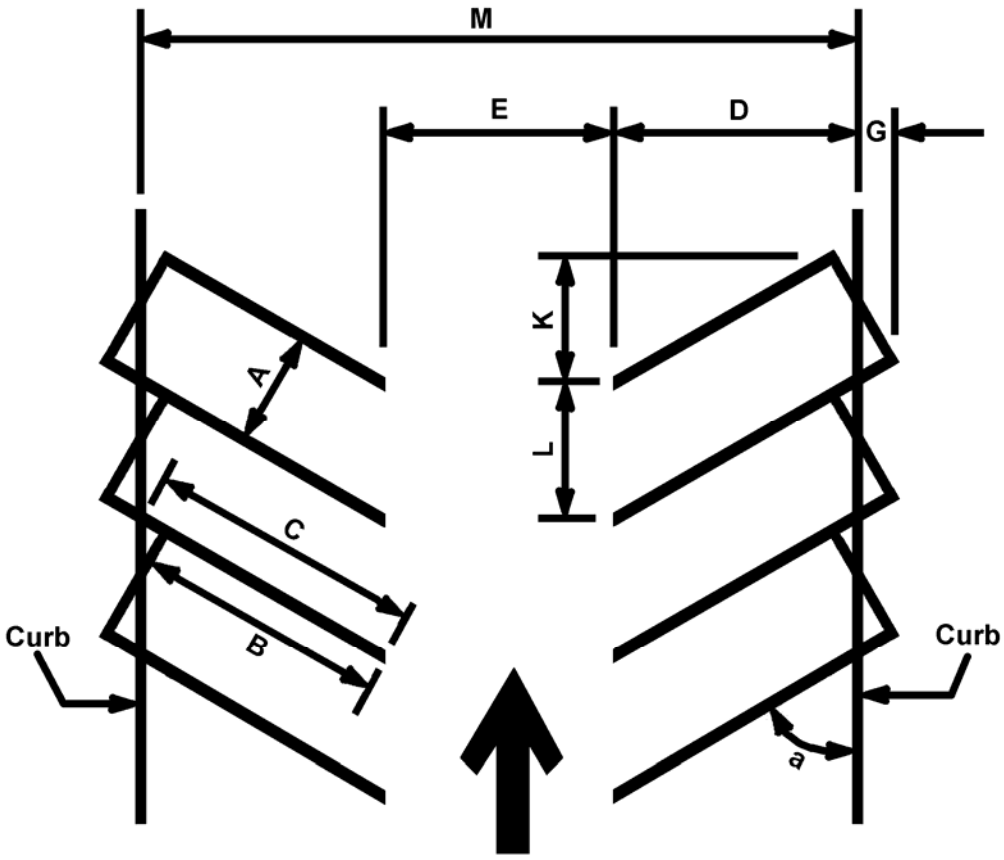


	90° Turnout
O. Turnout Distance	6 Ft.
R. Curb Radius on Turnout	2 Ft.

Continue on Next Page …

D.11. Curb-to-Curb (One Way) Standard

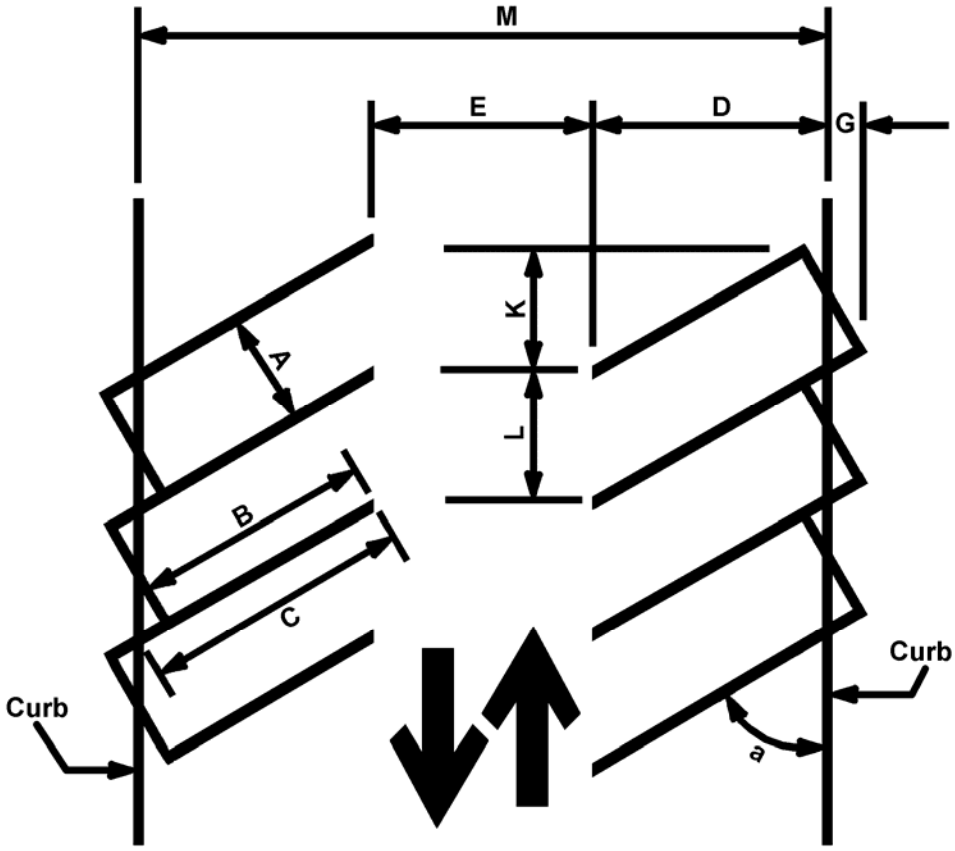
FIGURE 8



Parking Angle (Degrees)	30°	45°	60°	75°	90°
A. Stall Width	9 Ft.	9 Ft.	9 Ft.	N/A	N/A
B. Stall Length	18 Ft.	18 Ft.	18 Ft.	N/A	N/A
C. Stall Length of Line	31.6 Ft.	25 Ft.	21.2 Ft.	N/A	N/A
D. Stall Depth	15.8 Ft.	17.6 Ft.	18.3 Ft.	N/A	N/A
E. Aisle Width	11 Ft.	13 Ft.	18 Ft.	N/A	N/A
E_1. Aisle Width – Single Loaded	11 Ft.	13 Ft.	18 Ft.	N/A	N/A
G. Overhang	1 Ft.	1.4 Ft.	1.7 Ft.	N/A	N/A
K. Setback Parallel to Aisle	15.6 Ft.	12.7 Ft.	5.4 Ft.	N/A	N/A
L. Stall Width Parallel to Aisle	18 Ft.	12.7 Ft.	10.4 Ft.	N/A	N/A
M. Curb to Curb	42.6 Ft.	48.2 Ft.	54.6 Ft.	N/A	N/A

D.12. Curb-to-Curb (Two Way) Standard

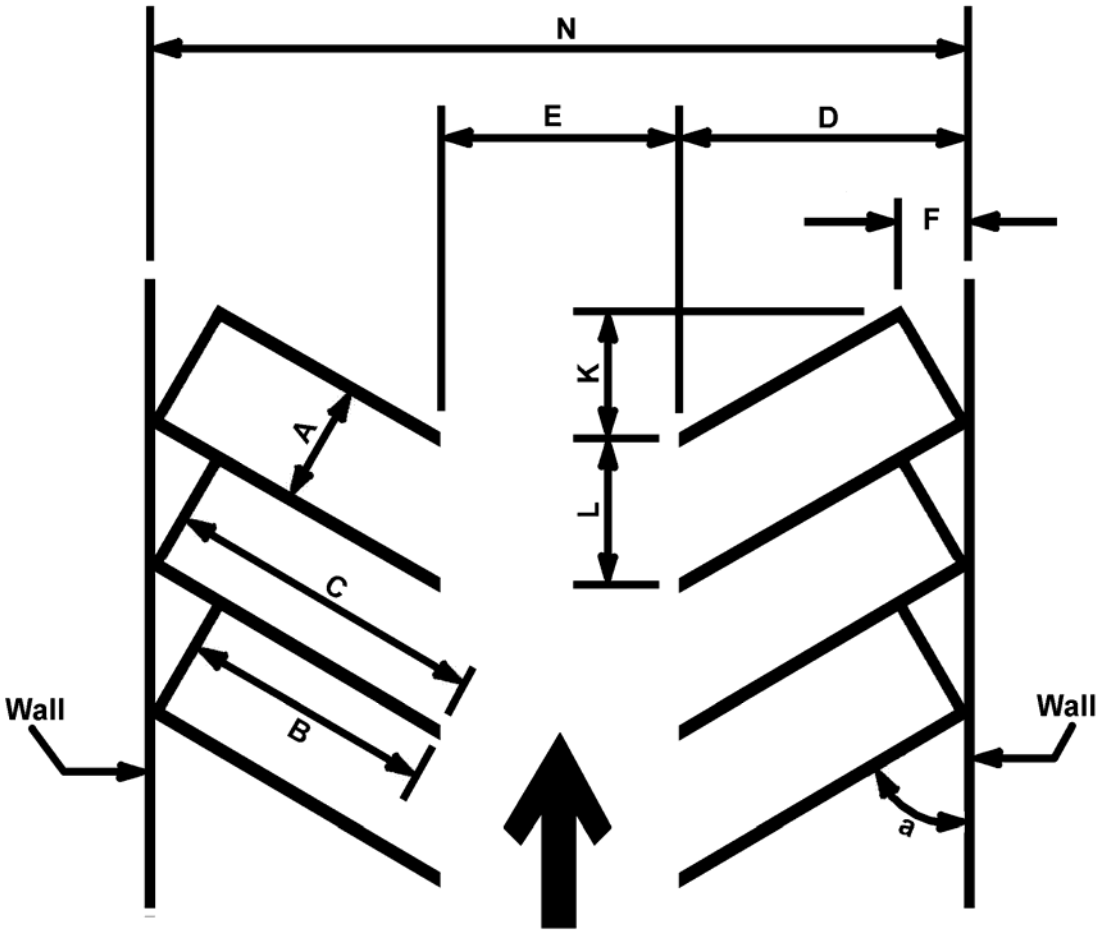
FIGURE 9



Parking Angle (Degrees)	30°	45°	60°	75°	90°
A. Stall Width	9 Ft.	9 Ft.	9 Ft.	9 Ft.	9 Ft.
B. Stall Length	18 Ft.	18 Ft.	18 Ft.	18 Ft.	18 Ft.
C. Stall Length of Line	31.6 Ft.	25 Ft.	21.2 Ft.	18.4 Ft.	16 Ft.
D. Stall Depth	15.8 Ft.	17.6 Ft.	18.3 Ft.	17.8 Ft.	16 Ft.
E. Aisle Width	24 Ft.	24 Ft.	24 Ft.	24 Ft.	24 Ft.
E_1. Aisle Width – Single Loaded	24 Ft.	24 Ft.	24 Ft.	24 Ft.	24 Ft.
G. Overhang	1 Ft.	1.4 Ft.	1.7 Ft.	1.9 Ft.	2 Ft.
K. Setback Parallel to Aisle	15.6 Ft.	12.7 Ft.	5.4 Ft.	4.7 Ft.	0 Ft.
L. Stall Width Parallel to Aisle	18 Ft.	12.7 Ft.	10.4 Ft.	9.3 Ft.	9 Ft.
M. Curb to Curb	55.6 Ft.	59.2 Ft.	60.6 Ft.	59.6 Ft.	56 Ft.

D.13. Wall-to Wall (One Way) Standard

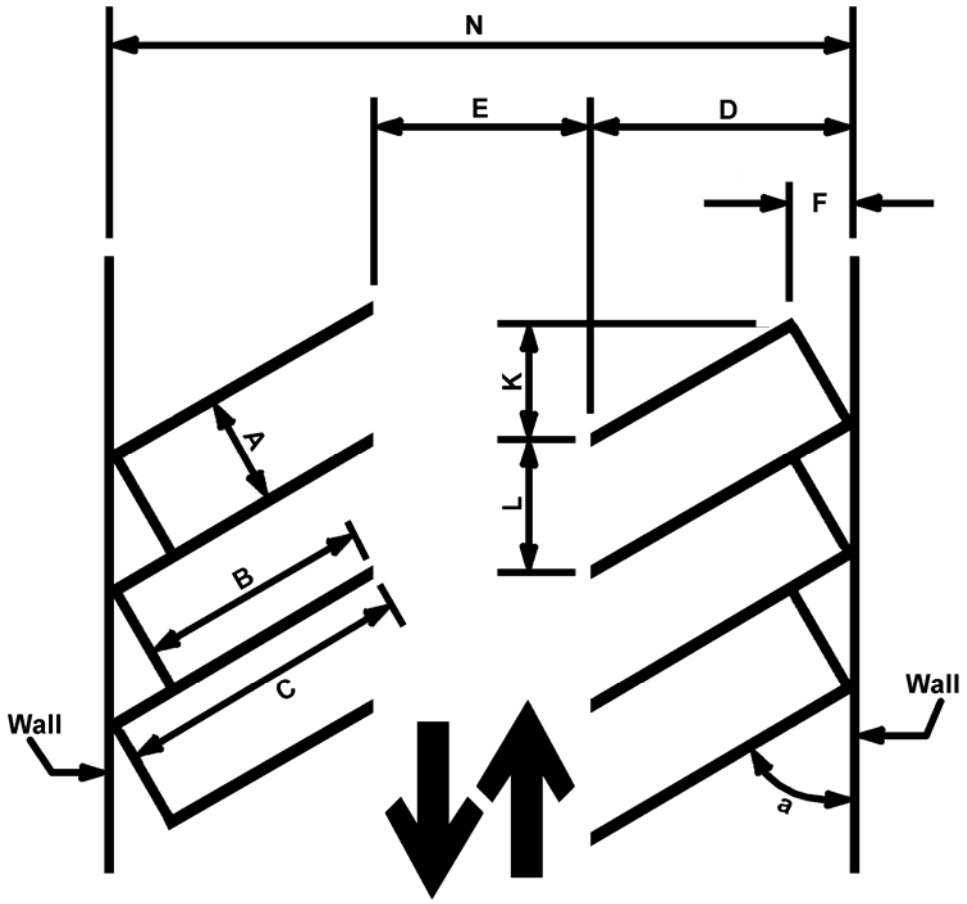
FIGURE 10



Parking Angle (Degrees)	30°	45°	60°	75°	90°
A. Stall Width	9 Ft.	9 Ft.	9 Ft.	N/A	N/A
B. Stall Length	18 Ft.	18 Ft.	18 Ft.	N/A	N/A
C. Stall Length of Line	33.6 Ft.	27 Ft.	23.2 Ft.	N/A	N/A
D. Stall Depth	16.8 Ft.	19 Ft.	20 Ft.	N/A	N/A
E. Aisle Width	11 Ft.	13 Ft.	18 Ft.	N/A	N/A
E_1. Aisle Width – Single Loaded	11 Ft.	13 Ft.	18 Ft.	N/A	N/A
F. Offset	7.8 Ft.	6.4 Ft.	4.5 Ft.	N/A	N/A
K. Setback Parallel to Aisle	15.6 Ft.	12.7 Ft.	5.4 Ft.	N/A	N/A
L. Stall Width Parallel to Aisle	18 Ft.	12.7 Ft.	10.4 Ft.	N/A	N/A
N. Wall to Wall	29 Ft.	51 Ft.	58 Ft.	N/A	N/A

D.14. Wall-to-Wall (Two Way) Standard

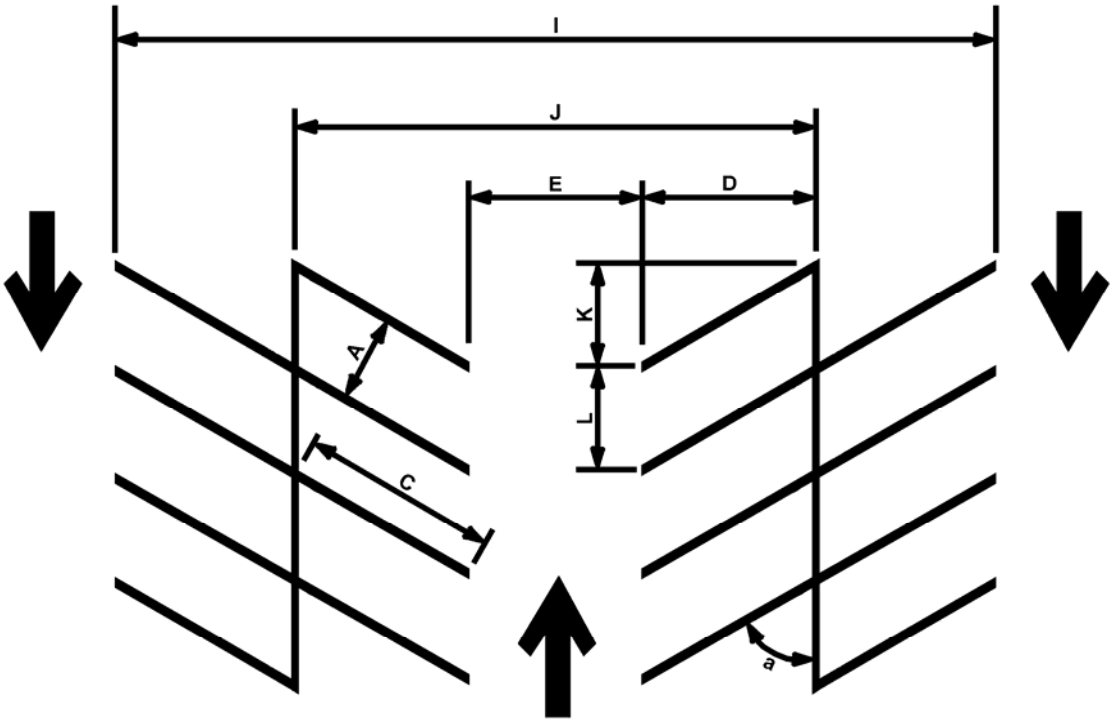
FIGURE 11



Parking Angle (Degrees)	30°	45°	60°	75°	90°
A. Stall Width	9 Ft.	9 Ft.	9 Ft.	9 Ft.	9 Ft.
B. Stall Length	18 Ft.	18 Ft.	18 Ft.	18 Ft.	18 Ft.
C. Stall Length of Line	33.6 Ft.	27 Ft.	23.2 Ft.	20.4 Ft.	18 Ft.
D. Stall Depth	16.8 Ft.	19 Ft.	20 Ft.	19.7 Ft.	18 Ft.
E. Aisle Width	24 Ft.	24 Ft.	24 Ft.	24 Ft.	24 Ft.
F. Offset	7.8 Ft.	6.4 Ft.	4.5 Ft.	2.3 Ft.	0 Ft.
K. Setback Parallel to Aisle	15.6 Ft.	12.7 Ft.	5.4 Ft.	4.7 Ft.	0 Ft.
L. Stall Width Parallel to Aisle	18 Ft.	12.7 Ft.	10.4 Ft.	9.3 Ft.	9 Ft.
N. Wall to Wall	57.6 Ft.	62 Ft.	64 Ft.	63.4 Ft.	60 Ft.

D.15. Interlock (One Way) Standard

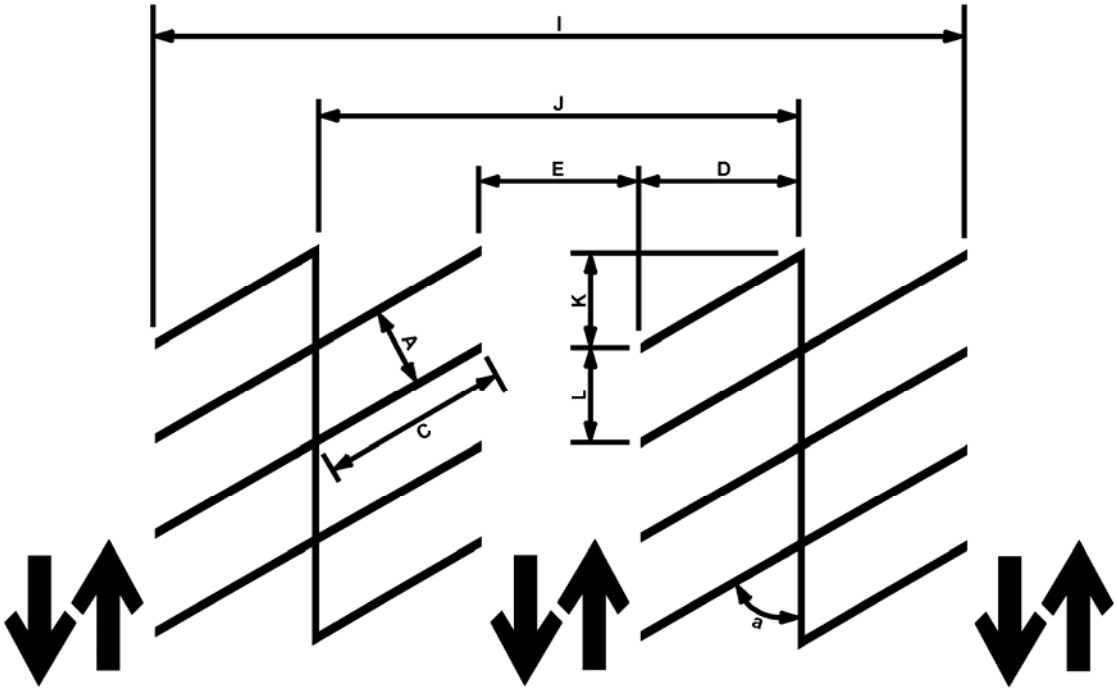
FIGURE 12



Parking Angle (Degrees)	30°	45°	60°	75°	90°
A. Stall Width	9 Ft.	9 Ft.	9 Ft.	N/A	N/A
C. Stall Length of Line	31.6 Ft.	25 Ft.	21.2 Ft.	N/A	N/A
D. Stall Depth	15.8 Ft.	17.6 Ft.	18.3 Ft.	N/A	N/A
E. Aisle Width	11 Ft.	13 Ft.	18 Ft.	N/A	N/A
E_1. Aisle Width – Single Loaded	11 Ft.	13 Ft.	18 Ft.	N/A	N/A
I. Interlock Module	78.2 Ft.	89 Ft.	98 Ft.	N/A	N/A
J. Interlock Center to Center	44.6 Ft.	51 Ft.	58 Ft.	N/A	N/A
K. Setback Parallel to Aisle	15.6 Ft.	12.7 Ft.	5.4 Ft.	N/A	N/A
L. Stall Width Parallel to Aisle	18 Ft.	12.7 Ft.	10.4 Ft.	N/A	N/A

D.16. Interlock (Two Way) Standard

FIGURE 12



Parking Angle (Degrees)	30°	45°	60°	75°	90°
A. Stall Width	9 Ft.	9 Ft.	9 Ft.	9 Ft.	9 Ft.
C. Stall Length of Line	31.6 Ft.	25 Ft.	21.2 Ft.	18.4 Ft.	18 Ft.
D. Stall Depth	15.8 Ft.	17.6 Ft.	18.3 Ft.	17.8 Ft.	18 Ft.
E. Aisle Width	24 Ft.	24 Ft.	24 Ft.	24 Ft.	24 Ft.
I. Interlock Module	87.2 Ft.	94.4 Ft.	97.2 Ft.	95.2 Ft.	96 Ft.
J. Interlock Center to Center	55.6 Ft.	59.2 Ft.	60.6 Ft.	59.6 Ft.	60 Ft.
K. Setback Parallel to Aisle	15.6 Ft.	12.7 Ft.	5.4 Ft.	4.7 Ft.	0 Ft.
L. Stall Width Parallel to Aisle	18 Ft.	12.7 Ft.	10.4 Ft.	9.3 Ft.	9 Ft.

Appendix E

PARKING AND LOADING AREAS

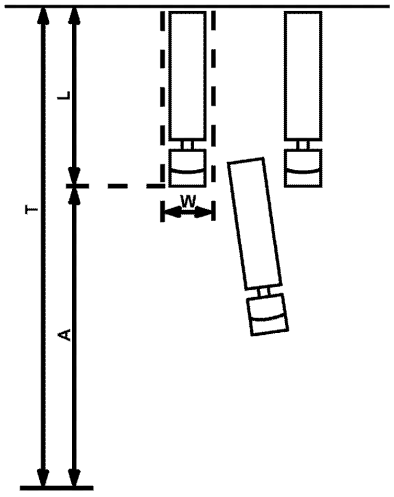
LAST UPDATE: AUGUST 19, 2003

CASE NUMBER: TA030801

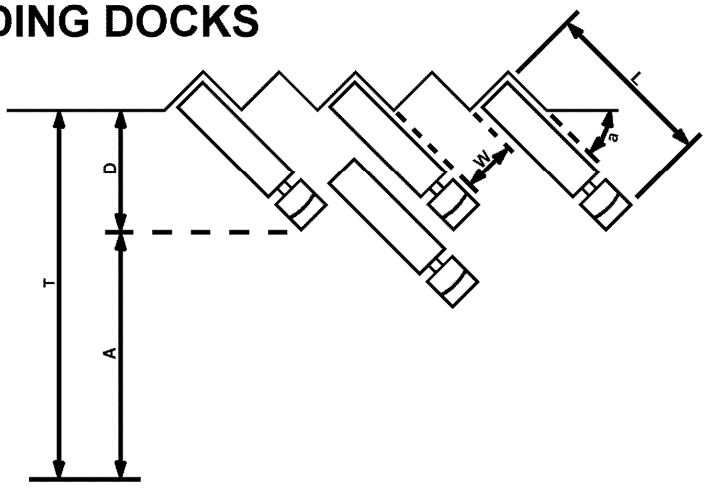
APPENDIX E: PARKING AND LOADING AREAS

Design Vehicle	Length in Feet (L)	Dock Angle (a)	Clearance in Feet (D)	Berth Width in Feet (W)	Apron Space in Feet (A)	Total Offset in Feet (T)
WB-50	55	90	55	10	77	132
				12	72	127
				14	67	122
		60	48	10	55	103
				12	51	99
				14	46	94
		45	39	10	45	84
				12	40	79
				14	37	76

LOADING DOCKS



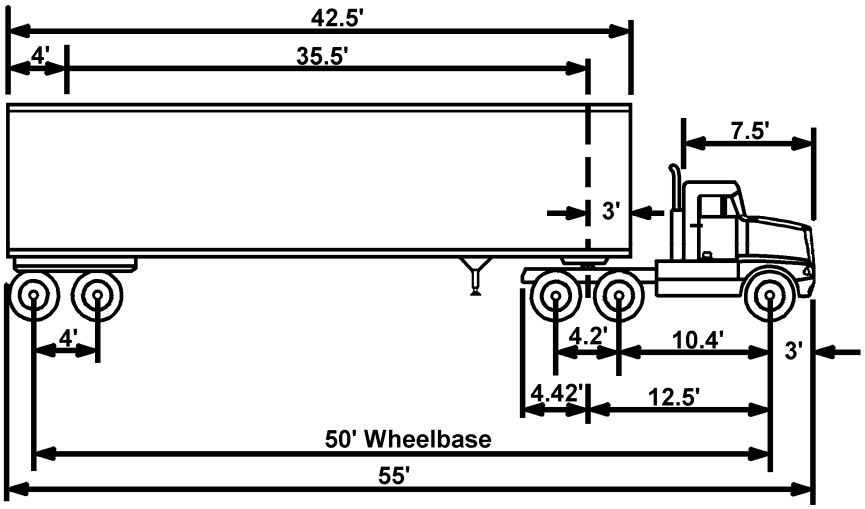
90-DEGREE DOCKS

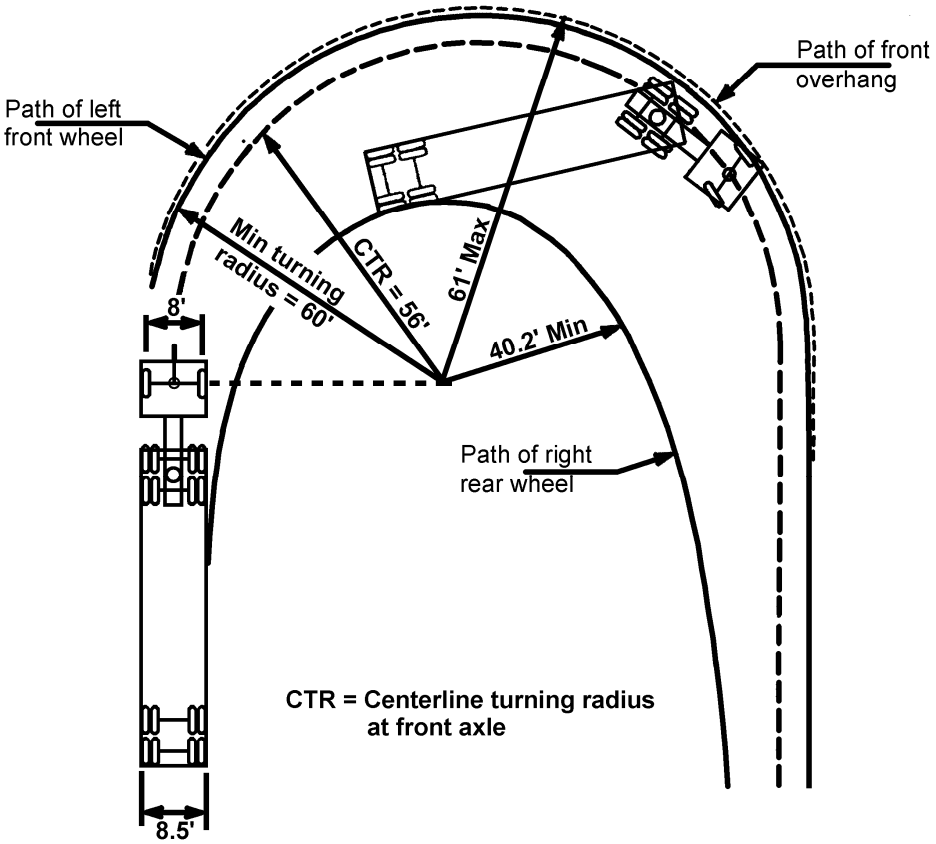


SAWTOOTH DOCKS

Design Vehicle (Truck)

WB-50, R_t = 60'





Appendix F

CORRIDOR OVERLAY DISTRICT STANDARDS

LAST UPDATE: November 16, 2021

CASE NUMBER: TA210701

ORDINANCE NO. 11125-2021

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

Table of Contents

SECTION 1 – PURPOSE 3

SECTION 2 – DEFINITIONS 3

SECTION 3 – APPLICABILITY AND SITE PLAN REVIEW 4

A. Applicability 4

B. Site Plan Approval Required 5

SECTION 4 – DOCUMENT STRUCTURE 6

A. How the Document is Written 6

B. Core Components 6

C. Menu Items 7

D. How Developers Should Use This Document 7

E. Additional Resources 8

SECTION 5 – USABLE OPEN SPACE & PEDESTRIAN LINKAGES 8

A. Intent 8

B. Guidelines 8

C. Base Standards 9

SECTION 6 – SITE DESIGN & BUILDING ORIENTATION 12

A. Intent 12

B. Guidelines 12

C. Base Standards 13

D. Menu Items 14

SECTION 7 – BUILDING DESIGN 16

A. Intent 16

B. Guidelines 16

C. Base Standards 17

D. Menu Items 20

SECTION 8 – HEALTHY, SMART, AND SUSTAINABLE COMMUNITY 23

A. Intent 23

B. Guidelines 23

C. Menu Items 23

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

SECTION 9 – SUPPLEMENTAL STANDARDS AND INCENTIVES 25

A. Large or Multi-Phase Developments 25

B. Restaurant with Drive-Through 26

C. Convenience Store with Gasoline Sales 26

D. Mixed Use Developments – Horizontal or Vertical 27

SECTION 10 – LANDSCAPING REQUIREMENTS 28

A. Guidelines 28

B. Base Landscaping Requirements 28

C. Parking Lot Location and Screening Requirements 28

D. Internal Parking Lot Landscaping Standards 29

E. Tree Preservation Incentives 29

SECTION 11 – MISCELLANEOUS REQUIREMENTS 30

A. Required Parking 30

B. Equipment and Service Area Screening 30

C. Screening of Garage Bay Doors 31

D. Screening for Residential Uses 31

E. Lighting Standards 32

F. Utilities 33

SECTION 12 – PROPERTY MAINTENANCE STANDARDS 33

SECTION 13 – VARIANCES 33

SECTION 14 – DISTRICT BOUNDARIES 34

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

SECTION 1 – PURPOSE

Development in Corridor Overlay Districts will shape the overall character and identity of Grand Prairie. These developments will be seen, visited, and remembered by many people. The guidelines and standards contained in this document are intended to produce high quality places that enhance the quality of life for people in Grand Prairie, strengthen economic development efforts, and contribute to the positive image of the City.

High quality places engage and delight people by using human-scale design to create a richly layered environment and memorable experience. High quality places sustain value over time by encouraging repeat visits and maintaining strong leasing demand. High quality places create aesthetic value by exhibiting a defined character, an identifiable image, and a unique sense of place.

SECTION 2 – DEFINITIONS

Green Infrastructure, as defined by the U.S. Environmental Protection Agency, means systems and practices that use or mimic natural processes to infiltrate, evapotranspirate, or reuse stormwater or runoff on the site where it is generated. Green infrastructure shall be constructed and maintained in accordance with North Central Texas Council of Government's (NCTCOG) integrated Stormwater Management (iSWM) Program.

Green Roof, as defined in NCTCOG's iSWM Technical Manual, means a roof that uses a small amount of substrate over an impermeable membrane to support a covering of plants to slow down runoff and moderate rooftop temperatures. Green roofs shall be constructed and maintained in accordance with NCTCOG's integrated Stormwater Management (iSWM) Program.

Living Wall means a wall that is covered with plants and includes a growing medium. At least 70% of the wall shall be covered in plant material within one year of construction. At least 50% of the plantings shall provide greenery year round.

Mature Tree means any tree with a trunk diameter of 10 inches or more, measured two feet above grade, that has sufficient height to provide clearance for someone to park their car beneath the tree canopy.

Park Once Environment means a development in which buildings, parking areas, streets, and pedestrian walkways are configured and designed to encourage and easily allow for people to park once and walk to multiple destinations within the development. Consolidated parking areas are strategically located, often at the periphery of the development. Internal streets provide vehicular circulation, access to parking areas, and limited on-street parking. Clusters of buildings are situated to provide a continuous street edge. Building entrances face internal streets instead of large surface parking lots.

Permeable Surface/Paving means a modular porous paver system or porous concrete that is installed and maintained in accordance with NCTCOG's integrated Stormwater Management (iSWM) Program.

Rain Garden, as defined in NCTCOG's iSWM Technical Manual, means a structural stormwater control that captures and temporarily stores water using soils and vegetation in shallow basins or landscaped areas to remove pollutants from stormwater runoff. Rain gardens shall be constructed and maintained in accordance with NCTCOG's integrated Stormwater Management (iSWM) Program.

Street means public rights of way, private streets, and internal drives that are intended to function as streets.

Street Trees mean trees required immediately along designated freeways, arterials, and collectors as identified on the adopted Thoroughfare Plan and measuring 24 inches or greater in height, but in no case located within eight feet, laterally, from the back of the curb and no closer than four feet, laterally, from a sidewalk with a minimum spacing of 25 linear feet apart, and a maximum spacing of 50 linear feet apart measured along the street right-of-way line.

Strip Center means a linear pattern of development with prominent surface parking lots visible from the street, in which the automobile is prioritized often at the expense of the pedestrian. The standards and guidelines in this document are intended to promote an alternative to strip center development.

Usable Open Space means outdoor spaces designed to be used and enjoyed by people. Usable open spaces enhance people's experiences by providing a place to rest, relax, and gather.

A. The following types of open spaces shall count towards the usable open space requirement: greens, squares, plazas, paseos, pocket parks, linear parks, creek amenity, or drainage/detention pond amenity.

B. The following shall not count towards the usable open space requirement: area within a required landscape buffer, area within utility easements, paving & drives, parking lot islands, and required screening.

SECTION 3 – APPLICABILITY AND SITE PLAN REVIEW

A. Applicability

1. Development located within a Corridor Overlay District must meet the minimum requirements prescribed in the Unified Development Code for the property's underlying zoning district classification, and adhere to the additional guidelines and standards specified in this article. These standards shall be applied to the following Corridor Overlay Districts, as they may be amended, the boundaries of which are shown in Section 14:

    a. SH-360 Corridor Overlay District;

    b. SH-161 Corridor Overlay District;

    c. Belt Line Corridor Overlay District;

    d. IH-30 Corridor Overlay District;

    e. IH-20 Corridor Overlay District; and

    f. Lake Ridge Corridor Overlay District.

2. The Corridor Overlay District Development Standards shall apply to the construction of new buildings inside the District boundary that are designed to accommodate the

following land uses: Commercial, General Office, Retail and Restaurant, Recreation and Entertainment, Lodging, Places of Group Assembly, Institutional, Educational and Corporate Office, Automotive Repair, Service, Fueling and Sales.

3. Pawn shops are prohibited in Corridor Overlay Districts.

4. Appendix W: Residential Development Standards shall apply to the construction of new single-family detached, single-family attached, single-family townhouse, and multi-family development.

5. Appendix X: Industrial Development Standards shall apply to the construction of new buildings in the Light Industrial (LI) and Heavy Industrial (HI) Districts or Planned Developments intended for uses allowed within the LI or HI zoning districts.

6. If existing qualifying structures are expanded by 50% or more of their original size, all new construction shall comply with this document.

7. Where there is a conflict between the relevant standards specified in the Unified Development Code and the Corridor Overlay District Standards, these standards shall apply.

B. Site Plan Approval Required

1. Public Hearing Required – All non-residential development located within a Corridor Overlay District shall require site plan approval from the Planning and Zoning Commission and City Council at a public hearing. Completed submittals which conform to the requirements of this code may be approved as a consent agenda item. Appeals will be considered where a strict application of these standards may result in a physical hardship to the plans and design for site improvements.

2. Submittal Requirements – All site plan submittals shall conform to the requirements specified below, in addition to the requirements in Article 16 of the Unified Development Code.

    a. Exterior Building Elevations – Exterior building elevations shall include the following information:

        i. The total surface area of all facades;

        ii. The height and percentage tabulations for all exterior wall materials;

        iii. Articulation features proposed for each wall elevation;

        iv. A dashed line indicating the top of roof deck height; and

        v. Provide a color pallet, material sample, or rendering of all materials and colors proposed on all building facades.

b. 3-D Rendering or Model – 3D model should be capable of being viewed in Google Earth, show mature foliage, and depict building articulation for each facade.

c. Usable Open Space and Pedestrian Linkages Exhibit – This exhibit shall:

i. Show the location of proposed usable open space;

ii. Indicate the type and location of open space amenities;

iii. Show the network of pedestrian walkways, including the connections between lots; and

iv. Include conceptual images to illustrate the character and function of the open space and amenities.

3. Incomplete Submittals – The Planning and Zoning Commission and City Council reserve the right to table or deny any site plan application that does not meet submittal requirements.

SECTION 4 – DOCUMENT STRUCTURE

A. How the Document is Written

This document is written to emphasize results over regulation. It includes a combination of guidelines and standards, some of which are presented as a menu of options. The guidelines describe the character and quality of the desired development while the standards present measurable ways to achieve the intended result. This approach gives developers the flexibility to choose how to create high quality places described in this document. The goal is to inspire creativity, encourage innovation, and reward exceptional design while allowing formulaic corporate branding and practical solutions.

B. Core Components

1. This document is organized around four core elements listed below. The presence and integration of these elements are critical to creating high quality places:

a. Usable Open Space and Pedestrian Linkages;

b. Site Design and Building Orientation;

c. Building Design; and

d. Healthy, Smart, and Sustainable Community.

2. The corresponding section for each element contains the following:

a. Intent – A statement of intent describes how the element contributes to the vision for high quality places.

b. Guidelines – Guidelines describe the intended character, quality, and result.

c. Standards – Standards are divided into Base Standards and Menu Items. All developments must meet the Base Standards for each element. Menu Items provide a range of options which allow developers to select items that will best implement their vision for the development.

C. Menu Items

1. Developments shall include a minimum of 12 Menu Items.

2. Developers shall select at least two Site Design and Building Orientation Menu Items.

3. Developers shall select at least six Building Design Menu Items.

4. Developers shall select at least two Healthy, Smart, and Sustainable Community Menu Items. Tier 1 Menu Items shall count as 1 Menu Item. Tier 2 Menu Items shall count as .5 Menu Item.

5. Developers cannot receive credit for the same item in multiple categories.

6. Alternative Compliance – The Menu Items listed do not represent an exhaustive list. Developers may propose a comparable item not listed. If developers are able to prove that the proposed item meets the intent of this Article, Staff may recommend that the proposed item be counted as a Menu Item.

D. How Developers Should Use This Document

1. Use a Form Based Approach – While this is not a form based code, it does call for a form based approach that considers how the physical form of development shapes a person's experience. This approach requires developers to focus on the relationship between buildings, the streetscape, and usable open spaces.

2. Begin with Usable Open Space – Developers should design their site around Usable Open Space rather than incorporating it after configuring parking areas, drives, and buildings.

3. Design for People – Developers should design sites from multiple perspectives, with an emphasis on people's experience as they move through the site. The resulting design should not just accommodate people, it should prioritize them.

4. Create Synergies – Developers should select items that create synergies and cultivate a sense of place.

E. Additional Resources

1. Exhibit F1 – Appendix F Design Guidebook illustrates techniques and treatments that have been used to create high quality places. It is intended to be used to supplement – not supersede – this document. The guidebook is maintained by the Planning Department and available on request.

2. Exhibit F2 – Appendix F Checklist condenses the requirements contained in this document. It is intended to be used as a tool to help developers prepare for the site plan submittal. This checklist is maintained by the Planning Department and available on request.

SECTION 5 – USABLE OPEN SPACE & PEDESTRIAN LINKAGES

A. Intent

The guidelines and standards in this section are intended to create a network of usable open spaces and to create conditions that allow people to walk conveniently and safely to multiple destinations within a development.

B. Guidelines

1. Usable open spaces should be designed as an integral part of the development and sized in proportion to their setting.

2. Open spaces should be located in areas where they will be used.

3. The type and character of the primary use should inform the design of the open space amenity.

4. Usable open spaces should complement nearby open spaces rather than attempt to replicate them. Usable open spaces should be designed to allow connections to nearby open spaces.





5. Developments on more than one lot should aggregate open spaces into useful configurations at strategic locations. The usable open space should be accessible to all sites within the development and must be owned and maintained by a common property owner or property owner association.

6. Usable open space areas should be clearly defined and separated from vehicular traffic through the use of bollards, planters, integrated seat walls or benches, or similar treatments.

7. All developments should provide a network of on-site pedestrian walkways that allow people to walk to multiple destinations within a development without barriers.

8. Pedestrian walkways should be designed to create a comfortable, convenient, and safe walking environment.

9. Pedestrian walkways should be wide enough to accommodate trees, pedestrian lighting, street furniture, and other furnishings.

10. Pedestrian walkways should be designed to allow future connections. New developments should tie in to pedestrian walkways on adjacent properties.

11. Pedestrian walkways should connect to existing or planned trails and parks. Where appropriate and feasible, pedestrian walkways should connect to existing neighborhoods to give residents the option to walk or bike to the destination. Developers should work with residents to design a connection that complements the neighborhood.

C. Base Standards

1. Sites greater than five acres shall provide usable open space.

2. Usable open spaces shall include at least two of the following amenities: two types of seating, active water feature such as a fountain, waterfall, or children's water-spray area, furnished play area, dog park, sculpture, artwork, furnished outdoor game area, or a comparable amenity proposed by the developer.



3. Usable open spaces shall include at least three of the following amenities: seasonal plantings in decorative planters, textured paving, living wall, mural, decorative lighting, USB charging station, electrical hook-up to allow programming, or a comparable amenity proposed by the developer.





4. Usable open spaces shall include sufficient pedestrian lighting to create a safe nighttime environment.

5. Pedestrian walkways shall connect parking areas, entrances to each commercial building, walkways on adjacent developments, usable open spaces, parks, trails, and sidewalks along the street.

6. Pedestrian level lighting shall be provided along all pedestrian paths.

7. Pedestrian walkways shall be physically separated from vehicular traffic. Pedestrian walkways shall be differentiated from vehicular drives and parking areas through the use of stained or stamped concrete, raised walkways, landscape strips, decorative bollards, or a comparable treatment proposed by the developer.



8. Pedestrian walkways shall be planted with trees, shrubs, and seasonal plantings. One tree shall be provided for every 20 feet of pedestrian walkway.

9. Pedestrian walkways in front of multi-tenant buildings or buildings longer than 120 feet shall meet one of the following provisions:

a. Pedestrian walkway shall be at least 20 feet wide to accommodate furnishings, plantings, and outdoor seating.




b. Pedestrian walkways shall be at least 10 feet wide to accommodate furnishings and plantings, with bulb outs at the ends of the building to allow for patio seating.




D. Menu Items

1. Enhanced Usable Open Space – Provide Usable Open Space that exceeds the minimum requirements with at least four Tier 1 amenities and three or more Tier 2 amenities.

    a. Developers who are able to demonstrate to the Planning and Zoning Commission and City Council that the proposed usable open space goes above-and-beyond the Enhanced Usable Open Space may count the space as two Menu Items.



2. Public Art – Dedicate at least 1% of the total project cost to one major public art piece to be centrally located.




3. Public Art Series – Dedicate at least 1% of the total project cost to multiple public art pieces to be located throughout the development.





SECTION 6 – SITE DESIGN & BUILDING ORIENTATION

A. Intent

The guidelines and standards in this section are intended to create sites that contribute to the vibrancy of the street, encourage design that activates the external function of a building to the same degree as the internal function, and facilitate context-sensitive solutions to create cohesive places.

B. Guidelines

1. New development should maintain key unifying patterns of surrounding development. New buildings should be compatible in scale, massing, style, and/or materials with existing buildings.

2. Sites should be designed to create a legible and coherent built environment. New development should maintain the established build-to line to create a consistent and complete building edge. Buildings should be used to define streets and usable open spaces.

3. Buildings should be integrated with the surrounding streetscape and usable open spaces. Entrances to buildings should be positioned to generate activity along the streetscape and in usable open spaces.

4. Sites should be designed to accommodate drivers while limiting the impact of large surface parking lots on the street edge, usable open space, and pedestrian network.

5. Spaces between and behind buildings should not be ignored; these areas create opportunities for outdoor seating or unique details that enhance people's experience.





C. Base Standards

1. Primary building entrances shall face the street.

2. Primary building entrances may face internal access drives in the following instance:

    a. When internal drives are designed to function like a street with buildings that are placed close to the edge of the internal access drive; and

    b. When the development is arranged to create a park once environment as described in Section 6.D.9 below.



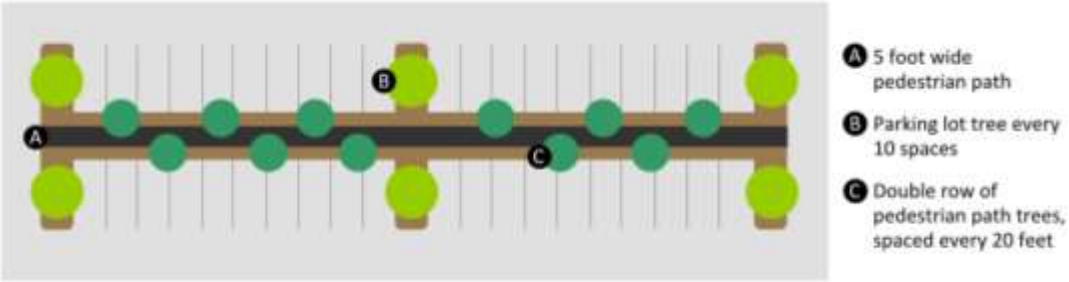
3. Surface parking areas adjacent to a street may not extend a distance of 60 feet or 25% of the lot width (whichever is smaller) without providing enhanced screening using one of the following techniques:

    a. A double row of street trees offset every 25 feet with a planting screen (hedge) at least three feet tall.

b. A 7 foot wide planting bed that uses groundcover, shrubs, ornamental grasses, and ornamental trees to create a continuous and solid screen at least three feet tall.

c. A wall, at least three feet tall that uses masonry materials similar to those used on the primary building, with ornamental trees planted every 25 feet and offset from street trees.

4. Concrete pedestrian paths shall be installed between each head-in row of parking to provide usable access between the further rows of parking and the building entrances. The pedestrian paths shall be at least five feet wide and shall be landscaped with a double row of trees spaced every twenty feet so as to provide a minimum of five feet of landscaped space on either side of the path.



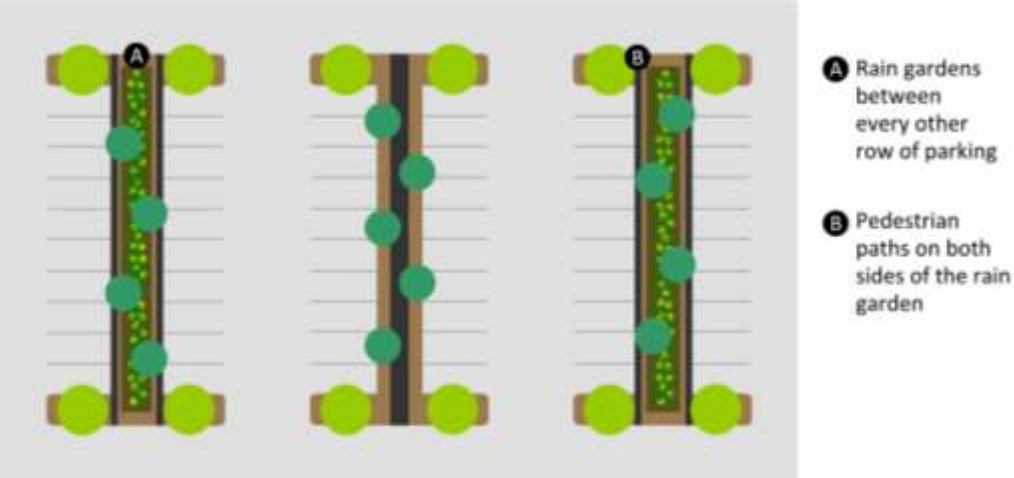
D. Menu Items (Select at Least Two)

1. 75% Parking Behind Buildings – Buildings shall be placed towards the street with 75% of off-street parking located to the side or rear of buildings.

2. 100% Parking Behind Buildings – Buildings shall be placed towards the street with 100% of off-street parking located to the side or rear of the buildings. This shall count as 1.5 Menu Item.

3. Add Parking Lot Trees – Provide one parking lot tree per five spaces. Parking lot trees should be capable of achieving 30% canopy coverage over the parking area within 10 years of planting.

4. Rain Gardens – Provide bioretention areas, or rain gardens, between every other row of parking.



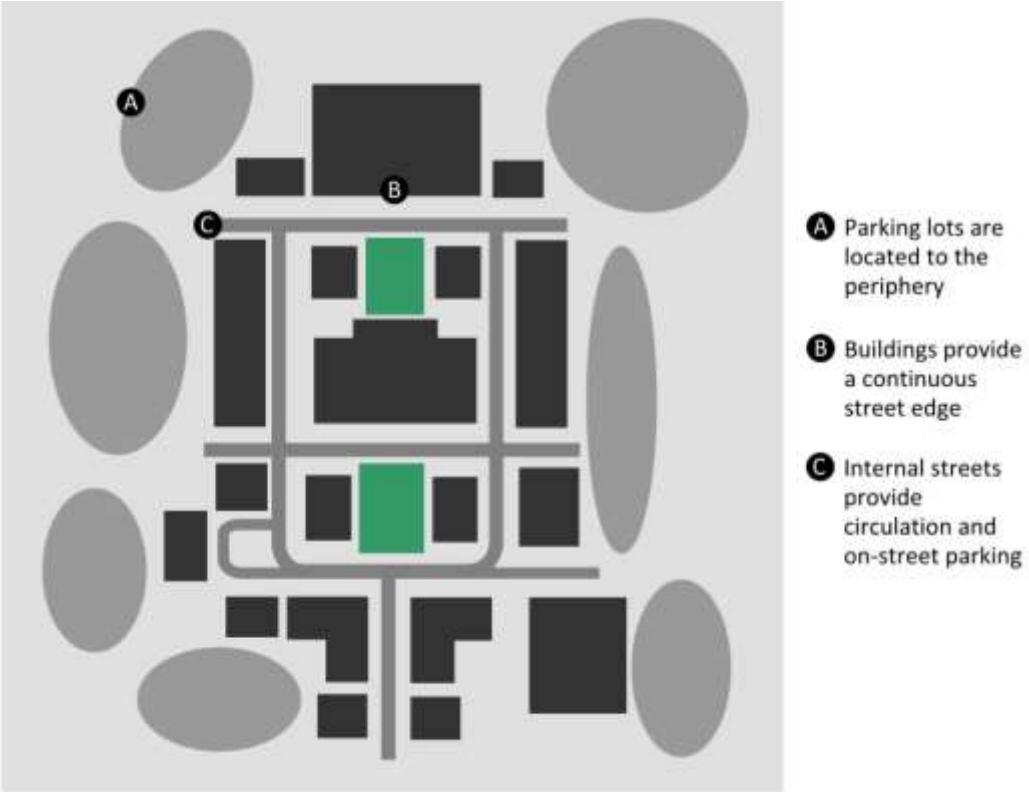
5. Permeable Surface – Use permeable concrete and pavers on 15% of the surface parking lot.

6. Strategic Parking – Submit a Parking Reclamation Plan, a Parking Flex Plan, or a Phased Parking Plan as described in Section 8.

7. Ceremonial Drive – Developments over 20 acres or developments that include multiple lots/buildings shall provide a grand promenade or ceremonial drive with trees planted every 30 feet.

8. Gateway – Developments over 20 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a gateway, frame usable open space, or create a view corridor with appropriate terminus.

9. Park Once Environment – Developments over 10 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a park once environment. Shared parking agreements between different lots/occupants must be in place. This shall count as 1.5 Menu Items.



SECTION 7 – BUILDING DESIGN

A. Intent

The guidelines and standards in this section are intended to create interesting, human-scale buildings that enhance the streetscape and establish an identifiable character.

B. Guidelines

1. Developers should employ a variety of techniques to create texture and visual interest.

2. Developers should use articulation—changes in volume and plane—to reduce the perceived scale of buildings. This should be done creatively, beyond standard bump-outs and columns.





3. Blank exterior walls without architectural features and finishes, changes in material, and articulation are prohibited.

4. Facades should be designed around multiple planes.

5. All four exterior walls should have a high level of detail.

6. Buildings should contribute to vibrant streetscapes and usable open spaces. Developers should focus articulation, changes in material, and design elements in areas that have the greatest impact.



7. Buildings that occupy corner lots or that terminate key views should use architectural elements to create landmarks and emphasize gateways.

C. Base Standards

1. Principal Masonry Requirement – 100% of the exterior of all buildings (excluding doors and windows) shall be finished with one or more of the following principal masonry materials:

    a. Brick, stone, cast stone, cultured stone, rock, marble, granite, poured in place tilt wall concrete, exterior portland cement plaster (stucco) with 3 coats over

metal lath or wire fabric lath, and fiber cement siding (excluding lap siding and as defined in the most recently adopted Building Code and approved by the Building Official).

b. The use of either split-face or smooth-face Concrete Masonry Units (CMU's) shall be prohibited on a facade that faces or is mostly parallel to a street, usable open space, a public park, or a parking lot with 10 or more spaces.

c. Exterior Insulating Finishing System (EIFS) shall be allowed for roof parapet cornice molding, ornamental roundels, or similar decorative elements.

2. Accent Materials and Material Substitutions – The developer may use the following materials as described below.

a. The developer may use glass curtain wall, spandrel glass, or polished metal panels with less than 20% reflectance on up to 20% of any building facade.

b. Buildings equal to or taller than 50 feet may use up to 100% glass.

c. The developer may use accent materials on up to 10% of any facade (excluding all windows, doors, and glass construction materials). Approved accent materials include the following: pre-coated and roll formed architectural aluminum wall panels and standing seam metal roof panels, glass block, tile, and terracotta facade panels.

d. Materials not listed will be considered on a case-by-case basis. The Development Review Committee will evaluate proposed materials based on durability and finish.

3. Masonry and Texture Appliques – The developer shall use masonry and texture appliques on exposed poured-in-place concrete or tilt-wall facades.

a. At least 25% of a facade shall be finished with building brick, think brick, stone, granite, slate, marble, exterior portland cement plaster (stucco) with three coats over metal lath or wire fabric lath, or fiber cement siding (excluding lap siding and as defined in the most recently adopted Building Code and approved by the Building Official). Poured-in-place, form liner, or prefabricated textures shall not be permitted.

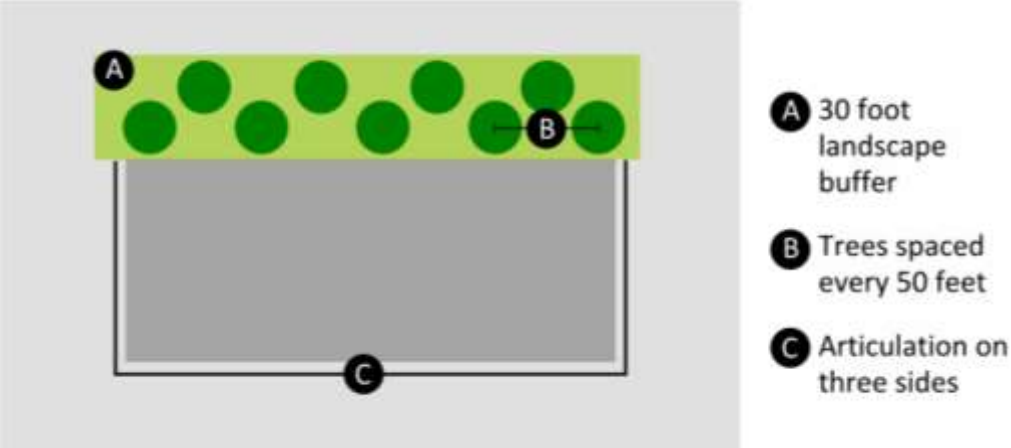
b. The remaining exposed poured-in-place and tilt-wall concrete facades shall have an integrated color and be textured or patterned. Exposed tilt-wall concrete wall surfaces shall include reveals with a minimum two inch width or punch-outs on at least 10% of each exposed concrete finished wall surface.

4. Prohibited Materials – Aluminum siding or cladding, corrugated galvanized metal, non-engineered wood, plastic siding, un-textured (smooth face) concrete block, exposed aggregate wall textures, and wood roof shingles are prohibited as wall cladding or roofing materials.

5. Color – Exterior colors shall be low reflectance, subtle, neutral, or earth tone colors. The use of high intensity, primary, black or fluorescent colors is prohibited, except as trim or accent areas. Where used as trim or accent, those colors shall not exceed 10% of any single facade, excluding all windows, doors, and glass construction materials.

6. Buildings shall include horizontal and vertical articulation on all four facades.

7. The rear facade of a building that is not visible from a public street may be exempt from the articulation requirements if a double row of trees are planted in a 30 foot landscape buffer at the rear property line or rear of building. Each row of trees shall be spaced every 50 feet.



8. Facades shall include windows in accordance with one of the minimum requirements below.

    a. An area equal to 50% of the overall vertical surface area of all facades.

    b. The length of 50% of all four facades.

9. Windows shall account for at least 30% of the area of facades that face, or are mostly parallel, to streets.

10. Facades shall include covered walkways, awnings, canopies, or porticos along at least 25% of the length of all four facades.



11. Multi-tenant buildings or buildings that exceed 120 feet in length shall break facades into a series of smaller sections by incorporating elements to create a sense of granularity.



D. Menu Items (Select at Least Six)

1. Materials Mix – A single material, color, or texture shall not exceed 60% of a single facade.

2. Stone Accent – All four facades shall include a stone accent in a contrasting color and texture from the primary building material. The combined area of the stone accent shall be at least 25% of the vertical surface area of all facades.

3. Color Contrast – Each facade shall include at least two contrasting colors.

4. Specialty Accent – Color and/or material shall be used to highlight entrances of multi-tenant buildings. Specialty accents should reflect the personality or character of the occupant.




5. Corner Treatment – Developers shall use at least three architectural elements to emphasize corners of the buildings: corner entrance, accent material, projecting cornice, tower element, enhanced windows, cupolas, gables, dormers, balconies, articulation, or a comparable element chosen by the developer. Corner treatments must be one of the Menu Items for buildings at key intersections.





6. Articulated Public Entrance – The primary building entrance shall be visibly prominent from a public street. At least three of the following shall be used: recessed facade, projecting facade, raised canopy, taller door dimensions, double doors, lighting fixtures on either side of the entry, steps or stoops, changes in materials, arches, columns, eave treatment, transom windows, or a comparable element chosen by the developer.

7. Buildings at Key Intersections – Developers should highlight key intersections by using additional design elements to create gateways or landmarks. Buildings at key intersections shall include at least three of the following features: corner plaza with plantings and seating, corner tower form, cupolas, large window openings, sloped or pitched roof form, richer colors, seasonal plantings, or a comparable element chosen by the developer.

8. Roof Profile Variation – Developers shall use parapets or another technique to create a distinctive roof profile.



9. Articulation Elements – Each facade shall include at least three of the following items every 60 feet: change in roofline, facade modulation, window fenestration patterns, vertical columns, and change in material or texture.

10. Enhanced Windows – All facades with windows shall include at least two types of windows that differ in the style, size, shape, or placement.







11. Canopy Variation – Facades shall include multiple types of canopies. Changes in shape, color, or material should be used to highlight an architectural feature or particular user while complementing the established design theme.



12. Design Elements – Facades shall include at least three other design elements: trellises, towers, overhang eves, banding, pilasters, projecting cornices, columns, string courses, rustication, lintels, or a comparable element proposed by the developer.

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

SECTION 8 – HEALTHY, SMART, AND SUSTAINABLE COMMUNITY

A. Intent

Standards in this section are intended to implement ideas and recommendations in the 2018 Comprehensive Plan to improve community health and wellness, leverage technology and the Internet to improve operations, and provide for the current population while preserving resources for the next generation.

B. Guidelines

1. Developers should consider the three guiding principles of the 2018 Comprehensive Plan early on in the development and site design process so that these elements are integrated into the project.

C. Menu Items (Select at Least Two)

1. Tier 1 Menu Items (Tier 1 Menu Items count as 1 Menu Item)

    a. Mature Trees – Provide mature trees for 30% of required trees. The locations of the mature trees should be focused in usable open spaces and along pedestrian paths.

    b. Connect to Parks and/or Trails – Provide a connection to existing or proposed parks and/or trails. The connection should function as a continuation, not just a point of access. The connection shall include appropriate amenities such as bike racks, pet waste disposal stations, water fountains, misting stations, or a comparable amenity proposed by the developer.

    c. Community Garden – Provide a community garden and participate in the City's community gardens partnership program.

    d. Parking Reclamation Plan – Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse.

    e. Parking Flex Plan – Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used.

    f. Phased Parking Plan – Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green space until converted to parking spaces. If, after five years, future parking phases have not been constructed, they shall become permanent green space.

g. Green Infrastructure – Provide and maintain green infrastructure such as bioretention areas (rain gardens), planter boxes, or vegetated buffer strips consistent with NCTCOG's integrated Stormwater Management (iSWM) Program.

h. Solar Energy – Use solar energy to satisfy 25% or more of on-site energy demand.

i. Preserve Open Space – Reserve existing natural areas comprising at least 5% of the overall project size. Such areas should incorporate quality non-invasive tree stands, habitat or riparian areas. Such areas should not include existing floodplain or other areas already protected or inherently unsuitable for development.

j. Native and Drought Tolerant Species – Use native and drought tolerant species for at least 70% of planting materials.

2. Tier 2 Menu Items (Tier 2 Menu Items count as .5 Menu Item)

a. Wi-Fi – Provide Free Wi-Fi in common areas.

b. USB Charging Stations – Provide USB charging stations in usable open spaces.

c. Smart Parking – Provide web-connected sensors in pavement that help people find and/or reserve a parking space.

d. Ride-Sharing Drop-Off – Provide designated spaces for ride-sharing pick-ups and drop-offs.

e. Permeable Paving – Use permeable pavement on 15% of the parking lot.

f. Green Roofs – Provide a green roof that is at least 50% of total roof area.

g. Living Wall – Provide a living wall that is at least 60% of the area of the facade on which it is constructed.

h. Recycling Program – Institute a mandatory recycling program for occupants. Provide recycling bins in addition to trash bins in common areas.

i. Native and Drought Tolerant Species – Use native and drought tolerant species for at least 30% of planting materials.

j. Pollinator Friendly Flowers – Use native plants that attract bees, butterflies, moths, and hummingbirds for at least 20% of required landscape materials.

A. Large or Multi-Phase Developments

High quality places are created when a coordinated vision is implemented throughout the development process. The following requirements are intended to maximize opportunities to create centralized usable open space amenities by requiring developers to plan for usable open space at the beginning of the development process. The requirements are also intended to prevent developers from gradually carving out pad sites to avoid having to provide usable open space.

1. These requirements shall apply to the following:

    a. A parcel of five acres or more, that is intended to be developed as a single lot;

    b. A parcel of five acres or more, that is intended to be developed as two or more lots;

    c. Combined parcels totaling five acres or more, with a common property owner, that are intended to be developed as a single lot or as multiple lots; and

    d. Combined parcels totaling five acres or more, that are intended to be purchased by a single developer and developed as a single lot or multiple lots.

2. Developers shall submit a Concept Plan meeting the requirements of Article 17 and a Usable Open Space Concept Plan concurrent with approval of Zoning or the Preliminary Plat.

    a. If the zoning is not in place, the developer shall submit a Concept Plan and Usable Open Space Concept Plan as a part of the Zoning or Planned Development Request.

    b. If the zoning is in place, the developer shall submit a Concept Plan and Usable Open Space Concept Plan with the Preliminary Plat.

3. The Usable Open Space Concept Plan shall indicate the type of usable open space and amenities proposed and show:

    a. Proposed lot lines, buildings, primary building entrances, drives, and parking areas;

    b. Proposed Usable Open Space and amenities;

    c. Access to the Usable Open Space throughout the development;

    d. Network of pedestrian walkways; and

e. Conceptual images that illustrate the character of the open space and proposed amenities.

4. If the project is to be developed as a single phase and the zoning is already in place, the Developer may submit a Site Plan without having to submit a Concept Plan first. The Site Plan submittal shall include a Usable Open Space and Pedestrian Linkages Exhibit, as described in Section 3.

B. Restaurant with Drive-Through

1. Requests for a Specific Use Permit to allow a Restaurant with a Drive-Through in an Overlay District shall be evaluated based on the following considerations:

   a. Existing concentration of like uses in the surrounding area;

   b. Visibility of the drive-through from the street;

   c. Disruption of pedestrian circulation; and

   d. The extent to which the use and design contribute to the unique characteristics of the Overlay District.

2. Drive-through lanes may not be located between the building and the street unless there is no feasible alternative.

3. If the drive-through lane is located between the building and the street, the drive-through lane shall be screened using one of the following techniques:

   a. A masonry wall that is architecturally consistent with the main building;

   b. A planting bed at least 7 feet wide that is planted with a combination of groundcover, shrubs, ornamental grasses, and ornamental trees to create an opaque screen of varying height (between three feet and five feet); or

   c. A canopy structure, living wall, or pergola that is architecturally consistent with the primary structure.

4. Drive-through lanes may not intersect a pedestrian path.

5. The entrance and exit of a drive-through lane shall be at least 50 feet from a street intersection when measured at the closest intersecting curbs.

C. Convenience Store with Gasoline Sales

1. Convenience Stores with Gasoline Sales are not permitted within ½ mile of another Convenience Store with Gasoline Sales within a Corridor Overlay District.

a. Discontinuance of Use – If an existing Convenience Store with Gasoline Sales that is located within a Corridor Overlay District and within ½ mile of another Convenience Store with Gasoline Sales is discontinued for a period of six months, the Convenience Store with Gasoline Sales shall not resume.

2. Requests for a Specific Use Permit to allow a Convenience Store with Gasoline Sales in an Overlay District shall be evaluated based on the following considerations:

    a. Existing concentration of like uses in the surrounding area;

    b. Visibility of the gasoline canopy from the street;

    c. Disruption to pedestrian circulation; and

    d. The extent to which the use and design contribute to the unique characteristics of the Overlay District.

3. Design Requirements

    a. Column supports for all gasoline pump-station canopies shall be encased in either a brick or stone masonry material or combination thereof.

    b. The perimeter roof structure for all gasoline pump-station canopies shall include one of the following enhanced roof designs.

        i. A sloped roof feature finished with composition shingles, standing seam metal, clay tile, slate tile, or engineered roof tile products that complement the color scheme of the main building.

        ii. A flat roof with a cornice or comparable architectural treatment that is consistent with the design of the main building.

D. Mixed Use Developments – Horizontal or Vertical

1. Mixed use developments should be designed with a high degree of connectivity between uses.

2. When ground-floor residential units front streets, entrances to the individual units shall provide an appropriate transition from public space to private space and include elements designed to activate the street. Such elements may include greenery, stoops, transparent barriers no taller than four feet, sufficient room for outdoor seating, and doors that face and are visible from the street.

3. Multi-story buildings shall use building materials and architectural elements to differentiate between the first floor and the second floor.

4. Density and Height Bonus – For each 10% of first floor area dedicated for commercial or retail uses the developer may:

a. Increase the maximum number of dwelling units per acre by 10%; and

b. Increase the maximum allowable height by 10 feet.

SECTION 10 – LANDSCAPING REQUIREMENTS

A. Guidelines

1. Landscaped areas should be designed and planting materials selected to emphasize and complement building entrances, architectural elements, and usable open spaces.

2. Planting materials should include a mix of ground covers, shrubs, perennials, ornamental grasses, ornamental trees, and street trees.

B. Base Landscaping Requirements

1. Developments shall include landscape areas equal to at least 10% of the total site plan area.

2. The calculation of the number of trees shall be determined by adding together the required Street Trees and Buffer Trees, Parking Lot Trees, and Pedestrian Walkway Trees.

    a. Street Trees and Buffer Trees – For every 500 square feet of required landscape area, one tree of three inch caliper or larger is required.

    b. Parking Lot Trees – For every 10 parking spaces, one tree of three inch caliper or larger is required.

    c. Pedestrian Walkway Trees – For every 20 feet of pedestrian walkway, one tree of three inch caliper or larger is required.

3. Flowering and Colorful Plants – The developer shall provide seasonal plants in any container size, so that the combined container gallons equal at least 15% of the required shrubs.

    a. For example, if a site requires 100 five-gallon container size shrubs—which is 500 container gallons—the developer shall provide enough seasonal plants so that the combined container gallons equal 75.

C. Parking Lot Location and Screening Requirements

1. All parking or drive areas shall be located a minimum of 30 feet from right-of-way lines along public streets. The area inside this setback shall be credited towards the landscaping requirement prescribed by Article 8 of the Unified Development Code.

2. All parking shall be screened from public rights-of-way and public park areas in accordance with Article 8 of the Unified Development Code using a solid screen in the

landscape strip. The screen shall be at least three feet tall, and achieved by one of the following methods:

a. A berm;

b. A planting screen (hedge);

c. A wall, using masonry materials similar to those used in the primary structure; or

d. A combination of the above.

3. Parking areas adjacent to a street that extend a distance of 60 feet or 25% of the lot width (whichever is smaller) shall be screened with enhanced screening described in Section 6.

D. Internal Parking Lot Landscaping Standards

1. Landscaped areas in a parking lot shall be provided in accordance with Article 8 of the Unified Development Code, along with the following supplemental requirement:

a. Perimeter parking lot screening shall be offset at least six feet for every sixty linear feet of screening area length.

E. Tree Preservation Incentives

1. The developer shall earn the following credits for each existing tree in excess of a six-inch caliper width, as measured six inches above ground, which is preserved and incorporated into the site plan design. This credit applies to those species listed in Exhibit 2 of Article 8 of the Unified Development Code.

a. Parking space requirements may be reduced by six paved parking spaces, including access drive paving that serves the spaces, for each tree preserved. Maximum parking reduction shall not exceed 25% of total parking; plus

b. Maximum height of multi-tenant sign, as defined in Article 9 of the Unified Development Code, shall be increased by two feet for every tree preserved. Maximum sign height shall not exceed 75 feet.

c. For every 20 trees preserved, the developer may reduce the number of required Building Design Menu Items by one, not to exceed two items.

2. Protected Tree species can be used for tree credit according to Section 16: Tree Protection Standards. If existing trees are used for credit, the developer shall submit a tree protection plan according to Section 8.16.6.A and protect trees during construction according to Section 8.16.7.

3. A tree approved for preservation under this provision that is lost during construction or is lost due to subsequent damage inflicted by the property owner shall be replaced on the

property at the property owner's expense with three new trees of three inches in caliper or greater for every six existing caliper inches (as measured six inches above the ground) at the time of plan approval. The replacement trees shall be planted as near as possible to the location of the tree that was lost.

SECTION 11 – MISCELLANEOUS REQUIREMENTS

A. Required Parking

1. Parking calculations in Article 10 of the Unified Development shall serve as parking maximums.

2. Number of parking spaces shall not exceed the parking maximum without approval by City Council and one of the following compensatory measures:

    a. 50% of parking spaces above maximum shall be of permeable materials; or

    b. 50% of parking spaces above maximum shall be of reduced size (8 feet by 16 feet) and reserved for compact cars.

B. Equipment and Service Area Screening

1. Mechanical equipment (wall-mounted or detached), outside storage, and service delivery areas shall not be located between the building and the street.

2. Mechanical equipment (wall-mounted or detached), outside storage, and service delivery areas should be located in the least obtrusive location.

3. Mechanical equipment (wall-mounted or detached), outside storage, and service delivery areas shall be screened from view from the street, usable open space, and pedestrian pathways using one of the following techniques:

    a. Planting screens capable of achieving a mature height of at least six feet;

    b. A wall at least six feet high using similar materials to the primary building; or

    c. A combination of the above.





4. If the dumpster screening is located and angled so that wall-mounted equipment is screened from view, the dumpster screening may count as the required screening.

5. Roof-mounted mechanical equipment shall be screed from view by a parapet wall on all facades, that is constructed to the following standards:

    a. Buildings equal to or less than 6,000 square feet in area shall require a parapet that extends above the roof line 42 inches in height, with no roof-top mechanical equipment being installed within five feet of the nearest perimeter wall.

    b. Buildings greater than 6,000 square feet in area shall require a parapet that extends above the roof line 36 inches in height, with no roof-top mechanical equipment being installed within ten feet of the nearest perimeter wall.

C. Screening of Garage Bay Doors

1. Garage bay doors shall be located at the side or rear of buildings and shall not be oriented parallel with a dedicated street thoroughfare of any classification or a usable open space.

2. Garage bay doors shall be set back from the front facade by a minimum of 50% of the length of the side facade.

3. Garage bay doors shall be at least 70% glass.

D. Screening for Residential Uses

1. A landscape buffer is required along all property lines adjacent to a residential zoning district.

2. When residential use (existing or proposed) is across the street from the development, the developer shall provide the following:

    a. A landscape buffer at least 30 feet wide that includes a continuous berm at least three feet high;

    b. Under story plants of a species listed in Article 8 planted within the berm so that the combination of berm and shrubs achieve a continuous, dense six-foot high screen;

    c. Native shade trees, a minimum of three-inch caliper, and of species included in Article 8, planted within the landscape buffer at a ratio of one tree per 500 square feet of buffer area;

    d. Said landscaped setback shall be fully irrigated and maintained in a healthy state in accordance with Article 8.

3. When a residential zoning district adjoins and is contiguous with the development, the developer shall provide the following:

    a. A landscape buffer at least 15 feet wide;

b. Native shade trees a minimum of three-inches in caliper, and of a species included in Article 8, planted every 15 feet;

c. Trees shall be of a species capable of achieving a mature growth height of between 10-12 feet; and

d. A landscaped setback shall be fully irrigated and maintained in a healthy state in accordance with Article 8.

4. A masonry wall with an authentic mortar bond finish, both exterior finishes being the same, shall be constructed along all property lines as required by this section.

a. Walls facing a street right-of-way shall be offset at least five feet for at least every 160 linear feet of screening area length, or a curvilinear wall plan may be used.

b. Such walls shall have no vehicular access points into or from an alley or residential street except for those access points required for emergency access.

c. All walls shall be a minimum of six feet in height, except that the first 20 feet in from the street line may be stepped down to a minimum height of four feet.

5. When an existing masonry wall is located along the property line, the developer shall provide a double row of trees.

6. Churches and schools shall be exempt from the requirements of this Section.

E. Lighting Standards

1. Screening of Light Fixtures

a. Light sources shall be oriented toward the center of the site or shielded so that the light source is not visible from the nearest property line.

b. This shall apply to refractory lenses that extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs, or to decorative lighting with 15 watts or less per bulb.

c. Historic or antique-style pedestrian light fixtures approved by the City are excluded from this standard.

2. Decorative Pedestrian Level Lighting

a. Developers shall use decorative pedestrian level pole or facade mounted lighting fixtures at the entrances of buildings and along pedestrian walkways to accent entry areas and enhance pedestrian safety.

F. Utilities

1. Local Utilities – All local electrical utilities shall be placed below ground, except for regional and interstate high voltage transmission lines.

2. Utility Access Structures – Major utility access structures, which must be located above ground, shall be placed in unobtrusive locations and shall be screened with landscaping that blends into the overall landscaping of the area.

SECTION 12 – PROPERTY MAINTENANCE STANDARDS

Property owners, property management organizations, tenants, and operators shall maintain building exteriors, usable open spaces, landscaping, parking areas, and pedestrian pathways. Specifically, property owners, property management organizations, tenants, and operators shall:

1. Keep the property free of litter, debris, and gum;

2. Keep the building exterior in good repair with clean windows, no chipped paint, visible damage, or evidence of deterioration;

3. Keep doors to dumpster enclosures closed at all times, except during garbage collection;

4. Keep landscaping materials trimmed and from being overgrown; and

   Remove dead or dying plants and replace as soon as possible.

SECTION 13 – VARIANCES

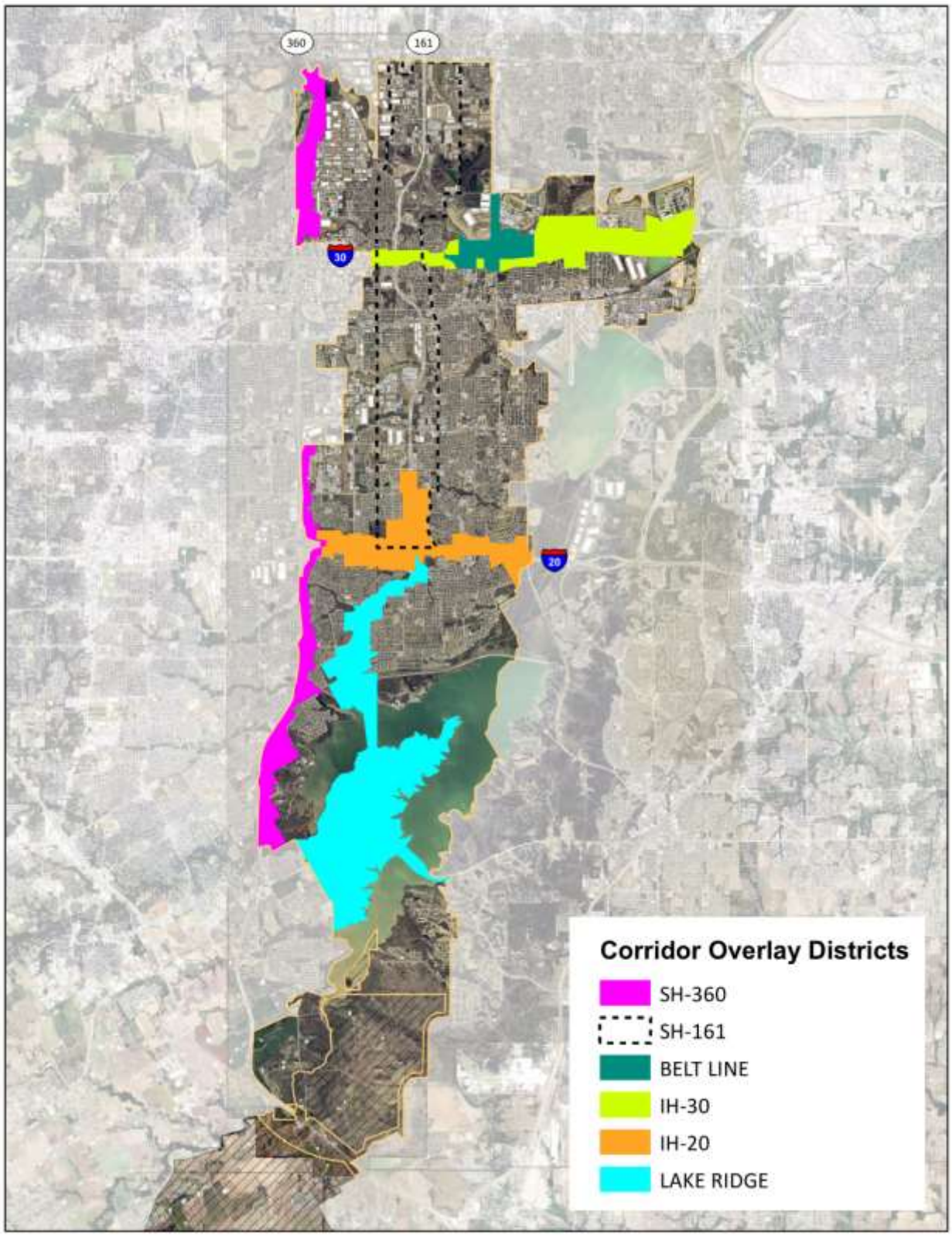
City Council may approve variances to this Article upon demonstration by the applicant that extraordinary circumstances exist or that the intent of this Article is met according to the following criteria:

1. Consideration of any variance is conditioned upon the applicant demonstrating that such variance will fulfill the total intent of these regulations if the variance is granted. Variances to these regulations shall be granted only when an applicant demonstrates that an alternative design or measure provides an equal or greater level of quality and standard of development as that which is mandated by these regulations;

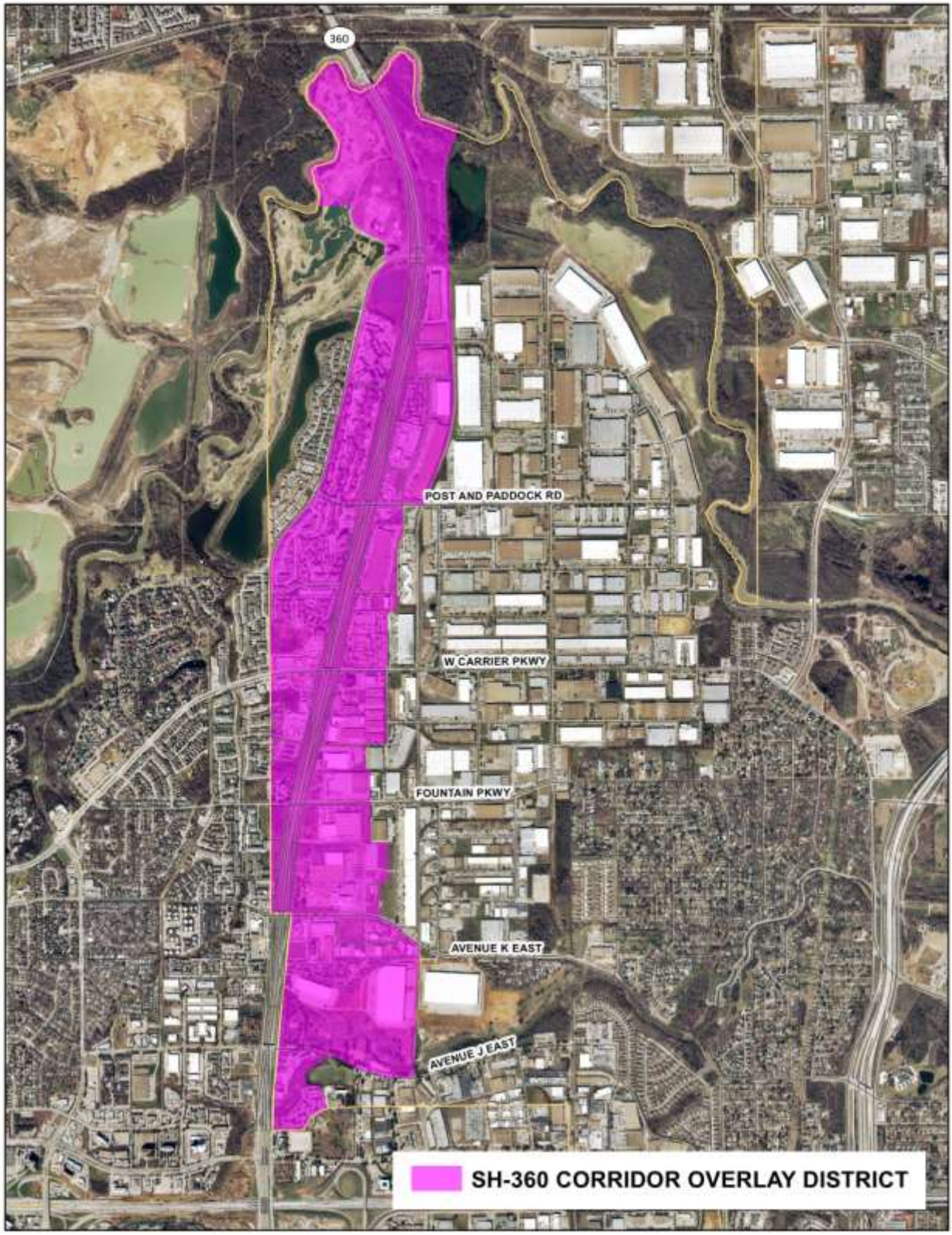
2. All variances shall require approval by City Council and a recommendation of the Planning and Zoning Commission.

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

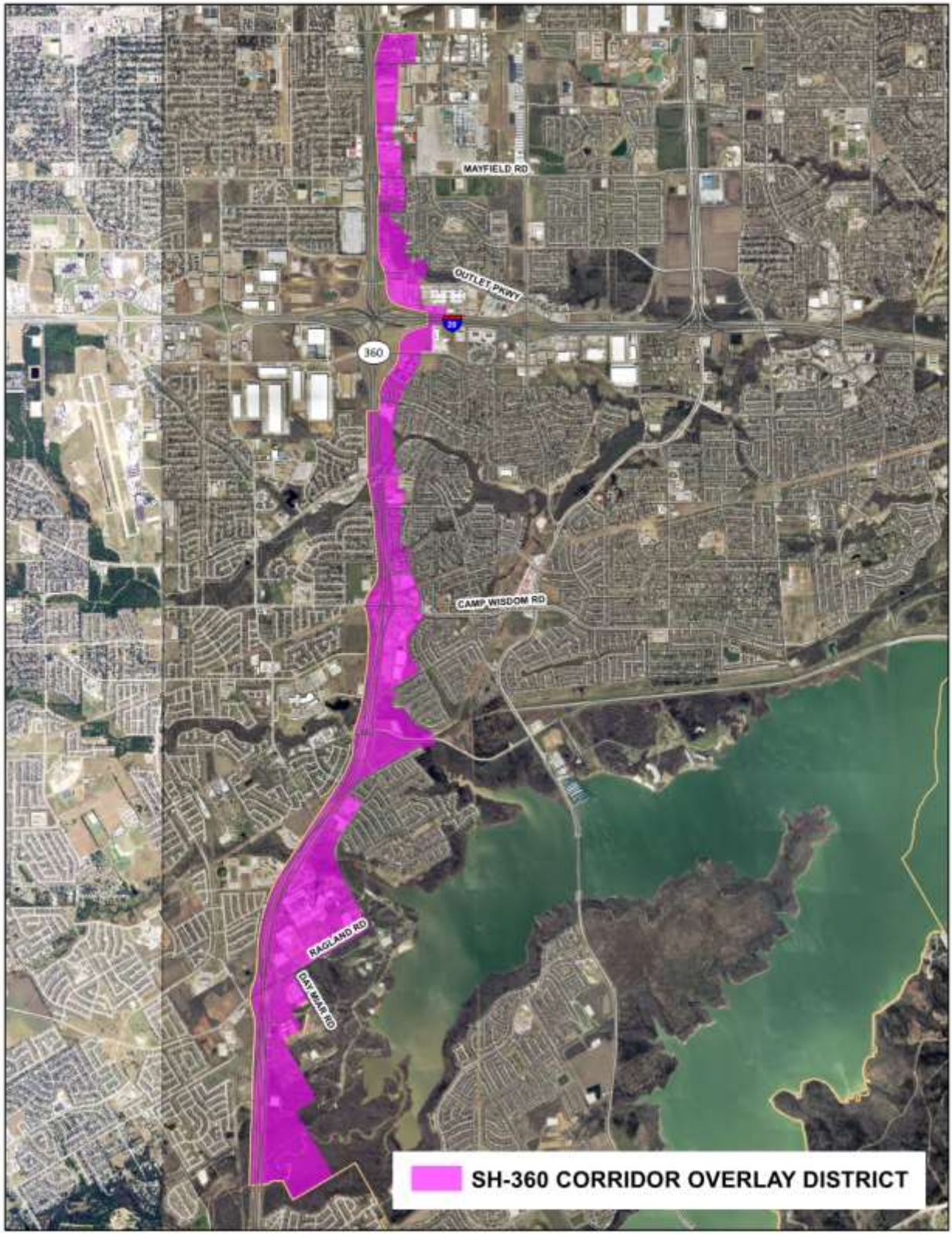
SECTION 14 – DISTRICT BOUNDARIES



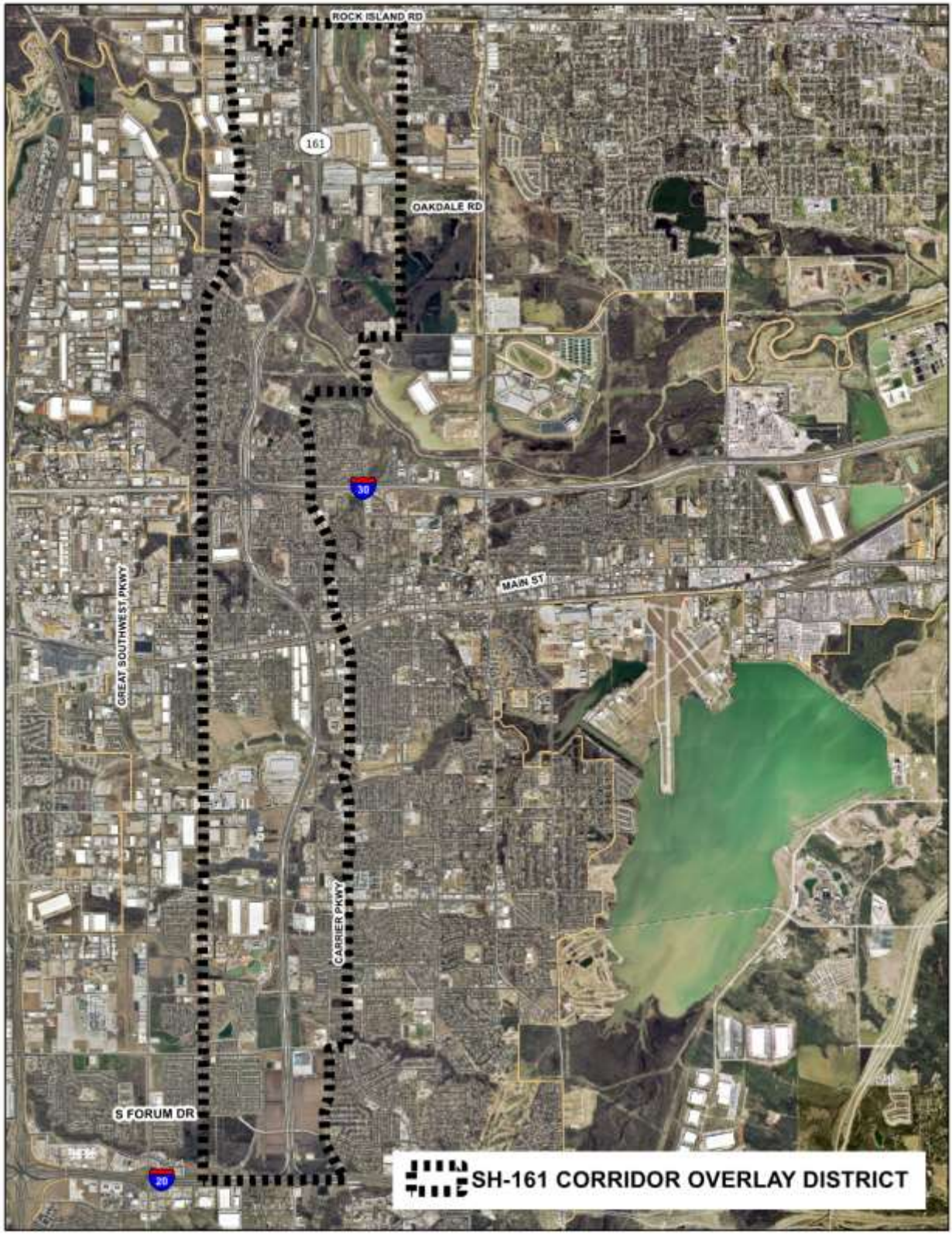
APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS



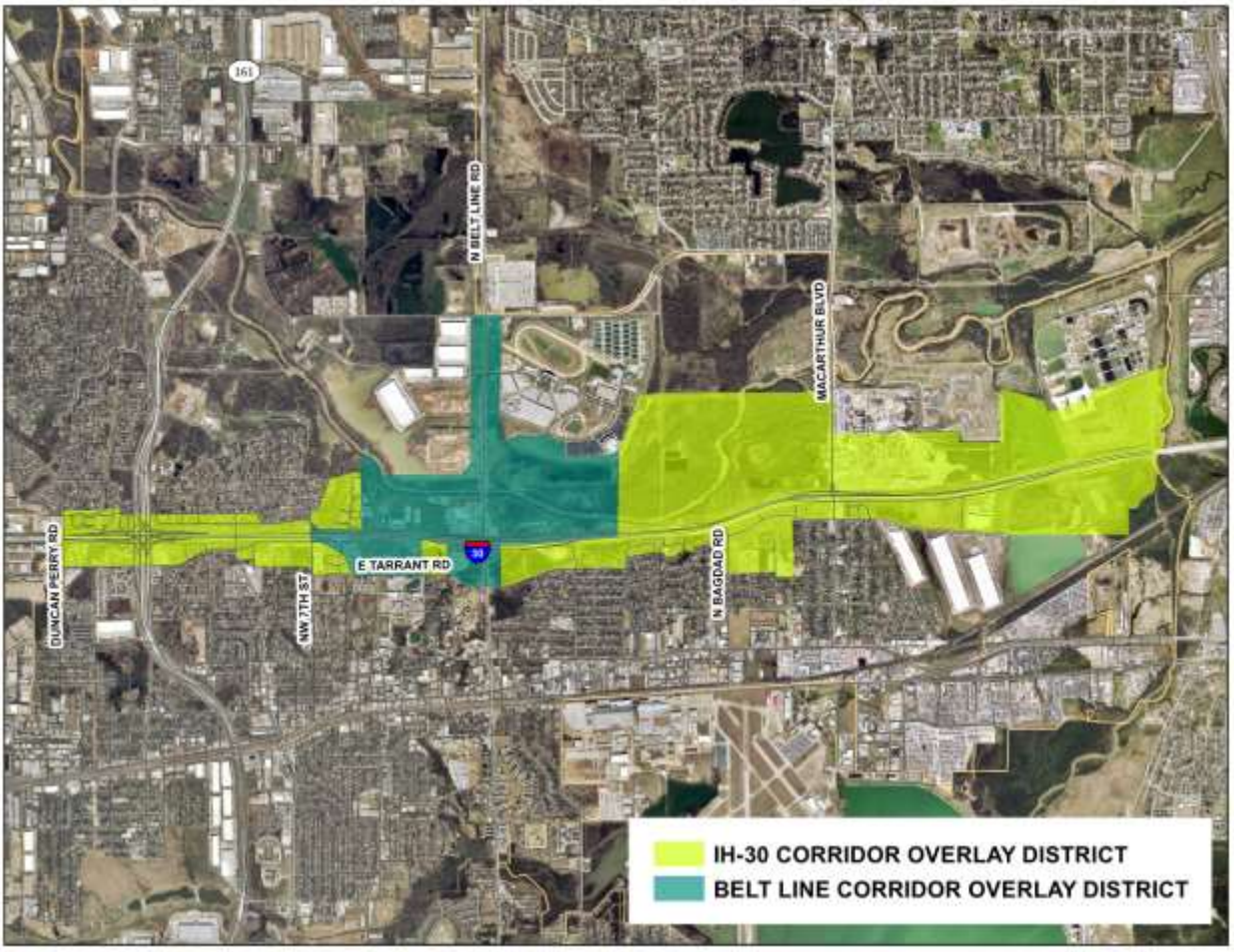
APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS



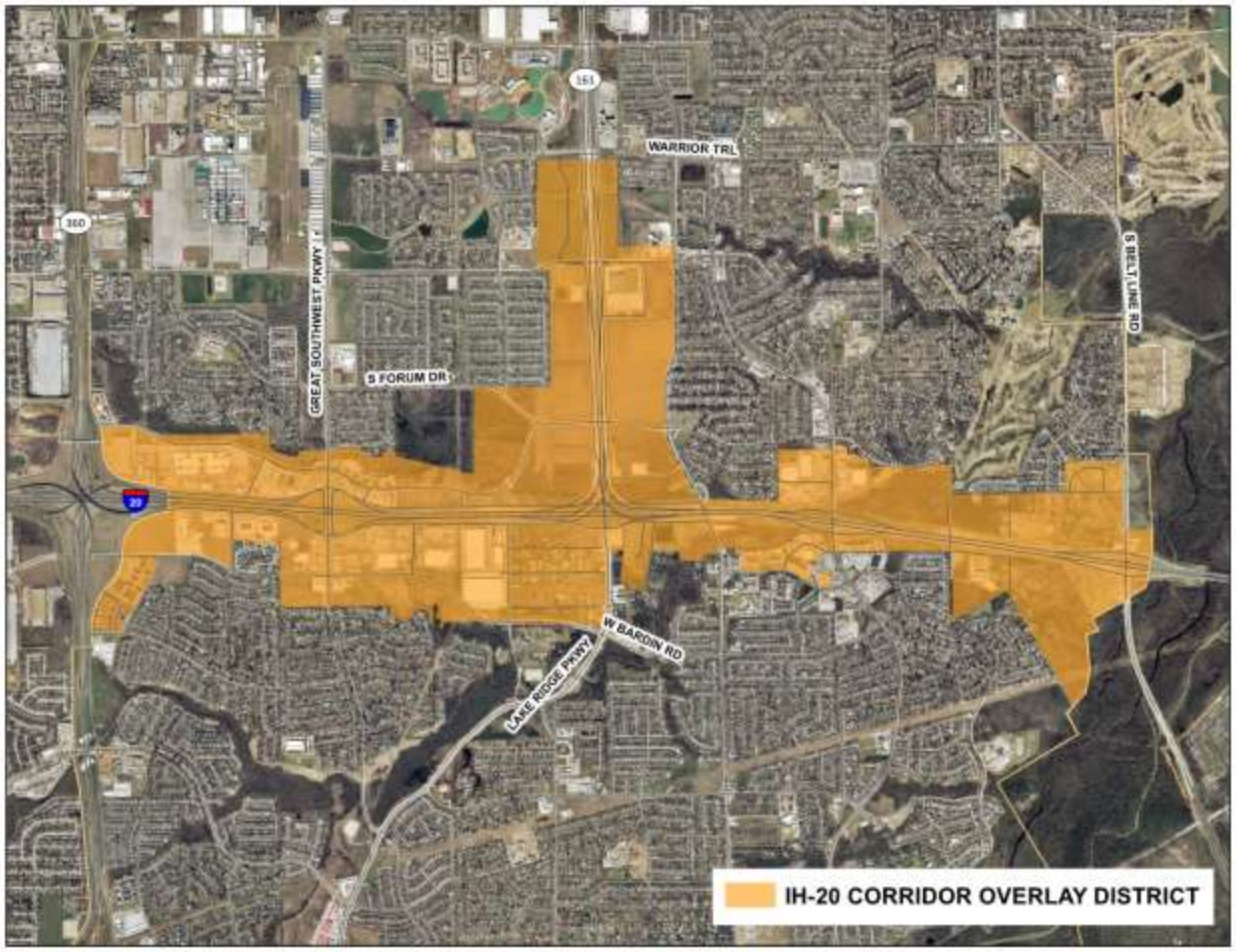
APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS



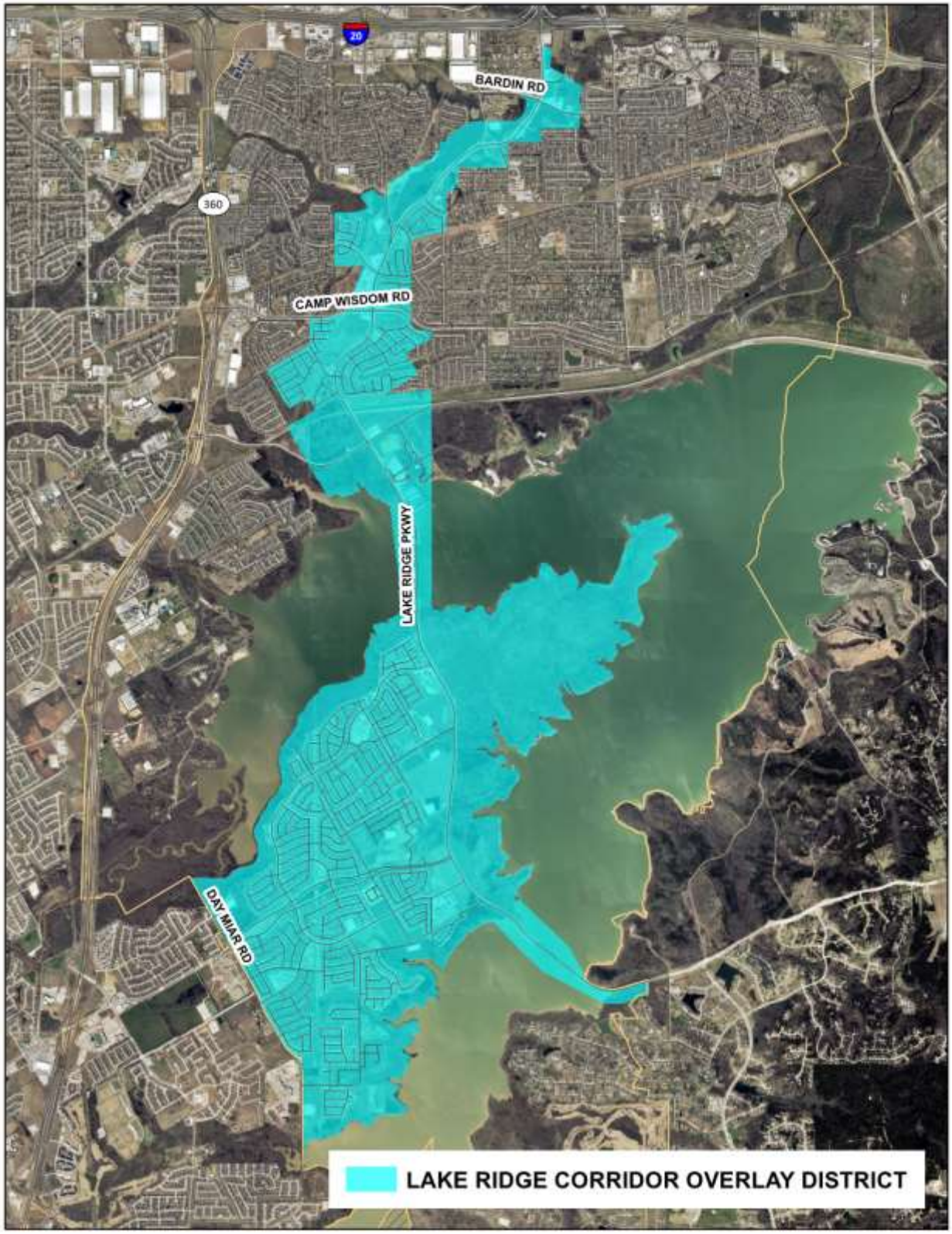
APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS



APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS



APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS



Appendix G

DESIGN GUIDELINES FOR SIGNAGE

LAST UPDATE: NOVEMBER 18, 2008

CASE NUMBER: TA081101

APPENDIX G: DESIGN GUIDELINES FOR SIGNAGE

DESIGN GUIDELINES

These guidelines are designed to help ensure the erection of quality signs that communicate their message in a clear fashion. The guidelines contained in this appendix are not presented as specific sign standards compared to those contained in Article 9 of this Code. The Development Review Committee (DRC) of the Planning and Development Department of the City of Grand Prairie may interpret these design guidelines with some flexibility when applied to specific signs or projects, as not all design criteria may be practical for each site or location. In some circumstances, one guideline may be modified to facilitate compliance with another guideline determined by the DRC to be more important in the particular case. The overall objective is to ensure that the intent and spirit of these guidelines are followed when developing criteria for Unified Signage Plans, corridor overlay districts and large scale planned development districts.

G.1 Compatibility with Surroundings:

G.1.1 Proportional Size and Scale. The scale of signs should be based on the building façade on which they are placed and the area in which they are located. The size and shape of a sign should be proportional with the scale of the structure. Large storefronts, such as those incorporated into a big box retail development, will be allowed to have proportionally larger signs than smaller storefronts. Signs should not visually compete with the building façade on which it is placed.



Encouraged



Discouraged

(Remainder of page intentionally left blank)

G.1.2 **Integrate Signs with Building.** Signs should be designed so that they are integrated with the design of the building – particularly with respect to a building's profile and massing characteristics. A well-designed building façade or storefront is created by careful coordination of signage and architectural design, and a coordinated color scheme. Signs in multi-tenant buildings should be designed to complement or enhance the other signs in the building. Sign placement and design should be reviewed within the context of building design.



Encouraged



Discouraged



Discouraged

G.2 Location and Mounting:

G.2.1 Signs should be mounted in locations that respect the design of a building and site, including the arrangement of bays and openings. Signs should not obscure windows, (including second story windows), window trim/molding, grillwork, piers, pilasters and other ornamental features.

G.2.2 Attached signs on fascias above storefronts windows should be sized to fit within existing friezes, lintels, spandrels, and other such features and not extend above, below, or beyond them. Typically, attached signs should be centered on horizontal surfaces (e.g., over a storefront opening).

G.2.3 When a large building contains several storefronts, signs for the individual business should relate well to each other in terms of locations, height, proportion, color and illumination. Maintaining continuity will reinforce the building's façade composition while retaining each business's identity.



Encouraged



Discouraged

APPENDIX G: DESIGN GUIDELINES FOR SIGNAGE

G.3 Color:

G.3.1 Avoid Using Too Many Colors. Colors or color combinations that interfere with legibility of the sign copy, or that interfere with viewer identification of other signs, should be avoided.

G.3.2 Use Contrasting Colors. Contrast is an important influence on the legibility of signs. A substantial contrast should be provided between the color and material of the background and the letters or symbols to make the sign easier to read in both day and night. Light letters on a dark background or dark letters on a light background are most legible. Light letters on a dark background work best for both day and night time use.



Encouraged



Discouraged

G.4 Materials:

G.4.1 Compatibility of Materials. Sign materials should be compatible with the design of the façade on which they are placed. Consider the architectural design of the building's façade and select materials that complement the design. The selected materials should also contribute to the legibility of the sign. For example, glossy finishes are often difficult to read because of glare and reflections.

G.4.2 Appropriate Materials. Sign materials should be extremely durable. Paper and cloth signs are not suitable for exterior use (except on awnings) because they deteriorate quickly. If wood is used, it should be of a high quality and properly sealed to keep moisture from soaking into the wood, which will cause the sign's lettering to deteriorate.

(Remainder of page intentionally left blank)

APPENDIX G: DESIGN GUIDELINES FOR SIGNAGE

G.5. Sign Legibility:

G.5.1 **Concise Name Identification.** A concise name or limited lines of copy should be used whenever possible given the limited amount of time the vehicle traveling public has to identify and read the sign. The fewer number of words, the more effective the sign. A simple and succinct sign is easier to read and looks more attractive because it is less cluttered.

G.5.2 **Use Symbols and Logos.** Symbols and logos can be used in place of words whenever appropriate. Pictographic images will usually register more quickly in the viewer's mind than a written message. They can be used as an expression of the owner's creativity.

G.5.3 **Limit the Number of Letter Styles.** The number of lettering styles that are used on a sign should be limited in order to increase legibility. As a general rule, limit the number of different letter types to no more than two for small signs and three for larger signs. Intricate typefaces and symbols that are difficult to read reduce the sign's ability to communicate.



Encouraged



Discouraged

G.6 Sign Illumination:

G.6.1 **Internal Illumination.** Individually illuminated letters, either internally illuminated or backlit solid letters (reverse channel) are a preferred alternative to internally illuminated plastic cabinet signs. Signs comprised of individual letters mounted directly on a structure can often use a distinctive element of the structure's facade as a backdrop, thereby providing a better integration of the sign with the structure.

G.6.2 **Use a Projected Light Source.** Signs along roadways with slower moving traffic or in pedestrian oriented environments should consider illumination by a projected light source. Projection lighting is usually a better alternative because the sign will appear to be integrated with the building's architecture. Light fixtures supported in front of the sign cast light on the sign and generally a portion of the building's face as well. Projected lighting emphasizes the continuity of the structure's surface and signs become an integral part of the facade. The use of small, unobtrusive fixtures for external (projection) lighting is encouraged. Avoid the use of oversized fixtures that are out of scale with the sign and structure (e.g. flood lighting). Whenever projection lighting is used (fluorescent or incandescent), care should be taken to properly shield the light source to prevent glare from spilling over into residential areas and any public right-of-way. Signs should be lighted only to the minimum level required for nighttime readability.

G.6.3 **Cabinet Signs.** The use of internally illuminated cabinet signs is discouraged. When such signs are proposed, the background field is required to be opaque so that only the lettering appears illuminated (e.g., routed or push-through lettering/graphics). When the background is not opaque, the entire sign face becomes bright and the sign becomes visually separated from the building. As a result, this type of sign can disrupt the continuity of the facade.



Encouraged

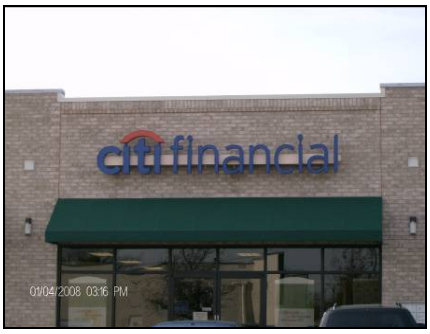


Discouraged

G.6.4 **Electrical Raceways and Conduits.** Electrical transformer boxes and raceways should be concealed from public view. If a raceway cannot be mounted internally behind the finished exterior wall, the exposed metal surfaces of the raceway should be finished to match the background wall, or be integrated into the overall design of the sign. If raceways are necessary, they should be as thin and narrow as possible and should never extend in width or height beyond the area of the sign's lettering or graphics. All exposed conduit and junction boxes should also be concealed from public view.



Encouraged



Discouraged



Discouraged

G.6.5 **Neon Signs. Neon/L.E.D.** Neon signs or similar sign types are encouraged pending they meet the requirements for illuminated sign standards listed in Article 9 of this Code



Encouraged



Encouraged



Discouraged

G.7 Shopping Center Monument Signs:

G.7.1 Freestanding signs are allowed to display a limited number of individual tenant signs and the name of the center. An excessive amount of message panels could make the sign ineffective in conveying a message and could potentially pose a safety hazard.

G.7.2 Individual tenant sign panels should be uniform in size. The address, the name of the center or the major anchor tenant may have a larger sign panel.

G.7.3 The sign structure should be architecturally designed and incorporate design details, materials and colors that reflect those used for the associated buildings.

G.7.4 The size of the sign should be primarily dependent on the speed of the traffic viewing the sign and the distance from the roadway.

G.7.5 Monument signs should include a landscaping element at their base.



Encouraged



Encouraged



Discouraged

APPENDIX G: DESIGN GUIDELINES FOR SIGNAGE

G.8 Shopping Center Store Signage:

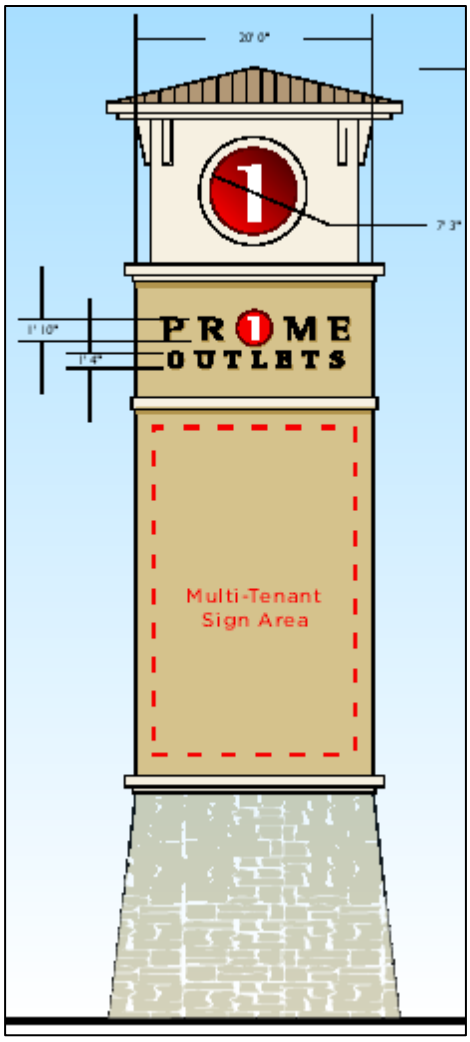
G.8.1 Require consistency (color, size, etc.) with tenant signage in shopping centers.

G.8.2 A coordinated Unified Signage Plan, as defined in Section 9.16.1 of this Code, should be utilized for multi-tenant development.

G.8.3 The use of hand painted signs, as defined in Section 9.4.22 of this Code, or similar signs not produced by mechanical means shall be prohibited.

G.8.4 Multi-tenant signs shall be permitted for the purpose of consolidating several signs on one sign structure as defined in Section 9.6.1 of this Code. No on-premise pole signs shall be permitted for businesses that already have an identification panel on a multi-tenant sign.

ENCOURAGED MULTI TENANT SIGN EXAMPLE



APPENDIX G: DESIGN GUIDELINES FOR SIGNAGE

G.9 Multi-Story Corporate Offices and Hotels:

G.9.1 Signs should be limited to monuments signs and possibly a single façade sign of appropriate scale and size that identifies the name of the major tenant or building.

G.9.2 **Corporate Franchise Signage.** Corporate franchise signage should conform to the project's identity and architectural theme while maintaining some elements of corporate identity. Corporate logos should fit into the context of existing building color and scale.





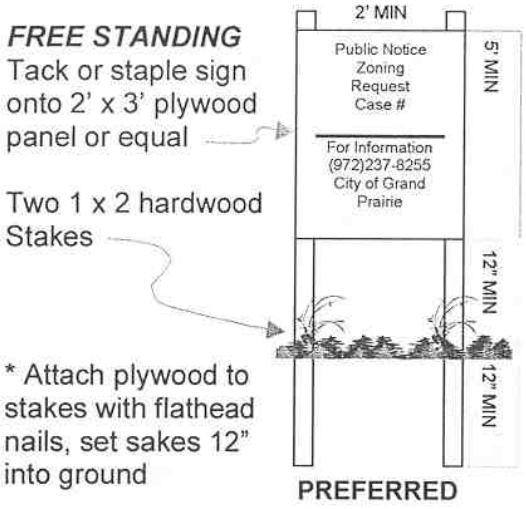


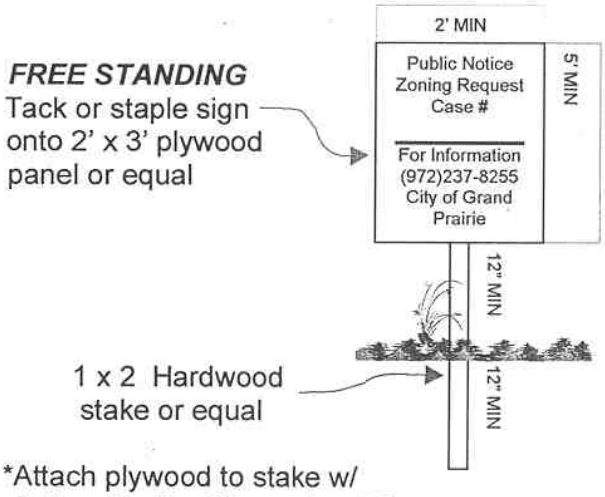
Encouraged

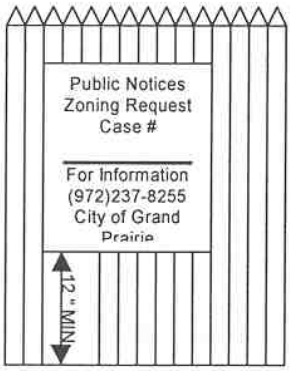
APPENDIX G: DESIGN GUIDELINES FOR SIGNAGE

G.10 Posting Signs for Public Hearing:

Sign Posting Recommendations







ALTERNATIVE
Signs may be mounted on existing Fences (wood or non masonry). Attach Securely with wire, flathead nails, or other Suitable metal fasteners.

Acceptable
In addition to methods shown, Zoning notification signs may be attached to Real Estate signs, or otherwise posted in a manner that allows good legibility for the duration of the notification period.

Appendix H | SIDEWALK MATRIX

LAST UPDATE: NOVEMBER 20, 2001

CASE NUMBER: TA011101

APPENDIX H: SIDEWALK MATRIX

SIDEWALK MATRIX

(To Be Decided During the Platting Process)

Zoning District / Street Type	Is It Required?	Width	Comments	Who Installs?	When?
SF/2F Residential Uses:					
All Streets	Yes	4 feet [1]	Shall be Placed One (1) Foot Inside the Right-Of-Way	Home Builder [2]	Building Permit [1]
Multi-Family Residential Uses:					
All Streets	Yes	4 feet [1]	Shall be Placed One (1) Foot Inside the Right-Of-Way	The Builder [2]	Building Permit [2]
Office/Retail/Commercial/Industrial Park					
All Streets	Yes	4 feet [1]	Shall be Placed One (1) Foot Inside the Right-Of-Way	The Builder	Building Permit
Light Industrial/Heavy Industrial Uses:					
Local/Cul-de-Sac	No	N/A	N/A	N/A	N/A
Collector	No	N/A	N/A	N/A	N/A
Arterial	Yes	4 feet [1]	Shall be Placed One (1) Foot Inside the Right-Of-Way	The Builder	Building Permit

Notes:

[1]: May be six (6) feet wide if adjacent to back of curb, and approved by the City Traffic Engineer.

[2]: Any lot without direct street access (i.e. residential driveways on M4U or larger arterials) should have sidewalks installed coincident with the street construction.

Exceptions:

1) Where 50% or more of the block between intersecting streets on the same side of the street have improvements in them with no sidewalks, then the remaining property owners on the same side of the street are not required to install sidewalks.
2) Where street exist with no curb and gutter, then funds equal to the amount to construct standard sidewalks shall be placed in an escrow account with the City for future construction.

Recommendations:

1) Where sidewalks would abut a perimeter fence or wall, the pavement shall fill the gap between the column and the fence
2) For dedicated trail locations, an allowance should be made for an extended trail or sidewalk.

Appendix I | RESERVED

LAST UPDATE: March 19, 2019

CASE NUMBER: TA181002

ORDINANCE NO. 10616-2019

Appendix J

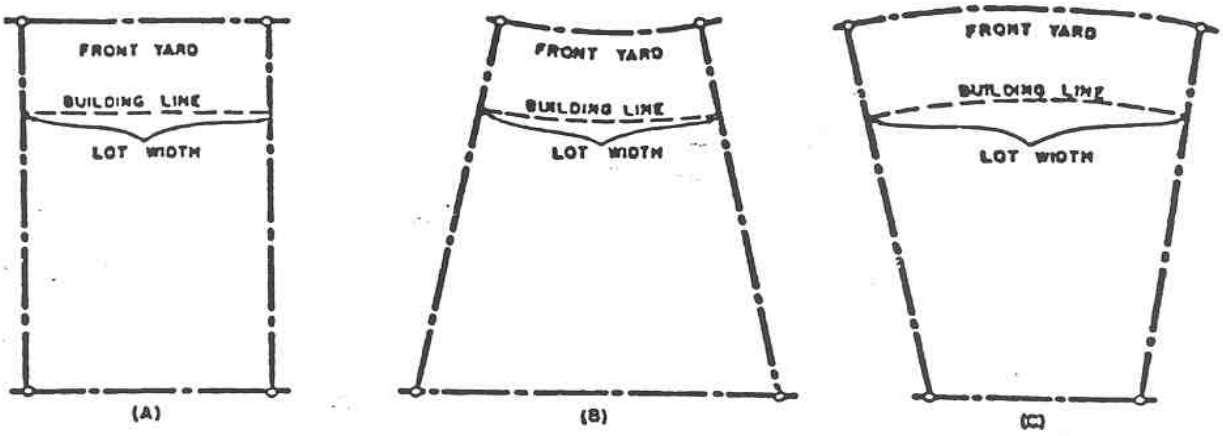
SAMPLE LOT CONFIGURATIONS

LAST UPDATE: JANUARY 8, 2002

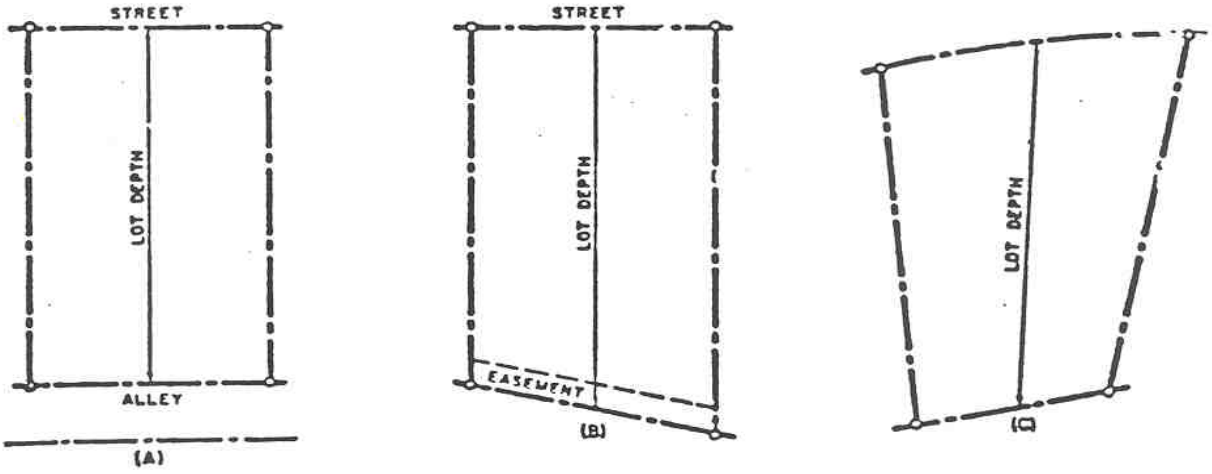
CASE NUMBER: TA011203

APPENDIX J: SAMPLE LOT CONFIGURATION

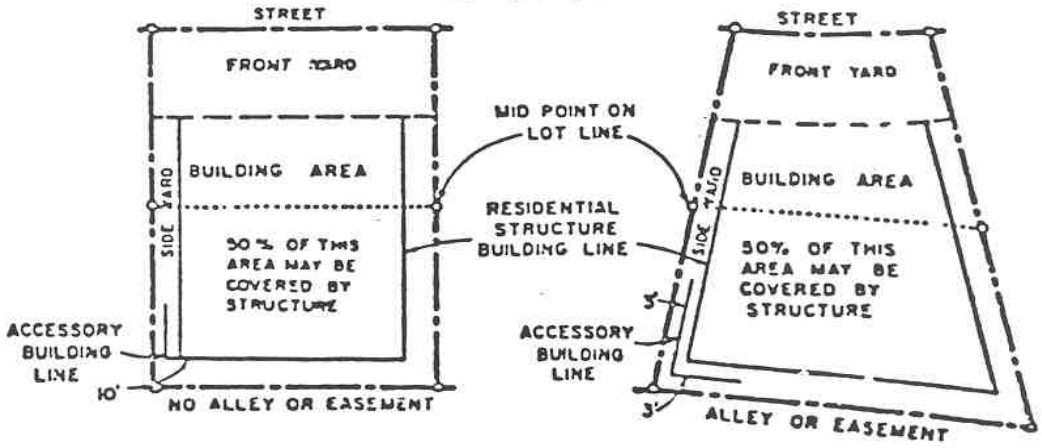
1. LOT WIDTH



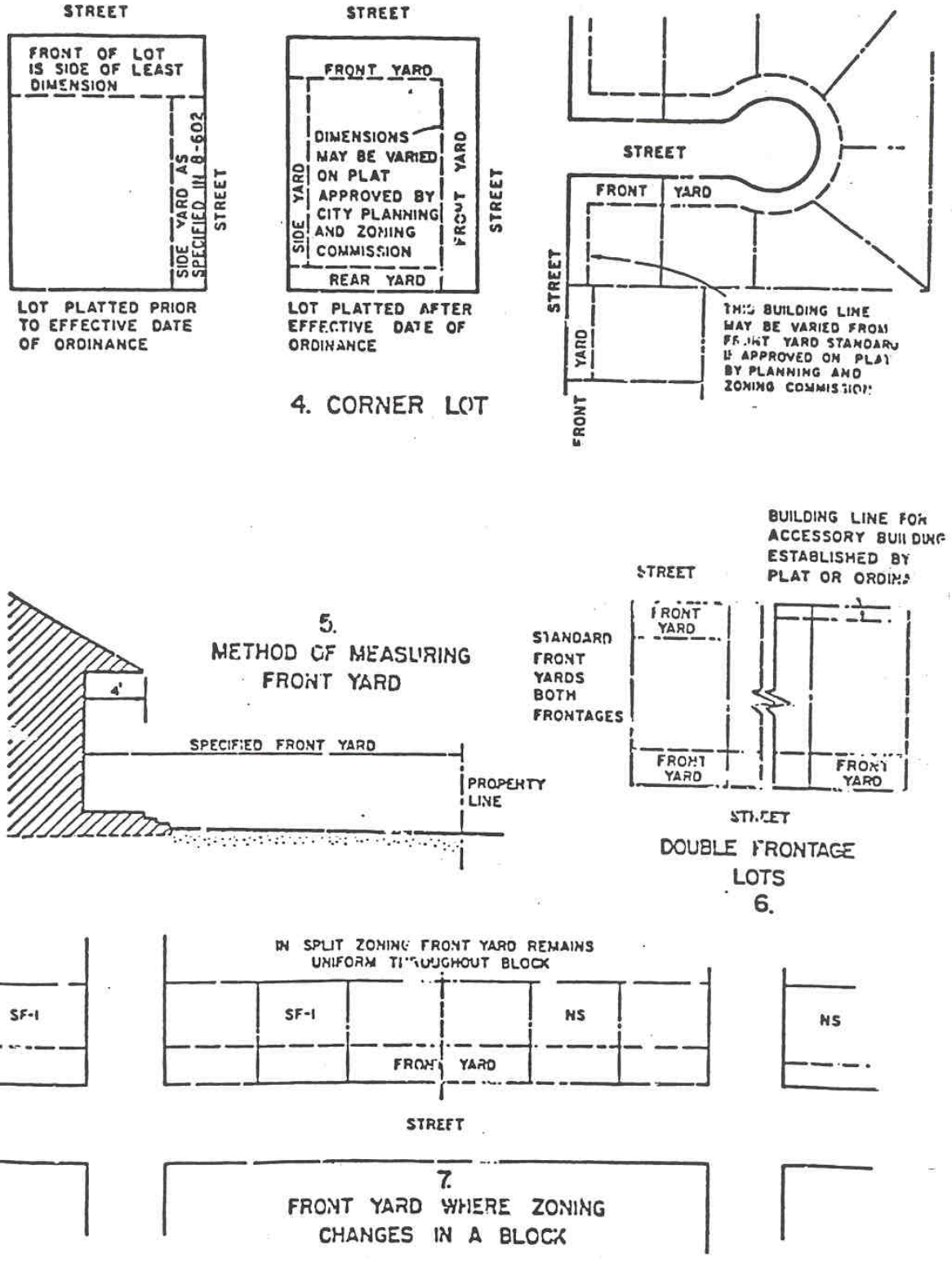
2. LOT DEPTH



3. YARDS



APPENDIX J: SAMPLE LOT CONFIGURATION



APPENDIX J: SAMPLE LOT CONFIGURATION

8. INTERPRETATION OF AVERAGE FRONT YARD WHERE YARD DEPTH VARIES

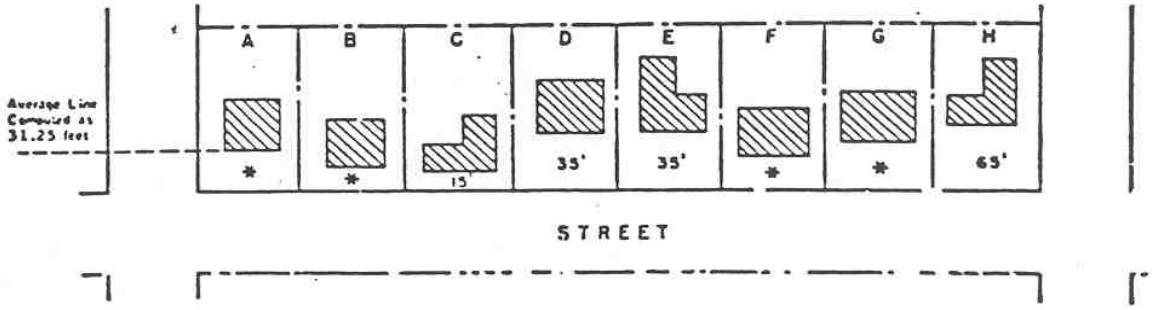
Basis of Computation
Existing Buildings

Lots	Set Back
C	15'
D	35'
E	35'
H	65'

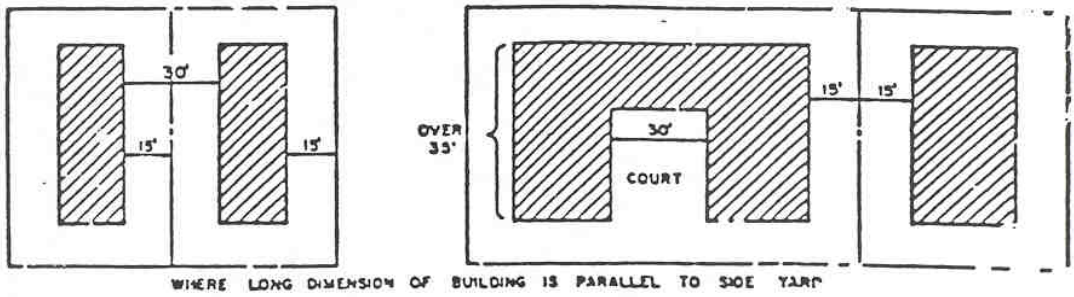
* Other lots by 8-502
Average Line = 31.25'

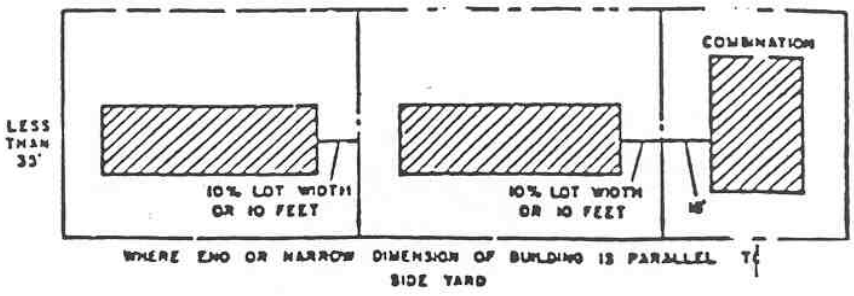
Computed Minimum Set Backs

A	31.25'	average
B	25'	need not set back over 10' from C
C	15'	existing
D	35'	existing
E	35'	existing
F	31.25'	average
G	41.25'	need not set back over 10' from F
H	65'	existing



9. SPECIAL APARTMENT SIDE YARD AND SPACING STANDARDS





Appendix K

RESIDENTIAL PLOT PLAN/SURVEY

LAST UPDATE: MAY 18, 2010

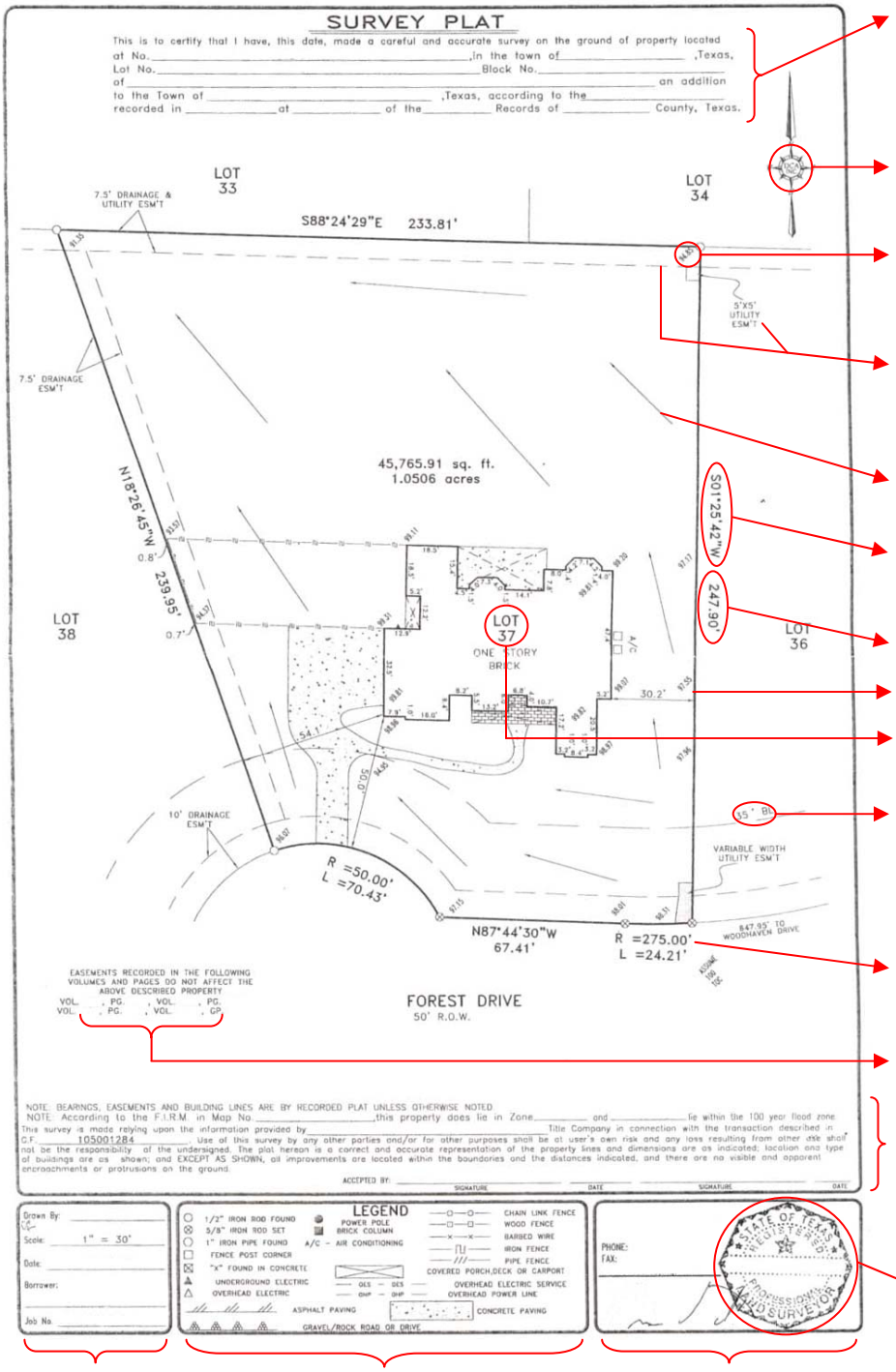
CASE NUMBER: TA100501

ORDINANCE NO.

APPENDIX K: RESIDENTIAL PLOT PLAN/SURVEY

K.1 ***Survey:*** A survey is a legal document prepared and signed by a licensed land surveyor that depicts a particular property or properties by showing property lines, property boundaries, monument locations, property dimensions, existing and proposed structures on the subject property, structure setbacks to property lines, lot corner elevations, and drainage patterns. This type of document may also be referred to as a certified land survey, registered land survey, or certificate of survey.

K.2 Elements of a Residential Survey:



1. Surveyors' Certification: Contains information about the address, city, county, and state of the subject property and the plat and the volume and page of recordation.

2. North Arrow

3. Existing Floor Elevation: These numbers are shown in feet above sea level.

4. Easements: These dashed lines show where easements for utilities, drainage, etc. are located.

5. Drainage Arrows

6. Surveyors Notations: These numbers tell which way the property line runs.

7. Distance of Property Lines

8. Property Lines

9. The Lot Number

10. Building Setback: Theses numbers show the setback distance established by local authorities. The house and other structures must be at least this far from the property line.

11. Radius: These numbers show the radius of the curve in the adjoining line segment.

12. Recording Information for Easements

13. Surveyor's Notes: These notes pertain to flood plain and the recordation of easements and setbacks.

14. Registered Surveyor Seal

15. Surveyor's Information: This block displays the contact information of the survey company and the signature of the surveyor who is certifying the survey.

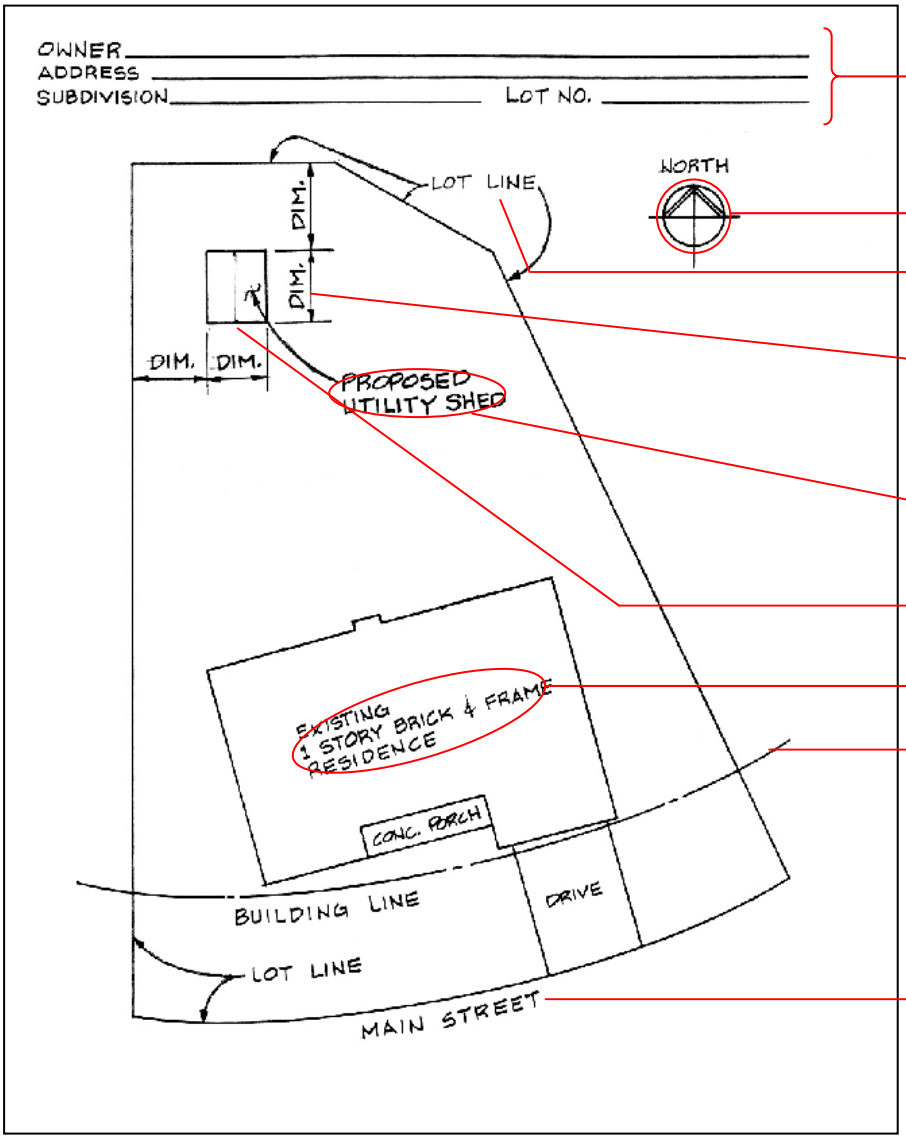
16. Survey Legend

17. Information Block: This block shows the name of the person that prepared the survey, the scale of the survey, and the date it was prepared.

APPENDIX K: RESIDENTIAL PLOT PLAN/SURVEY

K.3 <u>Residential Plot Plan:</u> A plot plan, sometimes referred to as a site plan, is an accurate drawing or diagram of a parcel of land that shows the size and lot configuration and the size and precise locations of all man-made features on the property such as buildings, parking areas and driveways. In addition, a plot plan shows what currently exists on a property as well as what changes or proposed structures will occur to the land as a result of the physical changes. Finally, a plot plan shows all setbacks and easements that are located on the property.

K.4 Elements of a Plot Plan:



1. **General Information**
2. **North Arrow**
3. **Lot Line:** All lot lines need to be labeled and drawn as accurately as possible.
4. **Dimensions:** All the dimensions of the proposed structure will need to be provided as well as its proposed distance from lot lines and the primary structure.
5. **Short Description of the Proposed Structure**
6. **Approximate Location of the Proposed Structure**
7. **Short Description of the Primary Structure**
8. **Building Setback Lines**
9. **Streets**

K.5 Residential Plot Plan Requirements Checklist:

- ✓ Indicate the name and address of the record owner, applicant, and/or person preparing the plot plan. Also, note the subdivision and lot and block of the subject property at the top of the plot.
- ✓ <u>North Arrow:</u> The direction of "North" should be shown in the top right of the page.
- ✓ Label the location and name of street(s), surface waters, and recorded easements on the property. The size and type of easement should be noted (i.e. "15' Utility Easement" or "10' Drainage Easement").
- ✓ Diagram and label the dimensions of the property lines of the subject property.
- ✓ Location, size, and use of all existing structures on the property. Indicate the distance between structures and setbacks in relation to all property lines. Show building apparatus, including balconies, decks, etc.

RESIDENTIAL PLOT PLAN: ACCESSORY STRUCTURE EXAMPLE

General Information:

Owner Name:	John Doe
Address:	206 W. Church Street
	Grand Prairie, Texas 75053
Subdivision:	Saddle Hill Addition
Zoning District:	Single Family-One
Accessory Structure/Fence Type:	
	Storage Shed

Setbacks (*Ft.*):

Front:	30 Ft.
Side:	8 Ft.
Rear:	10 Ft.
Distance from Primary Structure:	20 Ft.

Note: *Fence applications do not need fill out the "Distance from Primary Structure" blank.*

Dimensions (*Ft.*):

Length (L):	20 Ft.
Width (W):	10 Ft.
Height (H):	12 Ft.
Total Sq. Ft. (L x W):	200 Sq. Ft.

Note: *Fence applications only need to fill out the "Height (H)" blank, all others will be "N/A".*

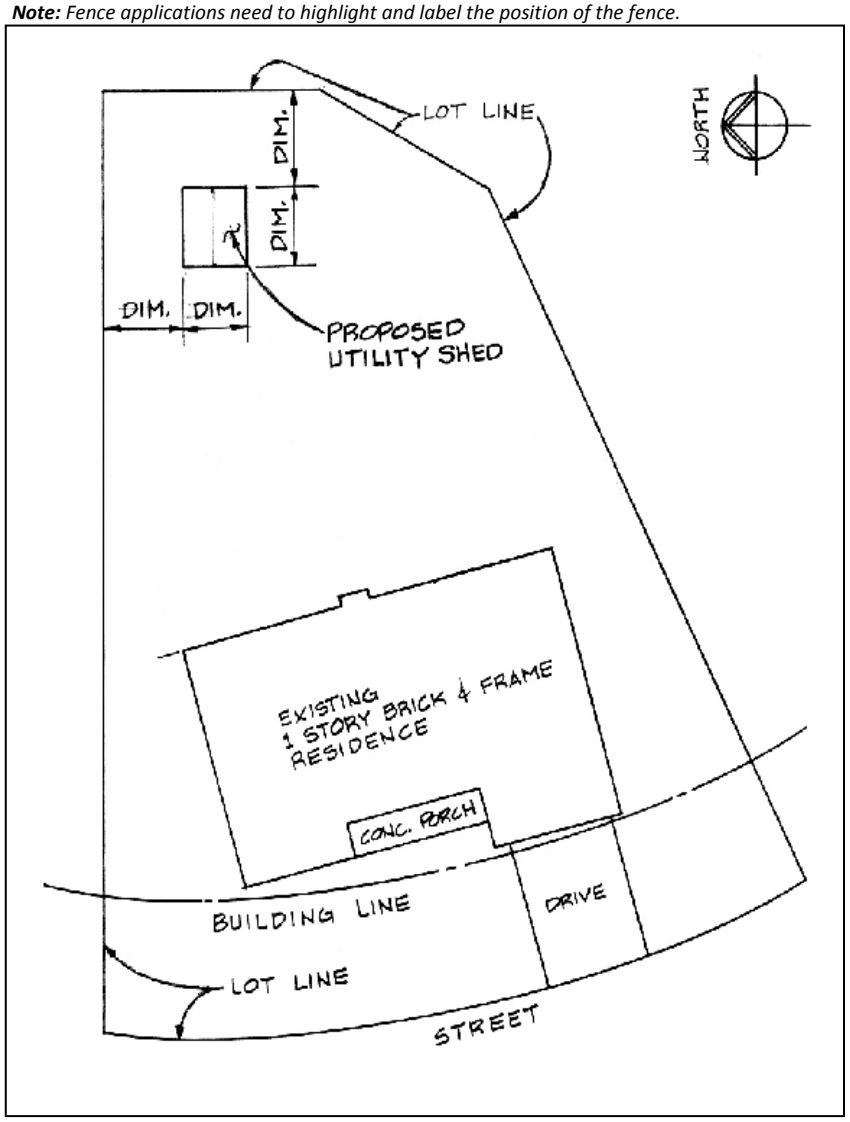
Materials:

Roof:	Composite Shingles
Roof Pitch:	6:12
Frame:	Wood Frame
Foundation:	Concrete Piers; Slats
Exterior:	Siding
Other:	Storage shed will have electricity
	connected to it.

Note: *Fence applications to describe fence materials in the "Other" blank, all others will be "N/A".*

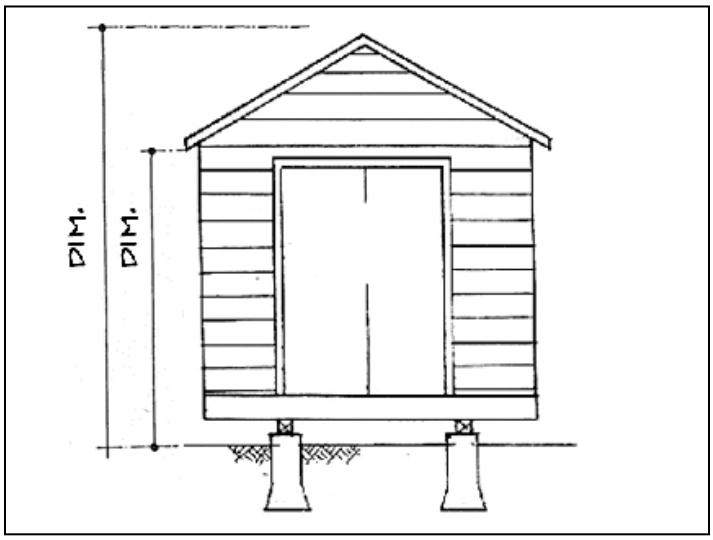
Plot Plan:

Note: *Fence applications need to highlight and label the position of the fence.*

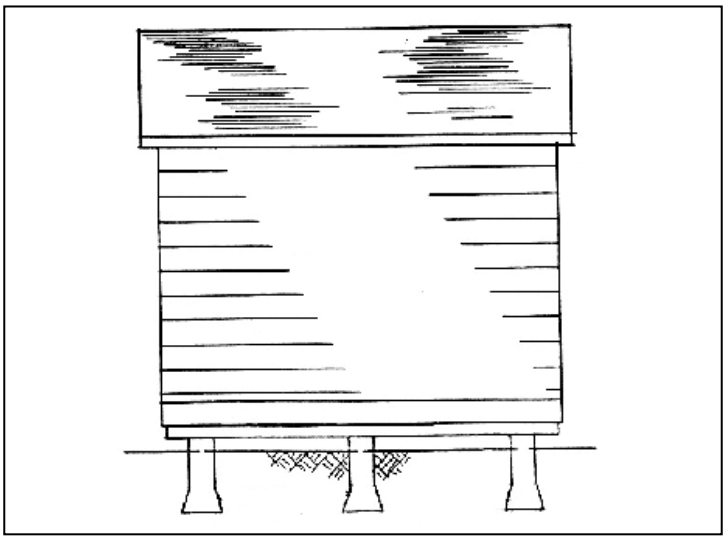


Building Elevations/Fence Detail:

Front Building Elevation/Fence Section Detail



Side Building Elevation/Fence Cross Section



RESIDENTIAL PLOT PLAN: FENCE EXAMPLE

General Information:

Owner Name:	John Doe
Address:	206 W. Church Street
	Grand Prairie, Texas 75053
Subdivision:	Saddle Hill Addition
Zoning District:	Single Family-One
Accessory Structure/Fence Type:	
	Wood Residential Fence

Setbacks (*Ft.*):

Front:	30 Ft.
Side:	8 Ft.
Rear:	10 Ft.
Distance from Primary Structure:	N/A

Note: *Fence applications do not need fill out the "Distance from Primary Structure" blank.*

Dimensions (*Ft.*):

Length (L):	N/A
Width (W):	N/A
Height (H):	8 Ft.
Total Sq. Ft. (L x W):	N/A

Note: *Fence applications only need to fill out the "Height (H)" blank, all others will be "N/A".*

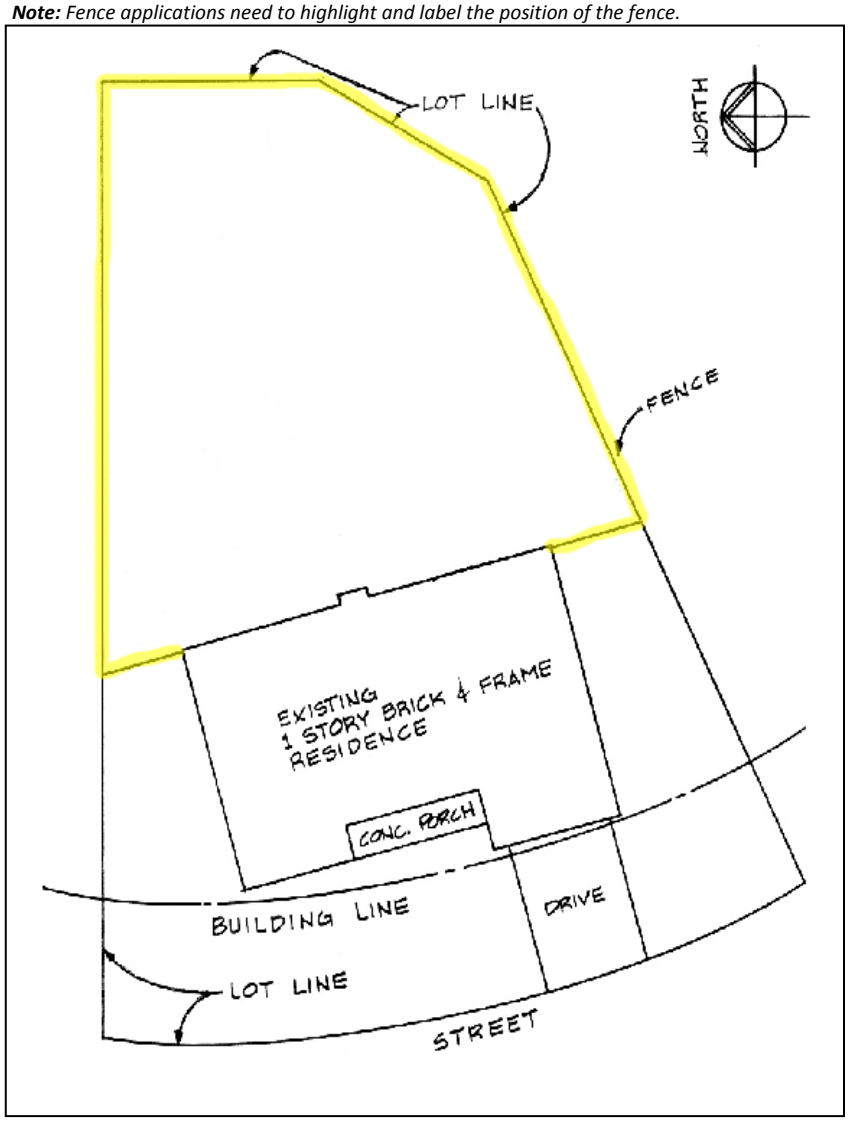
Materials:

Roof:	N/A
Roof Pitch:	N/A
Frame:	N/A
Foundation:	N/A
Exterior:	N/A
Other:	8 ft. wood fence attached to 3″ x 6 ft.
	metal poles set 18″ into concrete piers.

Note: *Fence applications to describe fence materials in the "Other" blank, all others will be "N/A".*

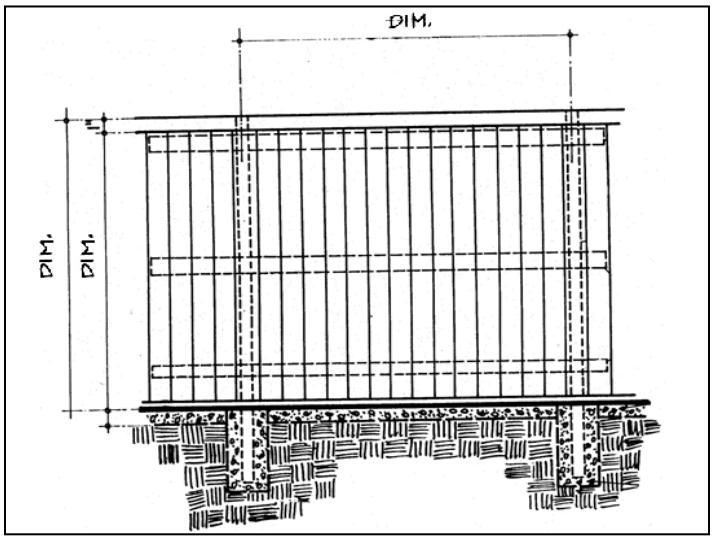
Plot Plan:

Note: *Fence applications need to highlight and label the position of the fence.*

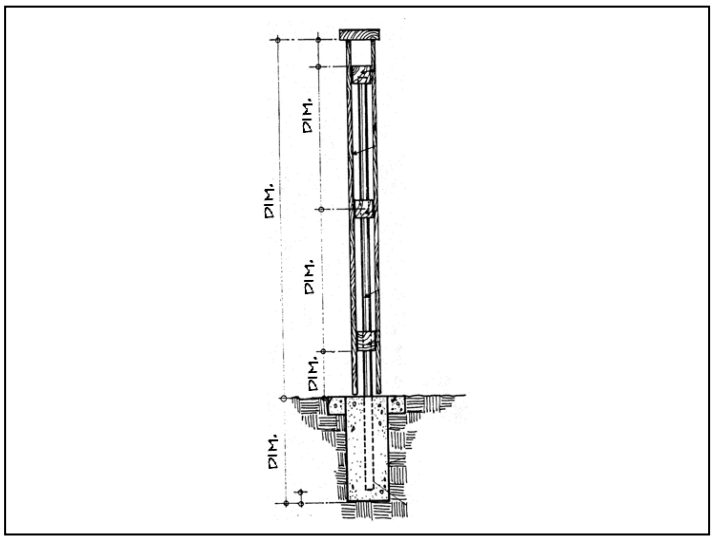


Building Elevations/Fence Detail:

Front Building Elevation/Fence Section Detail



Side Building Elevation/Fence Cross Section



RESIDENTIAL PLOT PLAN

General Information:

Owner Name:	
Address:	
Subdivision:	
Zoning District:	
Accessory Structure/Fence Type:	

Setbacks (*Ft.*):

Front:	
Side:	
Rear:	
Distance from Primary Structure:	

Note: *Fence applications do not need fill out the "Distance from Primary Structure" blank.*

Dimensions (*Ft.*):

Length (L):	
Width (W):	
Height (H):	
Total Sq. Ft. (L x W):	

Note: *Fence applications only need to fill out the "Height (H)" blank, all others will be "N/A".*

Materials:

Roof:	
Roof Pitch:	
Frame:	
Foundation:	
Exterior:	
Other:	

Note: *Fence applications to describe fence materials in the "Other" blank, all others will be "N/A".*

Plot Plan:

Note: *Fence applications need to highlight and label the position of the fence.*

Building Elevations/Fence Detail:

Front Building Elevation/Fence Section Detail

Side Building Elevation/Fence Cross Section

PLAN DE PARCELA RESIDENCIAL: EJEMPLO ESTRUCTURA ACCESORIO

Información General:

Nombre del Propietario:	John Doe
Dirección:	206 W. Church Street
	Grand Prairie, Texas 75053
Subdivisión:	Saddle Hill Addition
Distrito de Zonificación:	Single Family-One
Accesorio de Estructura/Tipo de Cerca:	
	Storage Shed

Reveses (Pies):

Frente:	30 Ft.
Lado:	8 Ft.
Detras:	10 Ft.
Distancia de la Estructura Primaria:	20 Ft.

Nota: *Solicitudes para cerca no es necesario completer la "Distancia de la Estructura Prima" en blanco.*

Dimensiones (Pies):

Largo (L):	20 Ft.
Ancho (W):	10 Ft.
Altura (H):	12 Ft.
Total de Ancho de Pies (L x W):	200 Sq. Ft.

Nota: *Solicitudes para cerca no es necesario completer la "Altura" en blanco, todos los demás serán "N/A".*

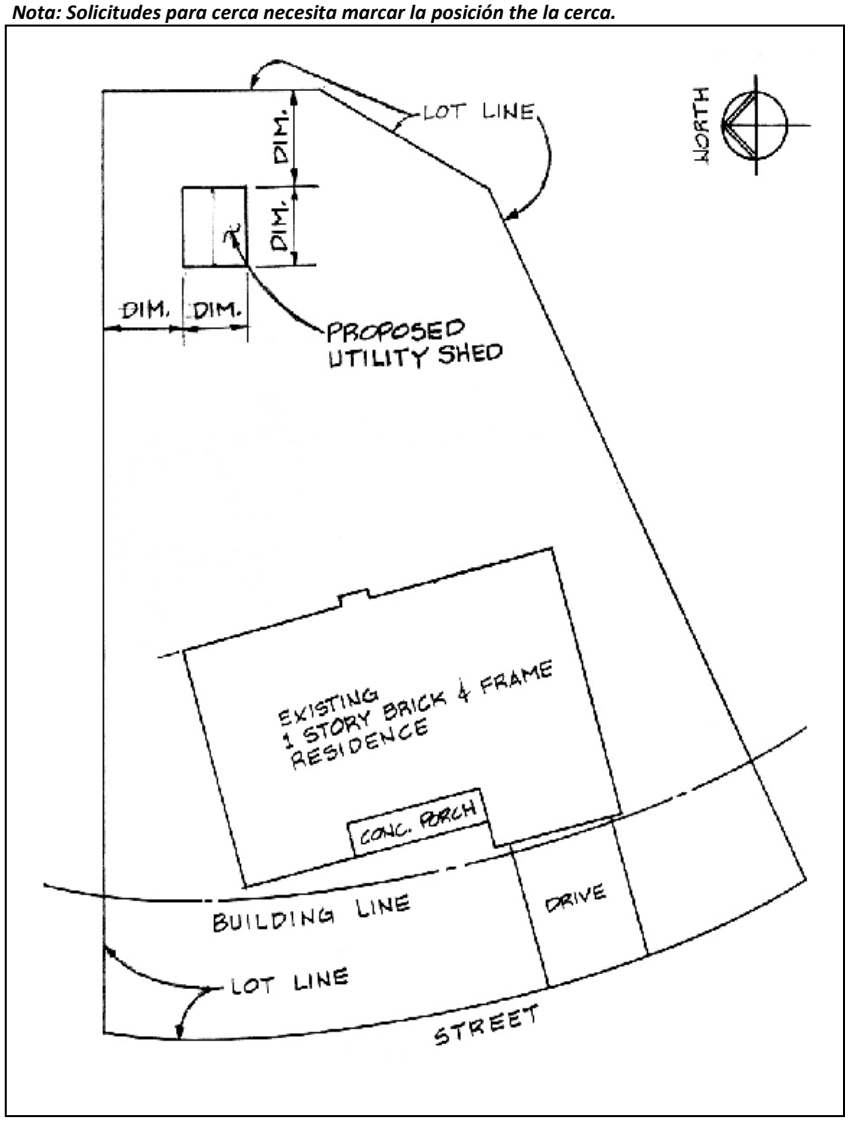
Materiales:

Techo:	Composite Shingles
Inclinación del Techo:	6:12
Marcho:	Wood Frame
Fundación:	Concrete Piers; Slats
Exterior:	Siding
Otro:	Storage shed will have electricity
	connected to it.

Nota: *Solicitudes para cerca necesita describir los materiales de la cerca en el "Otro" en blanco, todos los demás serán "N/A".*

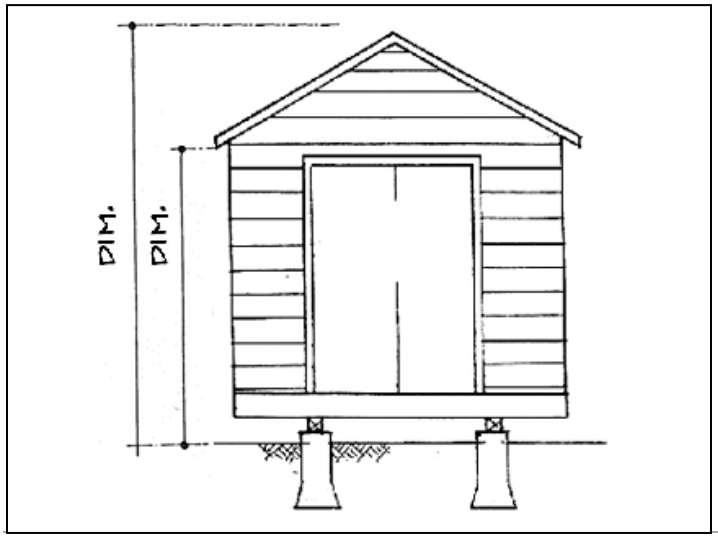
Plan de Parcela:

Nota: Solicitudes para cerca necesita marcar la posición the la cerca.

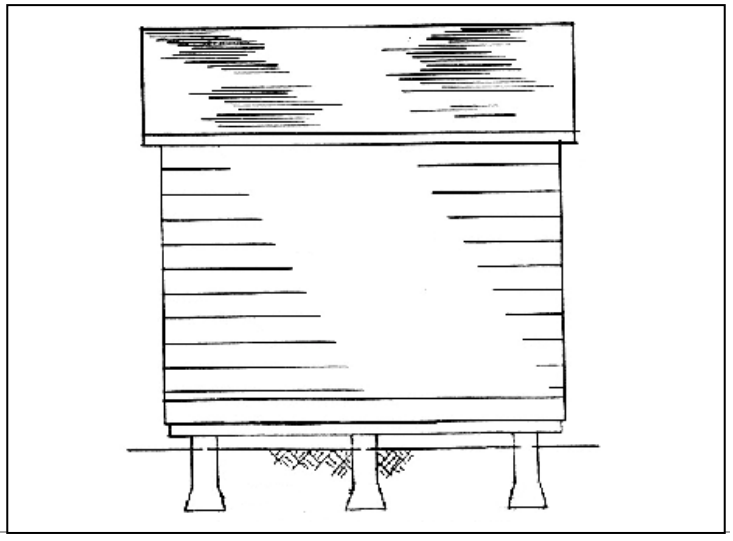


Elevación es de Edifico/Detalle de Cerca:

Elevación Frente de Edificio/Sección Detalle de la Cerca:



Elevación de Lado de Edificio/Sección Transversal de la Cerca:



PLAN DE PARCELA RESIDENCIAL: EJEMPLO CERCA

Nombre del Propietario:	John Doe
Dirección:	206 W. Church Street
	Grand Prairie, Texas 75053
Subdivisión:	Saddle Hill Addition
Distrito de Zonificación:	Single Family-One
Accesorio de Estructura/Tipo de Cerca:	
	Wood Residential Fence

Reveses (Pies):

Frente:	30 Ft.
Lado:	8 Ft.
Detras:	10 Ft.
Distancia de la Estructura Primaria:	N/A

Nota: *Solicitudes para cerca no es necesario completer la "Distancia de la Estructura Prima" en blanco.*

Dimensiones (Pies):

Largo (L):	N/A
Ancho (W):	N/A
Altura (H):	8 Ft.
Total de Ancho de Pies (L x W):	N/A

Nota: *Solicitudes para cerca no es necesario completer la "Altura" en blanco, todos los demás serán "N/A".*

Materiales:

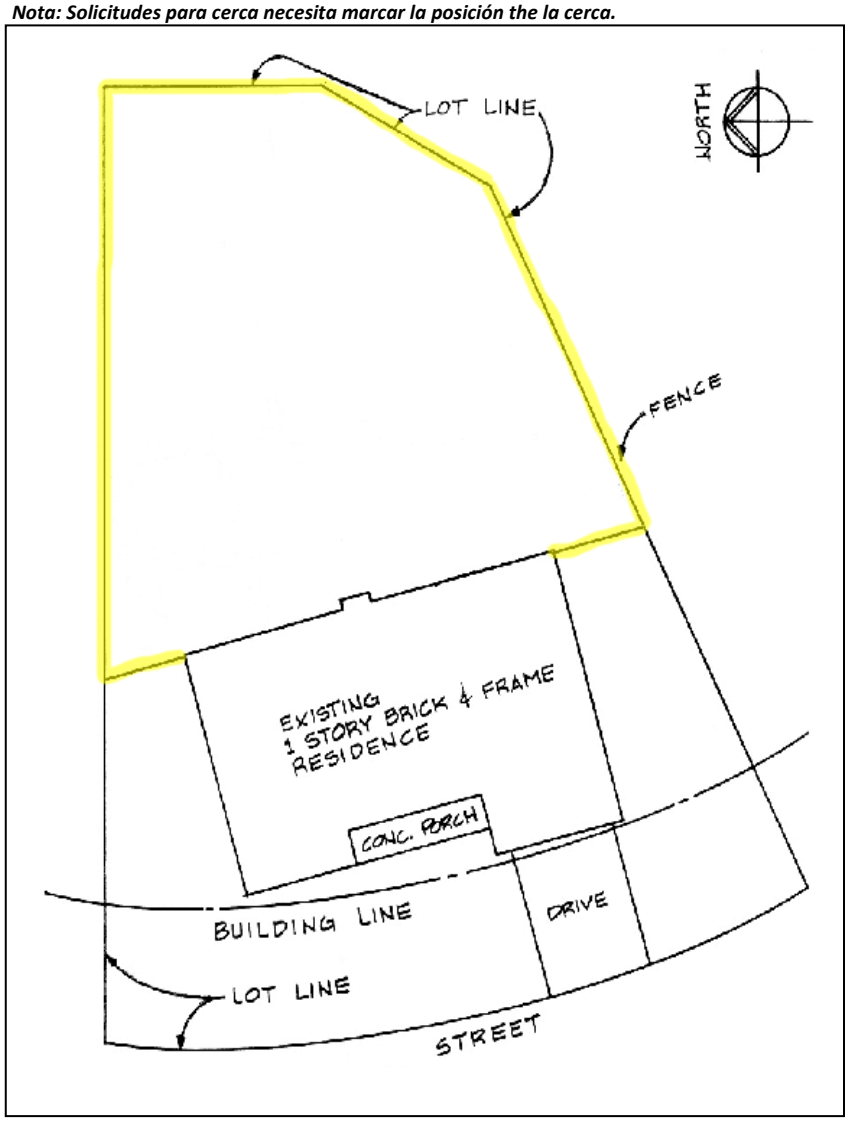
Techo:	N/A
Inclinación del Techo:	N/A
Marcho:	N/A
Fundación:	N/A
Exterior:	N/A
Otro:	8 ft. wood fence attached to 3″ x 6 ft.
	metal poles set 18″ into concrete piers.

Nota: *Solicitudes para cerca necesita describir los materiales de la cerca en el "Otro" en blanco, todos los demás serán "N/A".*

Información General:

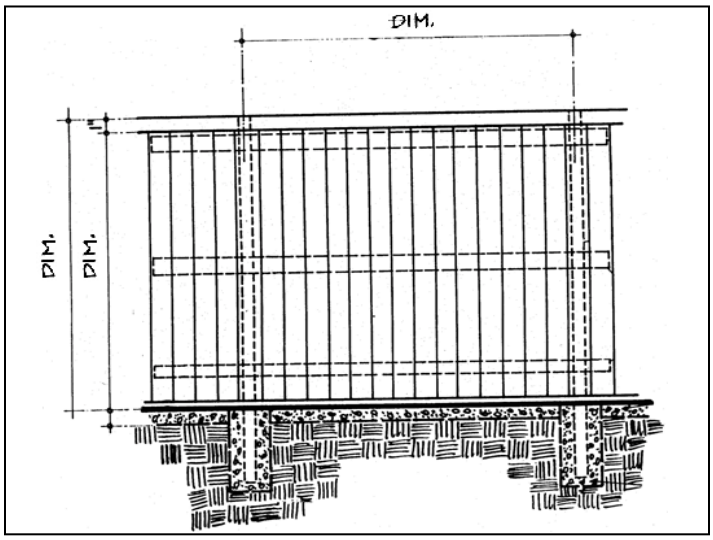
Nota: Solicitudes para cerca necesita marcar la posición the la cerca.

Plan de Parcela:

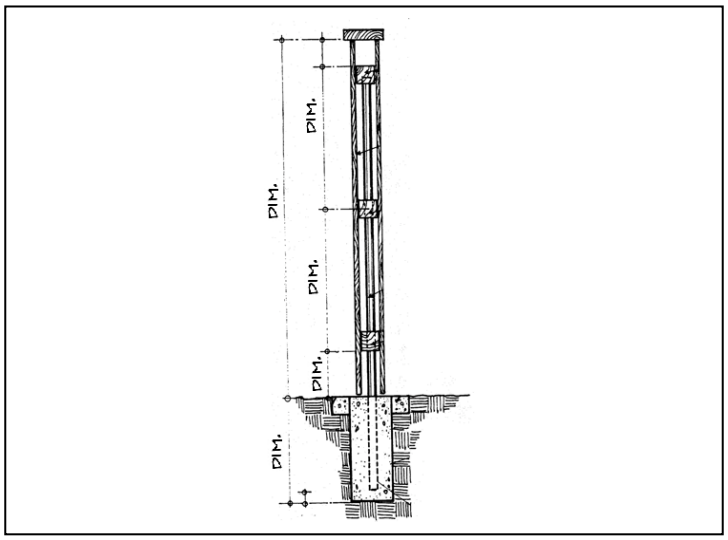


Elevación es de Edifico/Detalle de Cerca:

Elevación Frente de Edificio/Sección Detalle de la Cerca:



Elevación de Lado de Edificio/Sección Transversal de la Cerca:



PLAN DE PARCELA RESIDENCIAL

Información General:

Nombre del Propietario:	
Dirección:	
Subdivisión:	
Distrito de Zonificación:	
Accesorio de Estructura/Tipo de Cerca:	

Reveses (Pies):

Frente:	
Lado:	
Detras:	
Distancia de la Estructura Primaria:	

Nota: *Solicitudes para cerca no es necesario completer la "Distancia de la Estructura Prima" en blanco.*

Dimensiones (Pies):

Largo (L):	
Ancho (W):	
Altura (H):	
Total de Ancho de Pies (L x W):	

Nota: *Solicitudes para cerca no es necesario completer la "Altura" en blanco, todos los demás serán "N/A".*

Materiales:

Techo:	
Inclinación del Techo:	
Marcho:	
Fundación:	
Exterior:	
Otro:	

Nota: *Solicitudes para cerca necesita describir los materiales de la cerca en el "Otro" en blanco, todos los demás serán "N/A".*

Plan de Parcela:

Nota: Solicitudes para cerca necesita marcar la posición the la cerca.

Elevación es de Edifico/Detalle de Cerca:

Elevación Frente de Edificio/Sección Detalle de la Cerca:

Elevación de Lado de Edificio/Sección Transversal de la Cerca:

Appendix L | RESERVED

LAST UPDATE: March 19, 2019

CASE NUMBER: TA181002

ORDINANCE NO. 10616-2019

Appendix M

GUIDELINES AND SAMPLE AGREEMENTS FOR STORMWATER MANAGEMENT

ADOPTED: JUNE 15, 2010

CASE NUMBER: TA100601

ORDINANCE NO. 10-0344

Table of Contents

		Page No.
Section M.1	*New Development*	*2*
Section M.2	*Existing Storm Water Management Facilities*	*5*
Section M.3	*Stormwater Detention Basin Maintenance Inspection*	*7*
Section M.4	*Owner/Developer Inspection and Maintenance Agreement*	*8*

APPENDIX M: GUIDELINES AND SAMPLE AGREEMENTS FOR STORMWATER MANAGEMENT

M.1 NEW DEVELOPMENT

This section provides general guidance for the operation and maintenance of new stormwater management facilities.

M.1.1 Purpose

The purpose for Operation and Maintenance of Stormwater Management Facilities is to protect, maintain and enhance the public health, safety, and general welfare, protect aquatic resources, and maintain water quality by establishing minimum requirements and procedures to control the adverse impacts associated with stormwater runoff.

Proper operation and maintenance to these facilities will minimize damage to public and private property, reduce the magnitude and frequency of flooding, siltation, and maintain post development stormwater runoff.

M.1.2 Definitions

Stormwater Management Facility: Includes detention/retention basins, rain gardens, bio-retention areas, riparian buffers, and associated inflow and outfall structures, pipes, pump stations, drainage swales and channels, and other associated storm drain facilities.

Best Management Practice (BMP): Schedules of activities, prohibitions of practices, installation of erosion control devices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the United States. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

***Stormwater Management Plan*:** A set of drawings or other documents submitted by a person as a prerequisite to obtaining a stormwater management approval, which contain all of the information and specifications pertaining to stormwater facilities and maintenance.

Detention Basin: is a stormwater management facility installed on, or adjacent to, tributaries of rivers, streams, or lakes that is designed to protect against flooding and, in some cases, downstream erosion by storing water for a limited period of a time. These basins are also called “dry ponds”, “holding ponds” or “dry detention basins” if no permanent pool of water exists. Some detention ponds are also “wet ponds” in that they are designed to permanently retain some volume of water at all times.

Retention Basin: is a type of best management practice (BMP) that is used to manage stormwater runoff to prevent flooding and downstream erosion, and improve water quality in an adjacent river, stream, or lake.

Aeration Devices: Aeration devices to prevent pond stagnation, algae growth and foul odors shall be provided when applicable. Design calculations to substantiate the

effectiveness of these aeration devises shall be submitted with final engineering plans. Agreements for the perpetual operation and maintenance of aeration devises shall be prepared to the satisfaction of the City.

M.1.3 Applicability

It is the policy of the City of Grand Prairie that all stormwater management facilities which service a single lot or commercial or land development shall be privately owned and maintained. Inspection and maintenance agreements are therefore required in all cases where the owner is other than the City of Grand Prairie. The City of Grand Prairie is not responsible for the design, construction, operation, maintenance or use of any stormwater management facility to be developed, constructed or used by the owner or his successor, assigns or heirs. Owners shall indemnify and hold harmless the City of Grand Prairie, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition or use of the stormwater management facility including any non-performance of the foregoing. The owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the stormwater management facility. All the above shall be covenants running with the land. It is expressly contemplated that the owner shall impose these covenants upon all lots abutting, adjacent or served by the stormwater management facility. It is also expressly contemplated that the owner shall impose these covenants upon any successor, assigns or heirs in interest the full obligation and responsibility of maintaining and operating said stormwater management facility.

An inspection and maintenance schedule shall be part of the stormwater management facility plan. An agreement which specifies the frequency of maintenance and which alerts the City of such maintenance activities will be required. The City will maintain an inventory of privately maintained stormwater management facilities, inspections and performance of required maintenance. The City will require, at a minimum, a yearly inspection report conducted by a registered engineer or landscape architect on privately maintained stormwater management facilities. The City requires detention and drainage easements around all detention and retention/stormwater management facilities.

The City will require the owner to maintain in perpetuity the stormwater management facilities in accordance with the approved Operation and Maintenance Plan listed in (1) below and in a manner that will permit the stormwater management facilities to perform the purposes for which they were designed and constructed, and in accordance with the standards by which they were designed and constructed, all as shown and described in the approved Stormwater Management Plan. The City will require the owner to sign an agreement with the City committing to these requirements and the agreement shall be filed with the County Deed Records so as to put on notice any successor, assigns or heirs in interest to accept full responsibility and liability for the stormwater management facility. This includes all pipes and channels built to convey storm water to the stormwater management facility, as well as structures, improvements and vegetation provided to control the quantity and quality of the storm water.

(1) The Owner shall provide an Operation and Maintenance Plan for each stormwater management facility addressing the maintenance items listed below. The Operation and Maintenance Plans shall include a schedule of operation and maintenance items and frequency of execution. The Owner shall maintain, update, and store the operation and maintenance records for the stormwater management facility.

M.1.4 Maintenance Items Specific to Stormwater Maintenance Facilities

Stormwater management facilities experience conditions which can lead to degraded efficiency and objectionable conditions. Areas of concern include: excessive vegetative growth, trash and debris removal, maintaining adequate vegetative cover, sedimentation, bank erosion, insect control, outlet stoppages, algal growth, fence maintenance, damaged outfall structures, rip rap displacement, outfall erosion, and damaged or nonfunctioning aeration devices.

M.1.5 Stabilization

Gradual slopes are necessary for establishing vegetation cover and for ease of mowing. Guidelines recommend a 4:1 slope or flatter. Slopes greater than 4:1 shall have a formal engineered design and specific maintenance plan and inspection schedule. Erosion and bare areas noted during site visits should be backfilled with topsoil, compacted, and re-seeded. These problems, if taken care of promptly, can help to avoid more costly repairs made necessary by continued erosion of unstabilized soils.

M.1.6 Inspections

Scheduled, periodic inspections should provide the foundation for a comprehensive maintenance program. Detailed inspections occurring, at least annually, should be conducted by a registered engineer or landscape architect to ensure that the facility is operating as designed and to provide a chance to schedule any maintenance that the facility may require. An inspection checklist is provided with this document to use in the inspection process. In addition to regularly scheduled inspections, the opportunity should be taken to note deficiencies during any visits by maintenance personnel. After major storm events the facility should be checked for clogging of the outlet structure/s.

M.1.7 Compatibility with Other Permit and Ordinance Requirements

This Guidance Document is not intended to interfere with, abrogate, or annul any other rule or regulation, stature, or other provision of law or ordinance. The requirements of this Guidance Document should be considered minimum requirements.

M.1.8 Additional Reference Materials

See **Inspection Check List**
See **Owner/Developer Inspection and Maintenance Agreement**

M.2 EXISTING STORMWATER MANAGEMENT FACILITIES

This section provides general guidance for the operation and maintenance of existing stormwater management facilities.

M.2.1 Purpose

The purpose for Operation and Maintenance of Stormwater Management Facilities is to protect, maintain and enhance the public health, safety, and general welfare, protect aquatic resources, and maintain water quality by establishing minimum requirements and procedures to help control pollution and erosion associated with stormwater runoff.

Proper operation and maintenance of these facilities will minimize damage to public and private property by reducing the magnitude and frequency of flooding, channel siltation, and erosion.

M.2.2 Definition

Stormwater Management Facility: Includes detention/retention basins, rain gardens, bio-retention areas, riparian buffers, and associated inflow and outfall structures, pipes, pump stations, drainage swales and channels, and other associated storm drain facilities.

***Aeration Devices*:** Aeration devices to prevent pond stagnation, algae growth, and foul odors, i.e., fountains, pumps and motors.

M.2.3 Applicability

It is the policy of the City of Grand Prairie that all stormwater management facilities which service a single lot or commercial or land development shall be privately owned and maintained. Inspection and maintenance agreements are therefore required in all new development where the owner is other than the City of Grand Prairie. The City of Grand Prairie is not responsible for the design, construction, operation, maintenance or use of any stormwater management facility to be developed, constructed or used by the owner or his successor, assigns or heirs in interest. The owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the stormwater management facility. It is also expressly contemplated that the owner shall impose these obligations and responsibilities upon any successor, assigns or heirs in interest, Home Owners Association (HOA), or Public Improvement District (PID) the full obligation and responsibility of maintaining and operating said stormwater management facility.

M.2.4 Inspections

Stormwater management facilities experience conditions which can lead to degraded efficiency and objectionable conditions. Scheduled, periodic inspections should provide the foundation for a comprehensive maintenance program. Detailed inspections

occurring, at least annually, should be conducted by a registered engineer or landscape architect to ensure that the facility is operating as designed and to provide a chance to schedule any maintenance, which the facility may require. Inspections to the stormwater facility should include, but not limited to the following:

1) Excessive vegetative growth
2) Trash and debris accumulation
3) Inadequate vegetative cover
4) Sedimentation
5) Bank erosion (erosion and bare areas should be backfilled with topsoil, compacted, and re-seeded)
6) Insect control problems
7) Outlet stoppages
8) Algal growth
9) Fence damage
10) Damaged outfall structures
11) Rip rap displacement
12) Outfall erosion
13) Adequate mowing schedules
14) Damaged or nonfunctioning aeration devices (if applicable)

An inspection checklist is provided with this document to use in the inspection process. In addition to regularly scheduled inspections, the opportunity should be taken to note deficiencies during any visits by maintenance personnel. After major storm events the facility should be checked for clogging of the outlet structure/s.

M.2.5 Compatibility with Other Permit and Ordinance Requirements

This Guidance Document is not intended to interfere with, abrogate, or annul any other rule or regulation, stature, or other provision of law or ordinance. The requirements of this Guidance Document should be considered minimum requirements.

M.2.6 Additional Reference Material

***See* Inspection Check List**

Continue on Next Page …

M.3 Stormwater Detention Basin Maintenance Inspection

Date of Inspection:	
Inspector Name:	
Location of Inspection:	
Owner/Manager:	
Type of Basin:	☐ ***Wet Detention*** ☐ ***Dry Detention***

Inspection Item	Date Removed/Repaired/ Completed	N/A	Comments	
Remove trash and debris from detention pond area				**Detention Basin Maintenance**
Remove woody vegetative growth from pond area including embankments				
Remove trash and debris around discharge structures				
Remove obstructions from pipes, inlets, or outlets				
Mow grassed slopes (wet detention) and basin floor (dry detention)				
Repair erosion to outfalls, spillways, structures, pipes, and embankments				**Detention Basin Structural Maintenance**
Repair and/or replace damaged or non-operational structures, such as risers, pipes, headwalls and aeration devices				
Remove vegetation overgrowth and debris from overflow spillway and grates				
Inspect and remove invasive plants				
Observe and note sedimentation levels				
Dredge pond on a 5-10 year cycle to retain design capacity				

M.4 Owner/Developer Inspection and Maintenance Agreement

State of Texas

County of _____

THIS AGREEMENT, made and entered into this ___ day of _____, 20___, by and between (Insert Full Name of Owner) _____ hereinafter called the "Landowner", and the city of Grand Prairie, Texas hereinafter called the "City". ***WITNESSETH***, that ***WHEREAS***, the Landowner is the owner of certain real property described as (Map/Parcel Identification Number) _____ as recorded by deed in the land records of _____ County, Texas, Deed Book _____ Page _____, hereinafter called the "Property." ***WHEREAS***, the Landowner is proceeding to build on and develop the property; and

WHEREAS, the Site Plan/Subdivision Plan known as _____, (Name of Plan/Development) hereinafter called the "Plan", which is expressly made a part hereof, as approved or to be approved by the City, provides for stormwater management facilities within the confines of the property; and

WHEREAS, the City and the Landowner, its successors, assigns and heirs in interest, including any Homeowners Association or Planned Improvement District (PID) hereafter referred to as Owner agree that the health, safety, and welfare of the residents of Grand Prairie, Texas require that on-site stormwater management facilities be constructed and maintained on the Property; and

WHEREAS, the City requires that on-site stormwater management facilities as shown on the Plan be constructed and adequately maintained by the Owner.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site stormwater management facilities shall be constructed by the Owner in accordance with the plans and specifications identified in the Plan.

2. The Owner shall adequately maintain the stormwater management facilities. This includes all pipes and channels built to convey storm water to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the storm water. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions.

3. The Owner shall inspect the stormwater management facility and submit an inspection report annually. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, and deficiencies shall be noted in the inspection report.

4. The Owner hereby grants permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the stormwater management facilities whenever the City deems necessary. The purpose of inspection is to follow-up on reported deficiencies and/or to respond to citizen complaints. The City shall provide the Owner copies of the inspection findings and a directive to commence with the repairs if necessary.

5. In the event the Owner fails to maintain the stormwater management facilities in good working condition acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Owner. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Owner outside of the easement for the stormwater management facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the City.

6. The Owner shall perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater management facilities (including sediment removal) is outlined on the approved plans, the schedule shall be followed.

7. In the event the City pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Owner shall reimburse the City upon demand.

8. This Agreement imposes no liability of any kind whatsoever on the City and the Owner agrees to hold the City harmless for the design, construction, operation, maintenance or use of any stormwater management facility to be developed, constructed or used by the owner or his successor, assigns or heirs. Owners shall indemnify and hold harmless the City, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition or use of the stormwater management facility including any non-performance of the foregoing. The owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the stormwater management facility. All the above shall be covenants running with the land. It is expressly contemplated that the owner shall impose these covenants upon all lots abutting, adjacent or served by the stormwater management facility. It is also expressly contemplated that the owner shall impose these covenants upon any successor, assigns or heirs in interest the full obligation and responsibility of maintaining and operating said stormwater management facility.

WITNESS the following signatures and seals:

_____

Company/Corporation/Partnership Name (Seal)

By: _____

_____
(Type Name)

_____
(Type Title)

STATE OF _____

COUNTY OF _____

The foregoing Agreement was acknowledged before me this ____ day of _____, 20___, by

_____.

NOTARY PUBLIC _____

My Commission Expires: _____

City of Grand Prairie, Texas

By: _____

_____
(Type Name)

_____
(Type Title)

STATE OF _____

COUNTY OF _____

The foregoing Agreement was acknowledged before me this ____ day of _____, 20___, by

_____.

NOTARY PUBLIC _____

My Commission Expires: _____

Approved as to Form:

_____
(City Attorney / Date)

Appendix N

HAZARD ZONING ORDINANCE/MAPS/ AIRPORTS ZONING MAPS

LAST UPDATED: November 5, 2024

CASE NUMBER: TAM-24-09-0008

ORDINANCE NO. 11647-2024

APPENDIX N: HAZARD ZONING ORDINANCE/MAPS/AIRPORTS ZONING MAPS

SECTION 1 - PURPOSE

7.2.1 Purpose

The purpose of an Airport Height/Hazard Overlay District is to prevent the establishment of hazards or obstructions to air navigation and to protect ground based property.

7.2A.1 Zones Established – Dallas/Fort Worth International Airport

An Airport Hazard District is hereby established for the Dallas/Fort Worth International Airport, to include all of the land lying beneath the Approach Surfaces, Transition Surfaces, Horizontal Surfaces and Conical Surfaces, as defined in this Section. Each district consists of an Approach Zone, a Transition Zone, a Horizontal Zone and a Conical Zone. The boundaries of each district and its constituent zones are shown on the Official Zoning Map for the City, and are incorporated by reference herein and made a part of these regulations. An area located in more than one of the constituent zones is considered to be only in the zone with the more restrictive height limitations.

7.2A.3 Incorporation of Hazard Maps

The Hazard Zoning Maps for the Dallas/Ft. Worth Regional Airport, prepared by the engineering and architectural firm of Tippetts-Abbett-McCarthy-Strattor, consisting of 20 pages and dated December, 1970, is hereby incorporated by reference and made a part hereof for all purposes. Reference Appendix "N".

7.2A.4 Imaginary Surfaces

The following imaginary surfaces are established to implement the provisions of this ordinance. The dimensions, elevations above mean sea level, slopes and radii applicable to the imaginary surfaces shall be as shown on the Zoning Map.

A. Primary Surface - A surface longitudinally centered on a runway and extending beyond the ends of the runway. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline.

B. Horizontal Surface - A horizontal plan surface 150 feet above the established airport elevation, the perimeter of which is constructed by swinging arcs of specified radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by lines tangent to those arcs.

C. Conical Surface - A surface extending outward and upward from the entire perimeter, of the horizontal surface, at a specified slope and for a specified distance.

D. Approach Surface - A surface longitudinally centered on the extended runway centerline and extending outward and upward at a specified slope, and expands its horizontal dimension uniformly to a specified width.

E. Transitional Surface - A surface extending outward at right angles to the runway centerline and the runway centerline extended at a specified slope from the side of the primary surface and from the sides of the approach surfaces. Transitional surfaces for those portions of the conical surfaces extend a specified distance measured horizontally from the edge of the approach surface and at right angles to the runway centerline.

7.2A.5 Height Limitations

Except as otherwise provided herein, no structure shall be erected, altered, or maintained, and no tree shall be allowed to grow in any Airport Hazard Zone Areas which will be above the imaginary surfaces as established by and shown on the Zoning Map.

7.2A.6 Use Restrictions

Notwithstanding any other provisions of this Section, no use may be made of land or water within any airport hazard zone in such a manner as to create electrical interference with navigational signals or radio communications between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and other lights, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity 1 of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the facilities of the airport. No other airport or landing field shall be constructed within the airport hazard area.

7.2A.7 Existing Non-conformities

Structures, trees or installation existing prior to the effective date of these regulations that do not conform to the requirements hereof shall be considered as legal non-conforming uses. These regulations shall not be constructed to require the removal, lowering, change or alteration of any legal non-conforming use, structure, tree or installation. A permit shall be required for an illegal non-conforming use and shall be issued on application of the owner or agent accompanied by affidavit that the use, structure, tree or installation was in existence on the effective date of these regulations. Applications for permits for nonconforming uses shall be made within 180 days from the effective date of these regulations.

7.2A.8 Permits Required

Before any new structure or use which could be defined as an airport hazard under this ordinance may be constructed or established and before any such existing use or structure may be increased in height or otherwise altered, a permit to do so must be secured by the owner involved or his agent. All permit applications shall be made to the Chief Building Official of the City of Grand Prairie, Texas. In any event that the Chief Building Official issues a permit erroneously allowing the beginning or erection of any structure or tree, said permit shall not constitute a variance or be construed in any manner to allow any person to penetrate the imaginary surfaces established. It will remain incumbent on the sponsor; builder, property owner or their agents, as the case may be, to prevent the creation of any object that will cause an airport hazard within the meaning of this ordinance.

7.2A.9 Notice to Federal Aviation Administration

Nothing in these regulations shall be construed as relieving any owner, sponsor, or agent from the requirement for filing a notice of proposed construction or alteration with the appropriate Federal Aviation Administration Authority.

7.2A.10 Variances

Any person desiring to erect any structure or increase the height of any structure, or permit the growth of any tree, or otherwise use his property in violation of these regulations may apply to the Airport Board of Adjustment for a variance from the zoning regulations in question. Such variance shall be allowed where a literal application or enforcement of the regulations would result in practical difficulty or unnecessary hardship and the relief granted would not be contrary to the public interest but do substantial justice and be in accordance with the spirit of the regulations; provided that any variance allowed shall be subject to any reasonable conditions that the Airport Board of Adjustment may deem necessary to effectuate the purposes of these regulations.

7.2A.11 Hazard Marking and Lighting

Any permit granted under these regulations may, if such action is deemed advisable to effectuate the purposes of these regulations and reasonable in the circumstances, be so conditioned as to require the owner of the structure, tree or installation in question to permit the proper authority to install, operate and maintain thereon such markers and lights as the Board may find necessary to indicate the presence of the Airport Hazard.

7.2A.12 Appeals

Any person aggrieved, or any taxpayer affected, by any decision of the Chief Building Official made in its administration of airport zoning regulations adopted under this Act, or any governing body of a political subdivision, or any joint airport zoning board, which

is of the opinion that a decision of the Chief Building Official is an improper application of airport zoning regulations of concern to such governing body or board, may appeal to the Airport Board of Adjustment authorized to hear and decide appeals.

All appeals taken under this Section must be taken within a reasonable time as provided per Article 20 "General Procedures", Section 9 - Airport Board of Adjustment.

7.2A.13 Judicial Review

Any person aggrieved, or taxpayer affected, by any decision of the Airport Board of Adjustment, or any governing body of a political subdivision or the Joint Airport Zoning Board or Planning Department which is of the opinion that a decision of the Airport Board of Adjustment is illegal may, within ten (10) days after the decision is filed in the office of the Board, present a verified petition to a Court of Competent Jurisdiction for relief in a manner as provided in Article 46e - 11(1), Texas Revised Civil Statutes.

7.2A.14 Enforcement and Remedies

In addition, the City Attorney may institute in any Court of Competent Jurisdiction, an action to prevent, restrain, correct or abate any violation of these regulations or enforcement, and may be granted such relief, by way of injunction as may be proper under all the facts and circumstances of the case.

7.2A.15 Penalties

Each violation of this ordinance or of any regulation, order, or ruling promulgated hereunder shall constitute a misdemeanor and be punishable by a fine of not more than $200.00 and each day a violation continues to exist shall constitute a separate offense.

7.2A.16 Conflicting Regulations

Where these regulations impose a greater or more stringent restriction upon the use of land, height of structure or trees, or the establishing or maintaining of any other airport hazard as herein defined, than is imposed by other ordinances or regulations applicable to the same area or location, the provisions of these regulations shall govern and prevail.

7.2A.17 Severability

If any of the provisions of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this order are declared to be severable.

7.2A.18 Amendments

This ordinance may be amended or changed after a public hearing in relation thereto at which parties in intent and citizens shall have an opportunity to be heard. At least fifteen (15) days' notice of the hearing shall be published in an official paper, or a paper of general circulation in the city in which the airport hazard area is located.

7.2A.19 Effective Date of this Ordinance - October 31, 1972

The immediate operation of the provisions of this ordinance is necessary for the preservation of the public health, public safety and general welfare, an EMERGENCY is hereby declared to exist, and this ordinance shall be in full force and effect from and after is passage by the City Council and publication and posting as required by law.

7.2A.20 Administration and Enforcement

The Chief Building Official shall be responsible for the administration and enforcement of these airport hazard-zoning regulations. Application for a permit shall be made by filing such application with the Chief Building Official on a form published for that purpose. An application for a variance shall be made by filing such application with the Planning Director on a form published for that purpose and shall be transmitted to the Airport Board of Adjustments for determination in accordance with the procedures in Article 20 "General Procedures."

7.2A.21 Definitions

The following definitions pertain only to the provisions of this Section:

Airport - Dallas/Fort Worth International Airport.

Airport Board of Adjustments - means a board of five members appointed by the Joint Airport Zoning Board as provided by Texas State law, specifically Vernon's Annotated Civil Statutes, Article 46c-10.

Airport elevation -means the established elevation of the highest point on the usable landing area, said elevation being 606 feet above mean sea level.

Airport Hazard - Any structure or tree or use of land which obstructs the air space required for the flights of aircraft or which obstructs or interferes with the control or tracking and/or data acquisition in the landing, taking off or flight at an airport, or at any installation or facility relating to flight, and tracking and/or data acquisition of the flight craft; hazardous, interfering with or obstructing such landing, taking off or flight of aircraft or which is hazardous to or interferes with tracking and/or data acquisition pertaining to flight and flight vehicles.

Airport Hazard Area - Any area of land or water upon which an airport hazard might be established if not prevented as herein provided.

Airport Zone - means the space between the earth's surface and the imaginary surfaces.

Height - for the purpose of determining the height limits in all zones set forth in this ordinance and shown on the zoning map, the datum shall mean sea level elevation unless otherwise specified.

Installation -means any electronic or visual interference that is not included within the definition of "structure" or "tree".

Joint Airport Zoning Board - means a board having as members two (2) representatives appointed by each political subdivision participating in its creation and in addition a chairman elected by a majority of the members so appointed, as established pursuant to Chapter 6 of the City Code of Ordinances and Article II of this Unified Development Code.

Non-conforming Use - Any pre-existing structure, object of natural growth, or use of land which is inconsistent with the provisions of this Section or amendment thereto.

Persons - means an individual, firm, partnership, corporation, company, association, joint stock association, or body politic, and includes a trustee, receiver, assignee, administrator, executor, guardian, or other representative.

Chief Building Official - means the person and/or department which has the responsibility for the administration and enforcement of this ordinance with regard to permits related to development and/or improvements.

Political Subdivision - means any municipality, city, town, village, or county.

Runway - A defined area on an airport prepared for landing and take-off of aircraft along its length.

Structure - An object, including a mobile object, constructed or installed by man, including, but not limited to buildings, towers, cranes, smokestacks, earth formation, and overhead transmission lines.

Tree - Any object of natural growth.

Zoning Map - means "The Hazard Zone Maps of the Joint Airport Zoning Board for the Dallas-Fort Worth Regional Airport"

Utility Runway - A runway that is constructed for and intended to be used by propeller driven aircraft twelve thousand five hundred (12,500) pounds maximum gross weight and less.

SECTION 2B - MUNICIPAL AIRPORT ZONING ORDINANCE

7.2B.1 Zones

In order to carry out the provisions of this Section 2B of this Appendix N, there are hereby created and established certain zones which include all of the land beneath the Approach Surfaces, Transition Surfaces, Horizontal Surfaces and Conical Surfaces. Such areas and zones are shown on the City of Grand Prairie Official Airport Zoning Map (*Map B)*, consisting of one sheet, prepared by the Texas Department of Transportation Aviation Division which is incorporated herein and made a part of these regulations. An area located in more than one of the following zones is considered to be only in the zone with the more restrictive height limitations. The various zones are hereby established and defined as follows:

A. Approach Zones - Runway Approach zones are established beneath the approach surface at each end of all runways on Grand Prairie Municipal Airport for visual landings and take-offs. For Runway 18, the inner edge of the approach zone shall have a width of 500 feet which coincides with the width of the primary surface at a distance of 200 feet beyond each end of the runway, widening thereafter uniformly to a width of 1,500 feet at a horizontal distance of 5,000 feet beyond the approach end for Runway 18 of the primary surface, its centerline being the continuation of the centerline of runway. For Runway 36, the inner edge of the approach zone shall have a width of 500 feet which coincides with the width of the primary surface at a distance of 200 feet beyond each end of the runway, widening thereafter uniformly to a width of 3,500 feet at a horizontal distance of 10,000 feet beyond the approach end for Runway 36 of the primary surface, its centerline being the continuation of the centerline of the runway.

B. Transition Zones - Transition zones are hereby established beneath the transition surface adjacent to each runway and approach surface as indicated on the zoning map. Transition surfaces, symmetrically located on either side of runways, have variable widths as shown on the zoning map. Transitional surfaces extend outward and upward at right angles to the runway centerline extended at a slope of seven (7) to one (1) from the sides of the primary surface and from the sides of approach surfaces.

C. Horizontal Zone - The area beneath a horizontal plane 150 feet above the established airport elevation, the perimeter of which is constructed by swinging arcs of 10,000 feet radii from the center of each end of the primary surface of Runways 18/36 and connecting the adjacent arcs by lines tangent to those arcs.

D. Conical Zone - The area beneath the conical surface extending outward and upward from the periphery of the horizontal surface at a slope of 20:1 for a horizontal distance of 4,000 feet.

7.2B.2 Height Limitations

Except as otherwise provided in Section 2B of this Appendix N, no structure shall be erected, altered, allowed to grow, or maintained in any zone created by Section 2B of this Appendix N to a height in excess of the applicable height limit herein established for such zone. Such applicable height limitations are hereby established for each of the zones in question as follows:

A. Approach Zones -One (1) foot in height for each 20 feet in horizontal distance beginning at end of and at the elevation of the primary surface and extending to a point 5,000 feet from the end of the primary surface. Runway 36. One (1) foot in height for each thirty-four (34) feet in horizontal distance beginning at the end of and at the elevation of the primary surface and extending to a point 10,000 feet from the end of the primary surface.

B. Transition Zones - Slope seven (7) feet outward for each foot upward beginning at the sides of and at the same elevation as the primary surface and the approach surface and extending to a height of 150 feet above the airport elevation which is 588.4 feet above mean sea level.

C. Horizontal Zone - Established at one hundred fifty (150) feet above the airport elevation, or a height of 738.4 feet above mean sea level.

D. Conical Zone - Slopes twenty (20) feet outward for each foot upward beginning at the periphery of the horizontal zone and at 150 feet above the airport elevation and extending to a height of 350 feet above the airport elevation.

E. Excepted Height Limitation - Nothing herein shall be construed as prohibiting the growth, construction or maintenance of any tree or structure to a height up to fifty (50) feet above the surface of the land.

Where an area is covered by more than one (1) height limitation, the more restrictive limitations shall prevail.

7.2B.3 Use Restrictions

Notwithstanding any other provisions of this Unified Development Code, no use may be made of land within any zone established by Section 2B of this Appendix N in such a manner as to create electrical interference with navigational signals or radio communications between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, taking-off, or maneuvering of aircraft intending to use the airport.

7.2B.4 Non-Conforming Uses

REGULATIONS NOT RETROACTIVE – The regulations prescribed by this Section 2B of this Appendix N shall not be construed to require the removal, lowering, or other change or alteration of any structure or tree legally nonconforming to the regulations as of November 5, 2024, or otherwise interfere with the continuance of any nonconforming use. Nothing herein contained shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was legally begun prior to November 5, 2024 and is diligently pursued.

A. Marking and Lighting - Notwithstanding the preceding provisions of this Section, the owner of any non- conforming structure or tree is hereby required to permit the installation, operation, and maintenance thereon of such markers and lights as shall be deemed necessary by the Chief Building Official to indicate to the operators of aircraft in the vicinity of the airport, the presence of such airport hazards. Such markers and lights shall be installed, operated and maintained at the expense of the City of Grand Prairie.

7.2B.5 Permits

A. Future Uses - Except as specifically provided in paragraphs 1 and 2 hereunder, no material change shall be made in the use of land and no structure or tree shall be erected, altered, planted or otherwise established in any zone hereby created unless a permit therefore shall have been applied for and granted. Each application for a permit shall indicate the purpose for which the permit is desired, with sufficient particularity to permit it to be determined whether the resulting use, structure or tree would conform to the regulations herein prescribed. If such determination is in the affirmative, the permit shall be granted. No permit for a use inconsistent with the provisions of Section 2B of this Appendix N shall be granted unless a variance has been approved in accordance with Section 7.2B.5(D).

1 In the area lying within the limits of the Horizontal Zone and the Conical Zone, no permit shall be required for any tree or structure less than 75 feet of vertical height above the ground, except when because of terrain, land contour or topographic features, such tree or structure would extend above the height limits prescribed for such zone.

2 In the areas lying within the limits of the approach zones, but at a horizontal distance of not less than 4,200 feet from each end of the runways, no permit shall be required for any tree or structure less than 75 feet of vertical height above the ground, except when such tree or structure would extend above the height limit prescribed for such approach zones.

Nothing contained in any of the foregoing exceptions shall be construed as permitting or intending to permit any construction, alteration or growth of any structure or tree in excess of any of the height limits established by Section 2B of this Appendix N, except as set forth in Subsection 7.2B.4 "Use Restrictions".

Nothing contained in any of the foregoing exceptions shall be construed as permitting or intending to permit any construction, or alteration of any structure, or growth of any tree in excess of any height limits established by Section 2B of this Appendix N except as set forth in Section 7.2B.5(E). Nothing contained in any of the foregoing shall be construed as permitting a violation of any other codes or ordinances of the City of Grand Prairie, Texas.

B. Existing Uses - No permit shall be granted that would allow the establishment or creation of an airport hazard or permit a non-conforming use, structure, or tree to be made or become higher, or become a greater hazard to air navigation, than it was November 5, 2024 or any amendments thereto or than it is when the application for a permit is made. Except as indicated, all applications for such a permit shall be granted.

C. Non-conforming Uses Abandoned or Destroyed - Whenever the City Council determines that a non-conforming structure or tree has been abandoned or more than 80 percent torn down, physically deteriorated, or decayed, no permit shall be granted that would allow such structure or tree to exceed the applicable height limit or otherwise deviated from the zoning regulations.

D. Variances - Any person desiring to erect or increase the height of any structure, or permit the growth of any tree, or use his property, not in accordance with the regulations prescribed in Section 2B of this Appendix N, may apply to the Board of Adjustment for a variance from such regulations. The application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations would result in practical difficulty or unnecessary hardship and the relief granted would not be contrary to the public interest but will do substantial justice and be in accordance with the spirit of Section 2B of this Appendix N. Additionally, no application for variance to the requirements of Section 2B of this Appendix N may be considered by the respective Zoning Board of Adjustment unless a copy of the application has been furnished to the Mid-Cities Joint Airport Zoning Board and the Director of the Grand Prairie Municipal Airport. for advice as to the aeronautical effects of the variance.

E. Hazard/Obstruction Marking and Lighting - Any permit or variance granted may, if such action is deemed advisable by the Chief Building Official or Board of Adjustment, to effectuate the purpose of Section 2B of this Appendix N, and is reasonable under the circumstances, be so conditioned as to require the owner of the structure or tree in question to permit the City of Grand Prairie, at the City's expense, to install, operate, and maintain thereon such markers and lights as may be necessary to indicate to flyers the presence of an airport hazard.

7.2B.6 Enforcement

It shall be the duty of the Chief Building Official to administer and enforce the regulations prescribed herein. Application for permits shall be made to the Chief Building Official upon a form furnished by such department. Applications required, by Section 2B of this Appendix N, to be submitted to the Chief Building Official shall be promptly considered and granted or denied by him.

7.2B.7 Appeals

(A) Any person aggrieved, or any taxpayer affected, by any decision of the Chief Building Official

made in his administration of Section 2B of this Appendix N, if of the opinion that a decision of the Chief Building Official is an improper application of these regulations, may appeal to the Zoning Board of Adjustment. All appeals hereunder must be taken within a period of twenty-one (21) days as provided by the rules of the Board of Adjustment, by filing with the Chief Building Official of and the Director of the Grand Prairie Municipal Airport a notice of appeal specifying the grounds thereof. The Chief Building Official shall forthwith transmit to the applicable Board of Adjustment all the papers constituting the record upon which the action appealed from was taken. An appeal shall stay all proceedings in furtherance of the action appealed from, unless the Chief Building Official certifies to the applicable Zoning Board of Adjustment, after the notice of appeal has been filed with it, that by reason of the facts stated in the certificate, a stay would, in the opinion of the Chief Building Official cause imminent peril to life or property. In such case, proceedings shall not be stayed except by order of the Board of Adjustment on notice to the Chief Building Official, and on due cause shown. The Board of Adjustment may, in conformity with the provisions of Section 2B of this Appendix N, reverse or affirm, in whole or in part, or modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination, as may be appropriate under the circumstances.

7.2B.8 Penalties

Each violation of Section 2B of this Appendix N or of any regulation, order, or ruling promulgated hereunder shall constitute a misdemeanor and be punishable by a fine of not more than
$200.00 and each day a violation continues to exist shall constitute a separate offense.

7.2B.9 Conflicting Regulations

Where there exists a conflict between any of the regulations applicable to the same area, whether the conflict be with respect to the height of structures or trees, the use of land, or any other matter, the more stringent limitation or requirement shall govern and prevail.

7.2B.10 Severability

If any of the provisions of Section 2B of this Appendix N or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this order are declared to be severable.

7.2B.12 Definitions

Airport - means Grand Prairie Municipal Airport.

Airport Elevation -means the established elevation of the highest point on the usable landing area measured in feet from mean sea level.

Airport Hazard -means any structure or tree or use of land which obstructs the airspace required for flights of aircraft or that obstructs or interferes with the control or tracking and/or data acquisition pertaining to flight and flight vehicles.

AIRPORT HAZARD AREA – means any area of land or water upon which an airport hazard might be established if not pre-vented as provided in Section 2B of this Appendix N.

Airport Reference Point - means the point established as the approximate geographic center of the airport landing area and so designated.

APPROACH SURFACE – means a surface longitudinally centered on the extended runway center line, extending outward and upward from the end of the primary surface and at the same slope as the approach zone height limitation slope set forth in Section 7.2B.2. In plan the perimeter of the approach surface coincides with the perimeter of the approach zone.

APPROACH, TRANSITIONAL, HORIZONTAL, AND CONICAL ZONES – These zones are set forth in Section 7.2B.1.

BOARD OF ADJUSTMENTS - means the Zoning Board of Adjustments and Appeals of the City of Grand Prairie, Texas.

CONICAL SURFACE – A surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 to 1 for a horizontal distance of 4,000 feet.

HAZARD TO AIR NAVIGATION – An obstruction determined have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

HEIGHT - for the purpose of determining the height limits in all zones set forth in this Section 2B of this Appendix N and shown on the zoning map, the datum shall mean sea level elevation unless otherwise specified.

HORIZONTAL SURFACE – A horizontal plane 150 feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone.

LANDING AREA - means the surface area of the Airport used for the landing, taking off or taxiing of aircrafts.

NON-CONFORMING USE - means any pre-existing structure, object of natural growth, or use of land which is inconsistent with the provisions of Section 2B of this Appendix N or an amendment thereto.

NON-PRECISION INSTRUMENT RUNWAY – means a runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight-in non- precision instrument approach procedure has been approved, or planned, and for which no precision approach facilities are planned, or indicated on an FAA planning document or military service military airport planning document.

OBSTRUCTION – Any structure, growth, or other object, including a mobile object, which exceeds a limiting height set forth in Section 7.2B.2 of Section 2B of this Appendix N.

PERSON - means an individual, firm, partnership, corporation, company, association, joint stock association, or body politic, and includes a trustee, receiver, assignee, administrator, executor, guardian, or other representative.

PRIMARY SURFACE – A surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends 200 feet beyond each end of that runway; but when the runway has no specially prepared hard surface, or planned hard surface, the primary surface ends at each end of that runway. The width of the primary surface of a runway will be that width prescribed in Part 77 of the Federal Aviation Regulations (FAR) for the most precise approach existing or planned for either end of that runway. The elevation of any point on the primary surface is the same as elevation of the nearest point on the runway centerline. The width of a primary surface is 500 feet for utility runways having instrument approaches.

RUNWAY - means a defined area on an airport prepared for landing and take-off of aircraft along its length.

RUNWAY 18/36 means runways 18 and 36

STRUCTURE -means an object, including a mobile object, constructed or installed by man, including, but without limitation, buildings, towers, cranes, smokestacks, earth formation, and overhead transmission lines.

TRANSITIONAL SURFACES – These surfaces extend outward at 90-degree angles to the runway centerline and the runway centerline extended at a slope of seven (7) feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal surface.

TREE – Any object of natural growth.

VISUAL RUNWAY – A runway intended solely for the operation of aircraft using visual approach procedures.

Zoning Map – means the zoning map for the Grand Prairie Municipal Airport (*Map B).*

HAZARD ZONING MAPS

JOINT AIRPORT ZONING BOARD

FOR THE

DALLAS - FORT WORTH REGIONAL AIRPORT

DECEMBER 1970

TIPPETTS-ABBETT-McCARTHY-STRATTON
ENGINEERS AND ARCHITECTS
NEW YORK, N.Y.
ARLINGTON, TEXAS

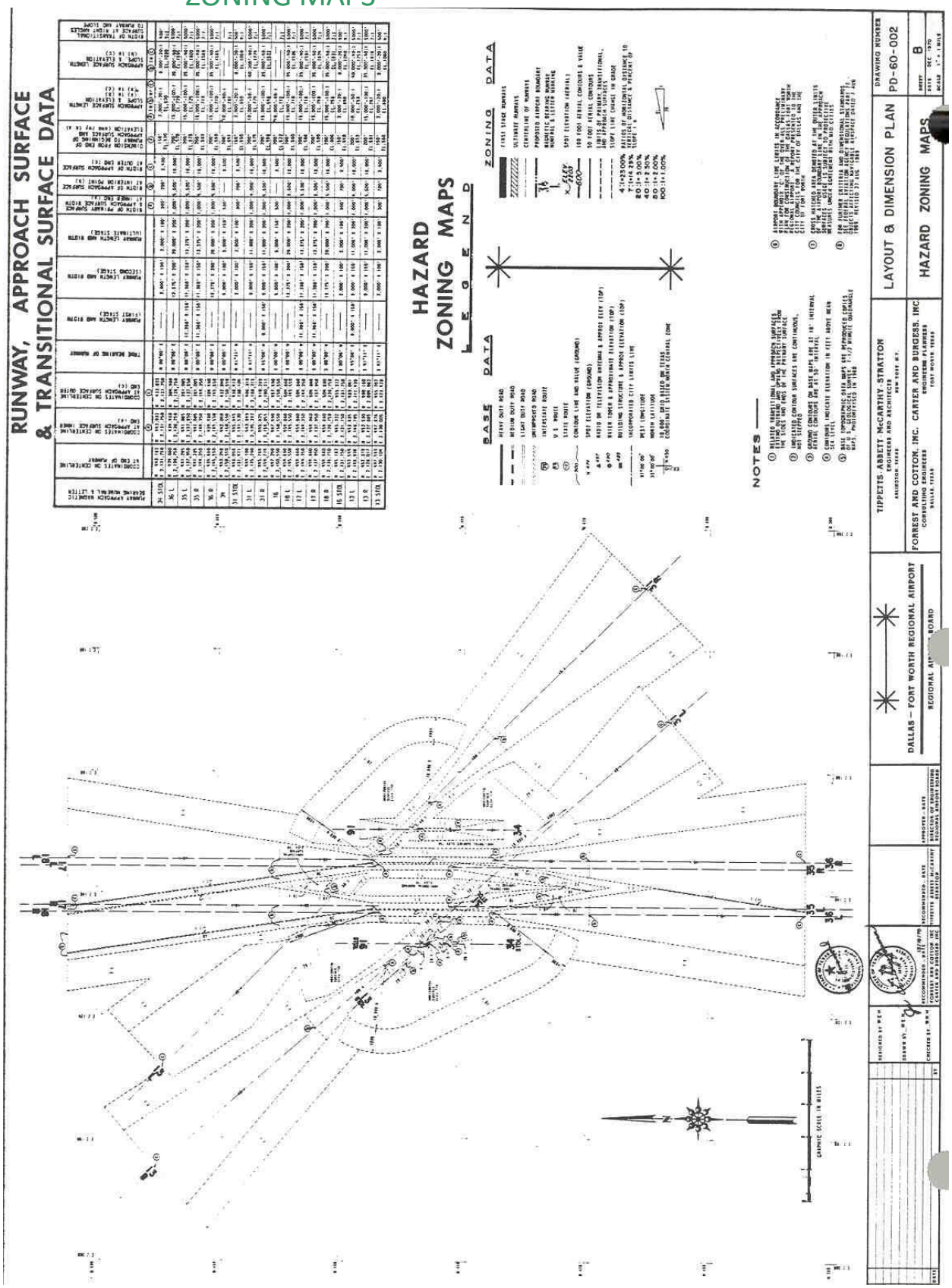
CARTER AND BURGESS INC.
ENGINEERS-PLANNERS
FORT WORTH, TEXAS

FORREST AND COTTON INC.
CONSULTING ENGINEERS
DALLAS, TEXAS

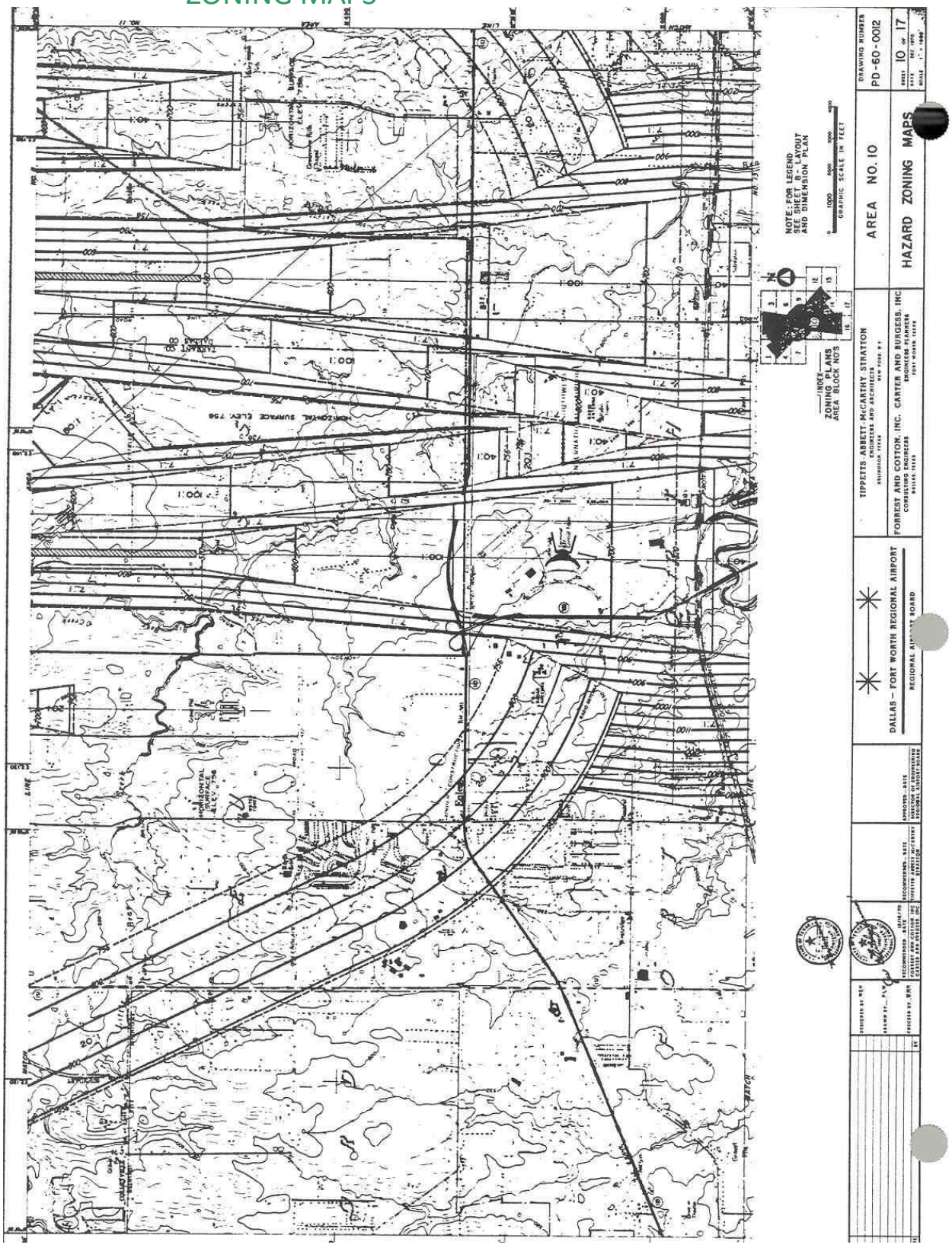
APPENDIX N: HAZARD ZONING ORDINANCE/MAPS/AIRPORTS ZONING MAPS



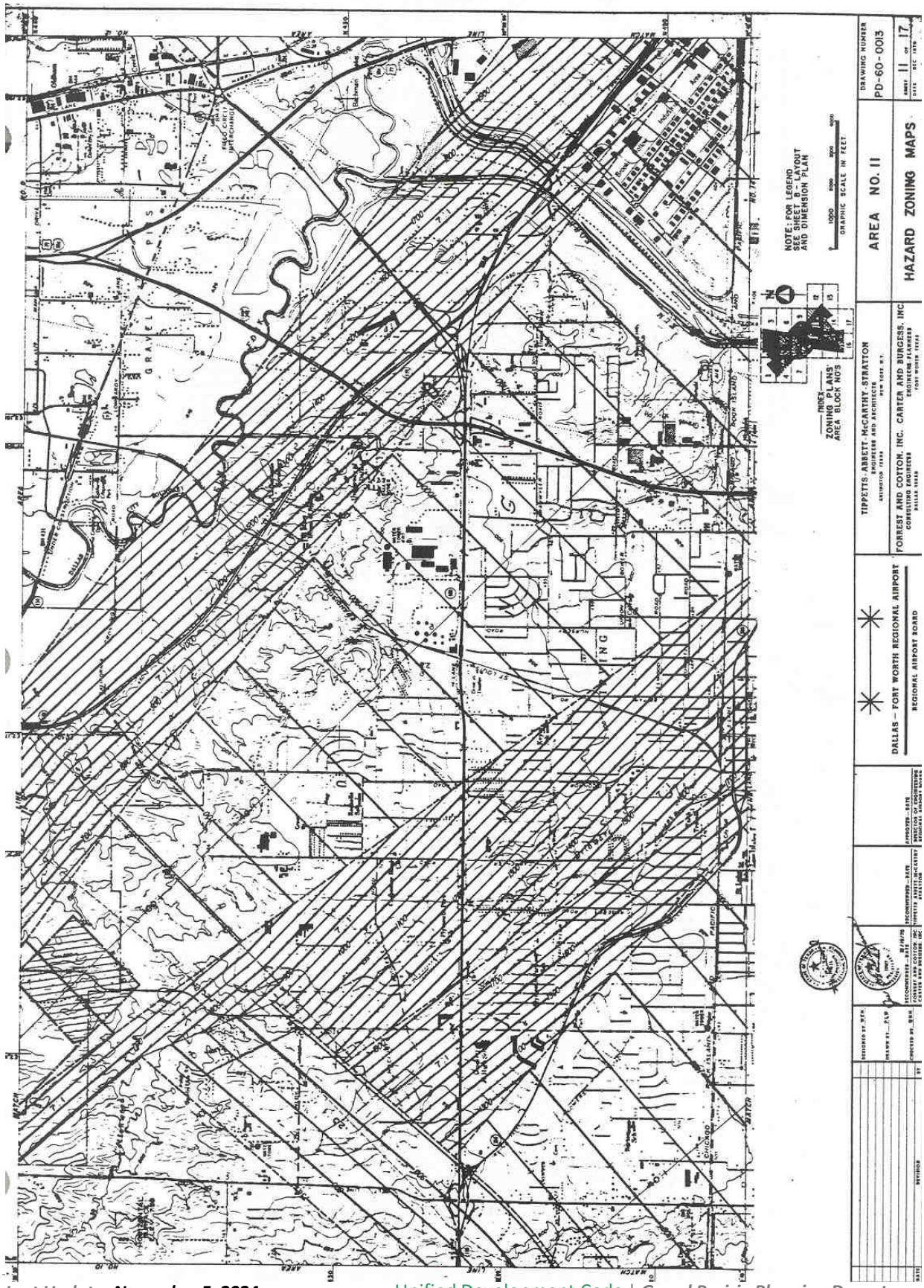
APPENDIX N: HAZARD ZONING ORDINANCE/MAPS/AIRPORTS ZONING MAPS



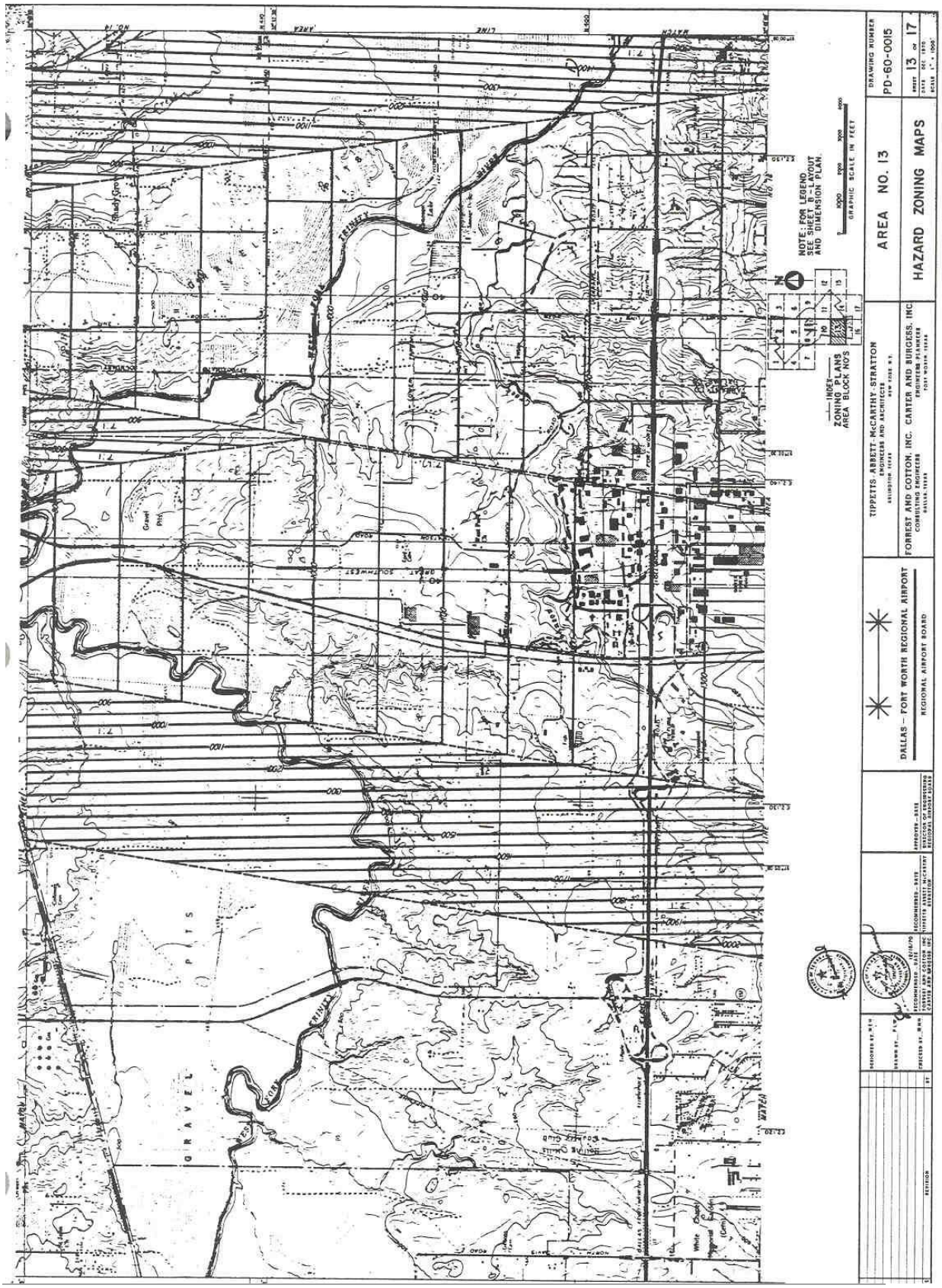
APPENDIX N: HAZARD ZONING ORDINANCE/MAPS/AIRPORTS ZONING MAPS



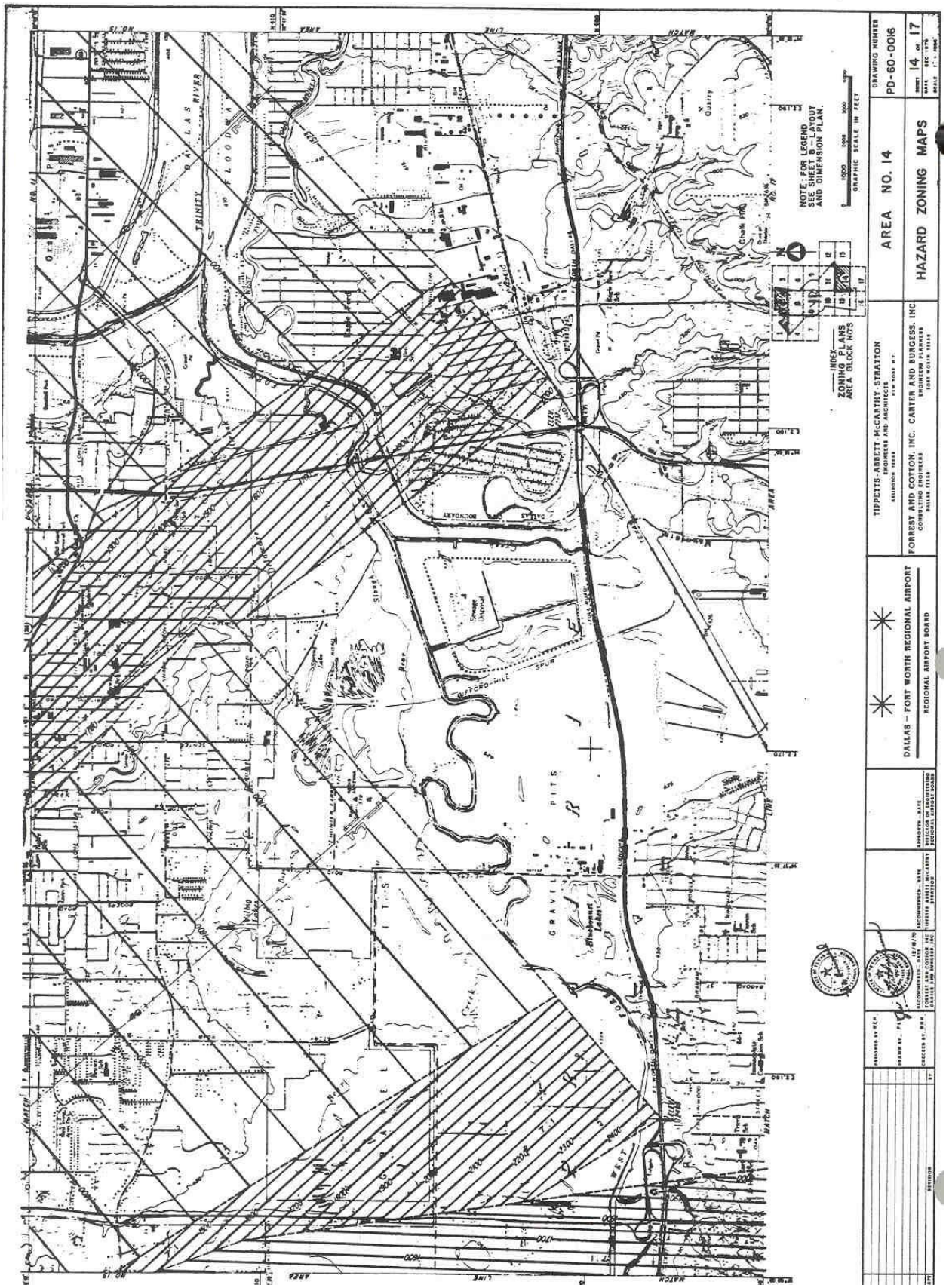
APPENDIX N: HAZARD ZONING ORDINANCE/MAPS/AIRPORTS ZONING MAPS



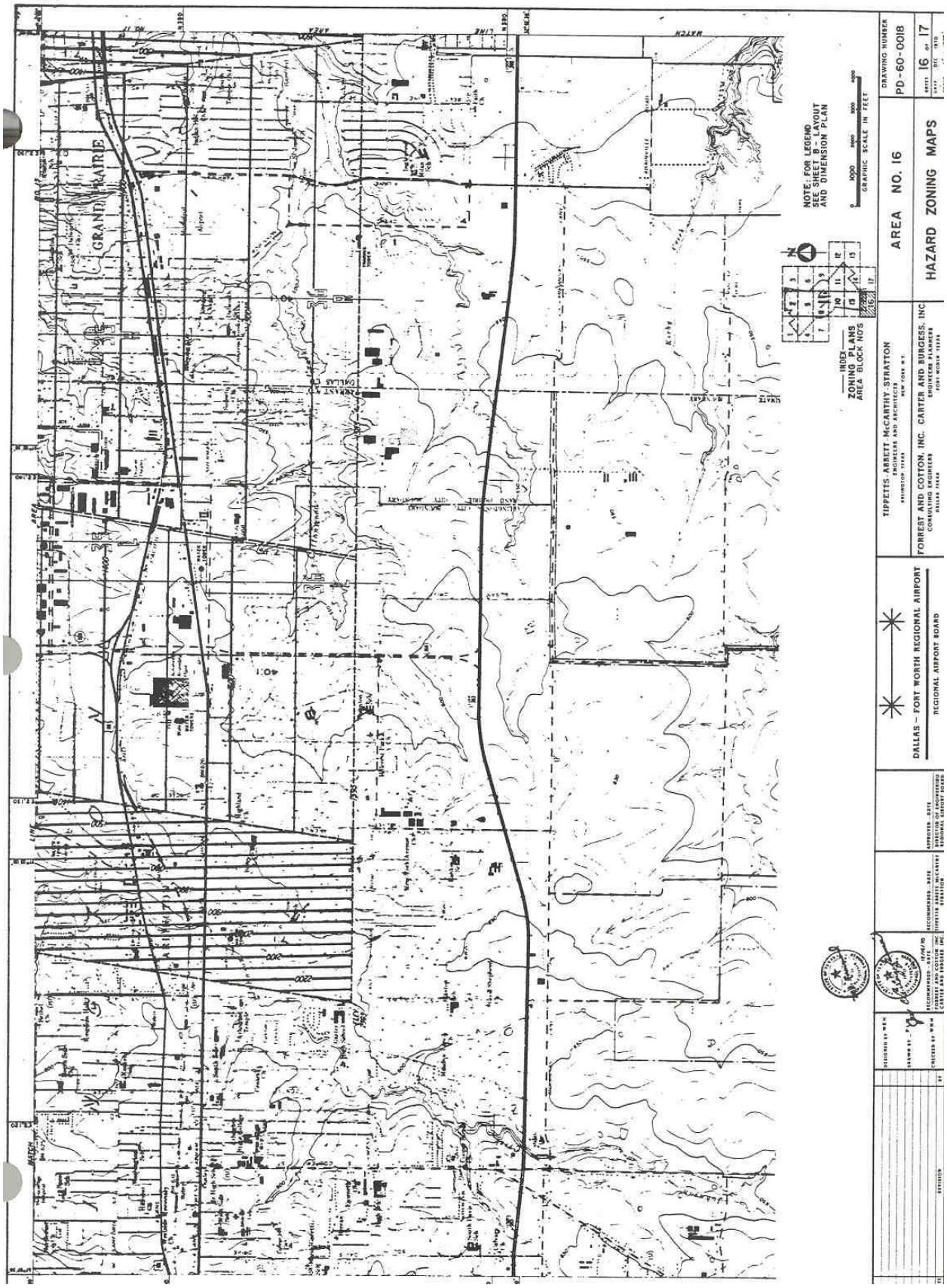
APPENDIX N: HAZARD ZONING ORDINANCE/MAPS/AIRPORTS ZONING MAPS



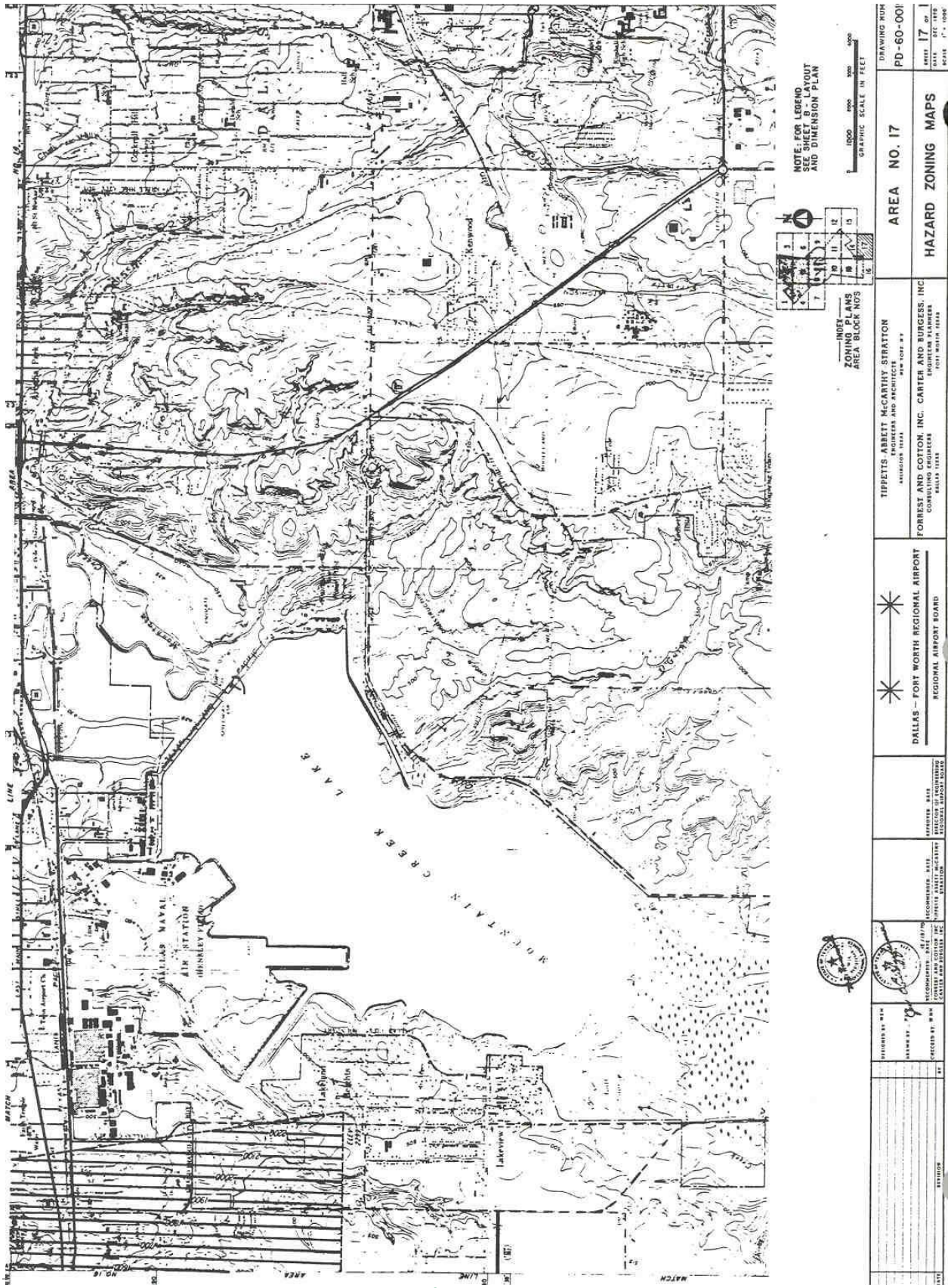
APPENDIX N: HAZARD ZONING ORDINANCE/MAPS/AIRPORTS ZONING MAPS



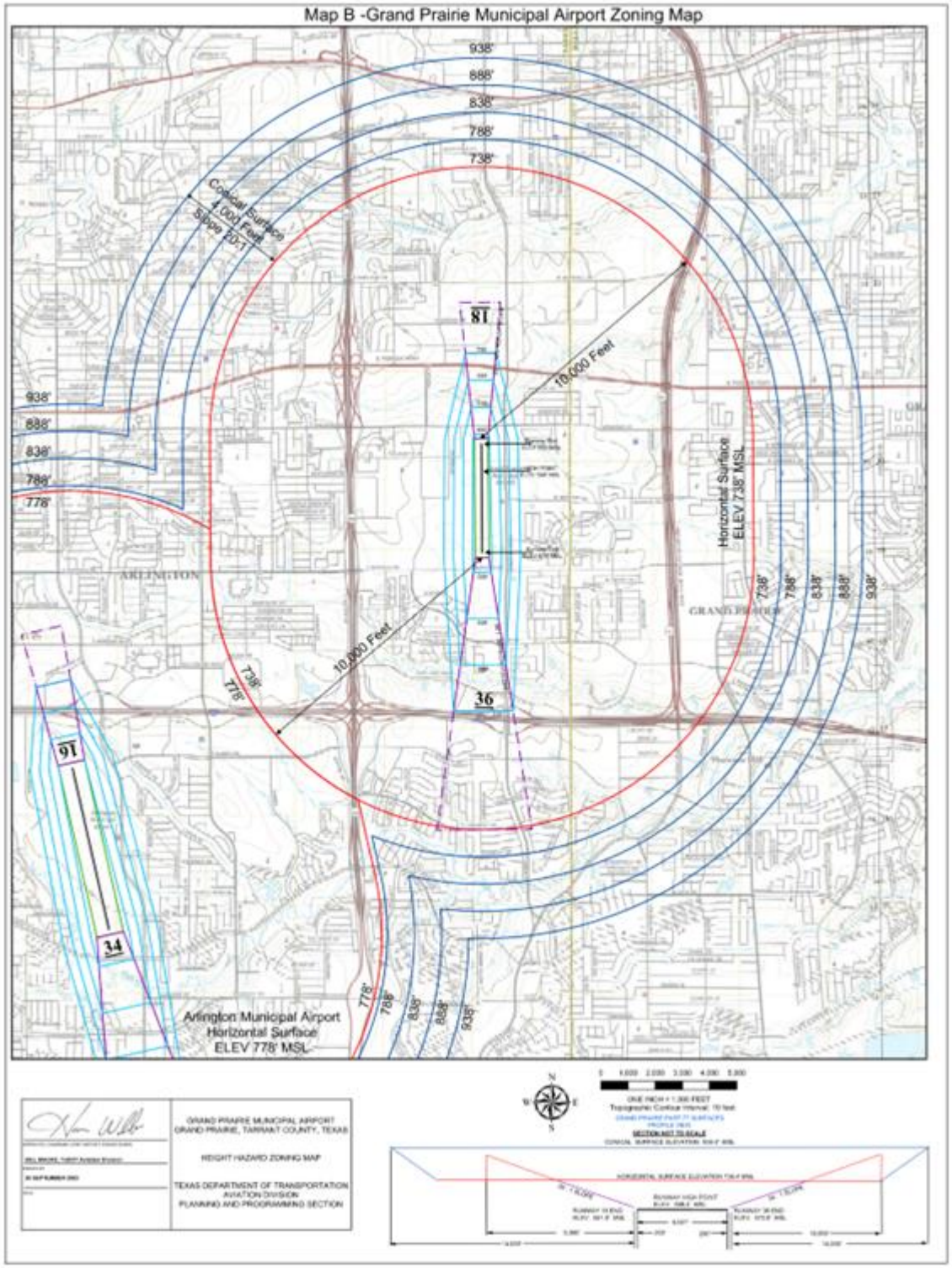
APPENDIX N: HAZARD ZONING ORDINANCE/MAPS/AIRPORTS ZONING MAPS



APPENDIX N: HAZARD ZONING ORDINANCE/MAPS/AIRPORTS ZONING MAPS



APPENDIX N: HAZARD ZONING ORDINANCE/MAPS/AIRPORTS ZONING MAPS



Appendix O

HOSPITAL DISTRICT

LAST UPDATED: January 7, 2025

CASE NUMBER: TAM-24-11-0010

ORDINANCE NO. 11659-2025

APPENDIX O: HOSPITAL DISTRICT

SECTION 7. 3 - HOSPITAL DISTRICT

7.3.1 Purpose

The (HD) Hospital District is established to create a single area in which the physical and mental health needs of the citizenry can be accommodated in a comprehensive fashion with support facilities that complement the health care land uses; and to provide compatibility among land uses by application of stringent site planning and aesthetic design.

7.3.2 Boundaries:

The boundaries of the (HD) Hospital District shall be:

NORTH - Sherman/Howell Street;

SOUTH -The common corporate boundary line for the City of Grand Prairie/the City of Arlington on the south;

EAST -The east right-of-way line of Great Southwest Parkway from the common corporate boundary line of the City of Grand Prairie/the City of Arlington to the north property line of Site 48-A, Great Southwest Industrial District, east along the north property line of Site 48-A, Great Southwest Industrial District to the west right-of-way line of Parkway Drive and north along the west right-of-way of Parkway Drive;

WEST -The common corporate boundary line of the City of Grand Prairie/the City of Arlington.

7.3.3 Permitted Principal Uses:

In the (HD) Hospital District no land shall be used and no building shall be erected for or converted to any use other than:

A. Medical care facilities - hospitals with their related and supportive facilities operated by or under the control of said hospital for the convenience of their patients, staff, and visitors.

B. Health service facilities - clinics, doctors and dentists offices, offices of supportive specialists such as physical, audio and speech therapy, podiatry and psychological testing and counseling; dental, medical, and optical laboratories and blood banks; ambulance dispatch and airlift stations; prescription pharmacies; offices, stores, and display rooms for the sale and rental of medical supplies and equipment.

C. Scientific or research laboratories.

D. Accessory buildings incidental to principal or ancillary land uses.

E. Off-street parking incidental or main use.

F. Churches.

G. Funeral Home.

7.3.4 Permitted Ancillary Uses

A. Institutions and training centers operated on a commercial basis for persons associated with the healing arts as governed by the laws of the State of Texas.

B. Health spa or similar wellness facility.

C. Nursing and care homes for ambulatory and/or non-ambulatory residents.

D. Offices (professional, government and administrative).

E. Multi-level parking facilities; Commercial Auto Park lot.

F. Support retail uses - Hotels/Motels; Telephone Exchange; Bakery or Confectionery (retail); Cleaning and Pressing (including self-service) Small Shop and Pick-up; Custom Personal Service Shop; Florist or Garden Shop; Greenhouse or Plant Nursery (retail); Stationery or Letter Store; Restaurant or Cafeteria without Drive-in-Service; Convenience Stores that are an integral part of a multi-use facility without sales of alcohol for off-premise consumption; Antique Shop; Art Gallery; Automatic Teller Machine; Bank; Book Store; Gift/Novelty Shop; Photography Studio; Barber/Beauty Shop; small job Printing Shop, provided that the floor area shall not exceed two thousand (2000) square feet; Grocery Store; Delicatessen; Men's/Women's Ready-to-Wear Stores; Sporting Goods Store; Shoe Store; Computer Sales/Service Store; Electronic Sales/Service Store, or Camera Retail/Service Store, not to exceed two thousand (2000) square feet.

G. Single Family detached residential, Single Family attached residential, Multi-Family residential (per UDC requirements), Higher Density Residential Retirement Center (35 dwelling units/acre maximum).

7.3.5 Special Exception Uses

The following uses shall be allowed in the (HD) Hospital District only after approval of a Specific Use Permit and Site Plan review:

A. Utility buildings and structures; power sub-stations; water tanks.

B. Helistop for loading and unloading passengers who are not emergency patients for the health care facilities.

C. Veterinarian offices only (without outside pens).

D. Day Care Center or similar facility.

7.3.6 Prohibited Uses

The following uses shall be prohibited in the (HD) Hospital District:

A. Any building erected or land used for other than one or more of the preceding specified uses.

B. The storage of equipment, material or vehicles (including abandoned vehicles) which are not necessary to the uses permitted in this district.

C. Any land use that does not meet the minimum area requirements which are minimum, lot size; front, side and rear setbacks; lot width; maximum height; and maximum allowable lot coverage.

D. Effective (Add Date), pawn shops are prohibited in the (HD) Hospital District.

7.3.7 Minimum Lot Area

Single Family Detached	5,000 sf
Single Family Attached	6,000 sf
Two Family	6,000 sf
Multi-Family	10 acres
Residential/Retirement Community	10 acres
Commercial/Retail Uses	1 acre
Office	1/2 acre
Public/Semi-Public Uses Church	1 acre
Clinic or Rehabilitation Facility	1 acre
Day Care Center	1 acre
Hospital	1 acre
Government Buildings	1 acre
Nursing/Convalescent Home	1 acre

7.3.8 Minimum Lot Width

Single Family Detached	50 feet
Single Family Attached	60 feet
Two Family	60 feet
Multi-Family	200 feet
Residential Retirement Community	200 feet
Commercial/Retail Uses	200 feet
Office	0 feet
Public/Semi-Public Uses	
Church	200 feet
Clinic or Rehabilitation Facility	200 feet
Day Care Center	200 feet

Hospital	200 feet
Government Building	200 feet
Nursing/Convalescent Home	200 feet

7.3.9 Minimum Lot Depth

Single Family Detached	100 feet
Single Family Attached	100 feet
Two Family	100 feet
Multi-Family	100 feet
Residential Retirement Community	250 feet
Commercial/Retail Uses	250 feet
Office	0 feet
Public/Semi-Public Uses	
Church	250 feet
Clinic or Rehabilitation	250 feet
Day Care Center	250 feet
Hospital	250 feet
Government Building	250 feet
Nursing/Convalescent Home	250 feet

7.3.10 Maximum Allowable Lot Coverage

Single Family Detached	50 %
Single Family Attached	40 %
Two Family	40 %
Multi-Family	40 %
Residential Retirement Community	60 %
Multi-Story Office	60 %
Garden Office/Business Park	50 %
Commercial/Retail	50 %
Public/Semi-Public Uses	
Church	50 %
Clinic or Rehabilitation Facility	50 %
Day Care Center	50 %
Hospital	50 %
Government Building	50 %
Nursing/Convalescent Home	50 %

NOTE: The area for parking garages/structures shall not be included in the calculation for the maximum allowable lot coverage.

7.3.11 Minimum Front Yard (All Uses) ..... 25 feet

7.3.12 Minimum Side Yard

Residential Land Uses:

Side yard setback for Single Family Detached ..... 5 feet
(adjacent to street) ..... 15 feet
(adjacent to principal arterial) ..... 20 feet

Side yard setback for Single Family Attached (common wall side) ..... 0 feet
(non-common wall side) ..... 5 feet
(adjacent to street) ..... 15 feet
(adjacent to principal arterial) ..... 20 feet

Side yard setback for Two Family (non-common wall side) ..... 5 feet
(adjacent to street) ..... 15 feet
(adjacent to principal arterial) ..... 20 feet

Side yard setback for Multi-Family ..... 15 feet
(adjacent to street) ..... 15 feet
(adjacent to principal arterial) ..... 20 feet
(adjacent to street) ..... 15 feet
(adjacent to principal arterial) ..... 20 feet

Side yard setback for Residential Retirement Community ..... 25 feet

For building over common lot lines, reference Article VI "Density and Dimensional Requirements", Section 12 "Building Over Common Lot Lines" ..... 0 feet

Commercial/Retail/Office Uses:

Side yard setback for Commercial/Retail Uses
(adjacent to commercial/retail use ..... 5 feet
(adjacent to office uses) ..... 5 feet
(adjacent to residential use ..... 25 feet
(adjacent to public/semi-public uses) ..... 10 feet

Side yard setback for Church, Clinic or Rehabilitation Facility, Day Care Center, Hospital, Government Building, Nursing/Convalescent Home
(adjacent to streets and arterials) ..... 15 feet

Side yard setback for Office Uses
(adjacent to commercial/retail uses) ..... 5 feet
(adjacent to office uses) ..... 5 feet
(adjacent to residential uses) ..... 25 feet
(adjacent to public/semi-public uses) ..... 10 feet

Side yard setback for Church, Clinic or Rehabilitation Facility, Day Care Center, Hospital, Government Building, Nursing/Convalescent Home.
(adjacent to streets and arterials)..... 15 feet

For building over common lot lines, reference Article VI "Density and Dimensional Requirements", Section 12 "Building Over Common Lot Lines" ..... 0 feet

Public/Semi-Public:

Side yard setback for Church, Clinic or Rehabilitation Facility, Day Care Center, Hospital, Government Building, Nursing/Convalescent Home..... 10 feet
(adjacent to public/semi-public uses)..... 10 feet

Side yard setback for Church, Clinic or Rehabilitation Facility, Day Care Center, Hospital, Government Building, Nursing/Convalescent Home

(adjacent to commercial/retail uses)..... 10 feet
(adjacent to office uses)..... 10 feet
(adjacent to residential uses) ..... 25 feet
(adjacent to streets and arterials)..... 15 feet

For building over common lot lines, reference Article VI "Density and Dimensional Requirements," Section 12 "Building Over Common Lot Lines" ..... 0 feet

7.3.13 Minimum Rear Yard

Residential Land Uses:

Rear yard setback for Single Family Detached..... 20 feet (with or without alley)
Rear yard setback for Single Family Attached ..... 20 feet (with or without alley)
Rear yard setback for Two Family ..... 20 feet (with or without alley)
Rear yard setback for Multi-Family ..... 20 feet (with or without alley)
Rear yard setback for Residential Retirement Community ..... 25 feet (with or without alley)

For building over common lot lines, reference Article VI "Density and Dimensional Requirements," Section 12 "Building Over Common Lot Lines" ..... 0 feet

Commercial/Retail Uses:

Rear yard setback for commercial/retail uses:

(adjacent to commercial/retail uses)..... 10 feet
(adjacent to office uses) ..... 10 feet
(adjacent to residential uses) ..... 25 feet

(adjacent to public/semi-public uses) ..... 10 feet

Rear yard setback for office uses:

(adjacent to office uses) ..... 10 feet
(adjacent to commercial/retail uses) ..... 10 feet
(adjacent to residential uses) ..... 25 feet
(adjacent to public/semi-public uses) ..... 10 feet

For building over common lot lines, reference Article VI "Density and Dimensional Requirements," Section 12 "Building Over Common Lot Lines" ..... 0 feet

Public/Semi-Public:

Rear yard setback for Church, Clinic or Rehabilitation Facility, Day Care Center, Hospital, Government Building, Nursing/Convalescent Home ..... 10 feet
(adjacent to public/semi-public uses)..... 10 feet

Rear yard setback for Church, Clinic or Rehabilitation Facility, Day Care Center, Hospital, Government Building, Nursing/Convalescent Home
(adjacent to commercial/retail uses) ..... 10 feet
(adjacent to office uses) ..... 10 feet
(adjacent to residential uses) ..... 25 feet

For Building over common lot lines, reference Article VI "Density and Dimensional Requirements," Section 12 "Building Over Common Lot Lines" ..... 0 feet

7.3.14 Minimum Required Dwelling Area

Single Family Detached..... 1250 sf
Single Family Attached ..... 1100 sf
Two Family (Combined Units)..... 2000 sf
No Single Unit of Two Family Less Than..... 1000 sf
Multi-Family ..... 750 sf

Residential Retirement Community
Efficiency..... 400 sf
1 bedroom ..... 475 sf
2 bedroom ..... 750 sf

Minimum distance between separate buildings on the same lot or parcel of land 15 feet plus 1/2 of the building height over 35 feet, measured at grade level.

7.3.15 Maximum Allowable Height

Single Family Detached..... 15 feet

Single Family Attached	20 feet
Two Family	20 feet
Multi-Story Retirement Community	60 feet
Multi-Family	40 feet
Multi-Story Office	60 feet
Garden Office/Business Park	40 feet
Commercial/Retail	20 feet

Public/Semi-Public Uses

Church	30 feet
Clinic or Rehabilitation Facility	30 feet
Day Care Center	30 feet
Hospital	60 feet
Government Building	30 feet
Nursing/Convalescent Home	30 feet

7.3.16 Maximum Floor Area Ratio (F.A.R.)

Commercial/Retail Uses	2:1
Office Uses	2:1

Public/Semi-Public Uses

Church	2:1
Clinic or Rehabilitation Facility	2:1
Day Care Center	2:1
Hospital	2:1
Government Building	2:1
Nursing/Convalescent Home	2:1

7.3.17 Buildings

A. Masonry Content for Residential Dwellings

1. Residential dwellings shall have exterior walls which are constructed of solid or veneered-wall brick material composed of hard fired (kiln-fired) all-weather standard facing brick or other all-weather facing brick. The percentage (%) of masonry required for each exterior wall is as follows:

Single Family Detached	75 %
Single Family Attached	50 %
Two Family	50 %
Multi-Family	65 %

or less, if specifically approved by City Council in Planned Developments.

B. Facade (exterior wall) Treatment for Residential Retirement Center, Commercial/Retail and Office Uses, Church, Clinic or Rehabilitation Facility, Day Care Center, Hospital,

Government Building, Nursing/Convalescent Home:

1 Exterior materials on all sides of the building shall be of masonry, stucco, glass, reinforced unpainted/unstained concrete/tilt wall construction.
2 Corrugated steel or sheet metal buildings of any type are prohibited.
3 The minimum amounts of acceptable materials required per side are:

Multi-Story Retirement Community.....65 %
Multi-Story Office .....60 %
Garden Office/Business Park.....50 %
Commercial/Retail.....50 %

Public/Semi-Public

Church.....50 %
Clinic or Rehabilitation Facility.....50 %
Day Care Center.....50 %
Hospital.....50 %
Government Building .....50 %
Nursing/Convalescent Home .....50 %

7.3.18 Landscaping

Landscaping shall be provided in the front and side yards (adjacent to public rights-of-way) for any future development exclusive of parking areas. Street tree buffers of 15 feet adjacent to principal arterials; 10 feet adjacent to minor arterials and 10 feet adjacent to collectors are required. Street Trees (those trees placed adjacent to public rights-of-way) shall be spaced a minimum of 35 linear feet, and a maximum of 50 linear feet measured along the property line. A landscaping plan shall be submitted for staff review and approval on multi-lot developments. The amount of landscaping in each front and side yard shall be as follows:

Single Family Detached .....10 % per yard
Single Family Attached .....10 % per yard
Two Family.....10 % per yard
Multi-Family.....20 % per yard
Residential Retirement Community.....20 % per yard
Multi-Story Office .....30 % per yard
Garden Office/Business Park.....10 % per yard
Commercial.....10 % per yard

Public/Semi-Public

Church .....30 % per yard
Clinic or Rehabilitation Facility.....30 % per yard
Day Care Center .....30 % per yard
Hospital .....30 % per yard
Government Building .....30 % per yard
Nursing/Convalescent Home .....30 % per yard

Parking Lots ..... 1 tree per/277 s.f. of area

NOTE: STREET TREES SHALL NOT BE OBSCURED BY FENCES. ANY TYPE OF FENCE TREATMENT SHALL BE BEHIND THE TREE BUFFER. STREET TREES ARE NOT REQUIRED FOR SINGLE FAMILY DETACHED OR ATTACHED AND TWO-FAMILY; HOWEVER, A MINIMUM OF ONE TREE PER FRONT YARD IS REQUIRED.

Street Tree buffer adjacent to principal arterial ..... 15 feet
Street Tree buffer adjacent to minor arterial ..... 10 feet
Street Tree buffer adjacent to collector ..... 10 feet

Landscaping shall include grass, trees, other forms of vegetation and may include berms. Minimum caliper sizes (caliper being the distance 12" above the base of the tree, and around the outside diameter of said tree) are:

Large tree ..... 3 in.
Small tree ..... 1.5 in.

Minimum caliper size for a shrub:

Minimum 5-gallon container size meeting the standards of the American Association of Nurserymen. Further, landscaping on multi-family and non-residential land uses shall be properly maintained and include an underground automatic irrigation system.

7.3.19 Screening

All residential uses shall be buffered from non-residential areas by a solid wall made of unpainted or unstained concrete, masonry, wood, or other man-made or natural barrier or combination thereof constructed in accordance with the following:

A. Earthen Berms

1. Should landscaped earthen berms be used as a visual screening device for residential and passive recreational areas, the maximum slope of such berms shall be 33.3% (three feet of horizontal distance for each one foot of height). All berms shall contain necessary drainage provisions as required by Chapter 14 of the Code of Ordinances.

2. Berming is required for all parking areas adjacent to public rights-of-way. Half berms with retaining walls are permitted, provided that said wall is not visible from a public or private thoroughfare. The minimum height for berms as a screening device is as follows:

Parked Cars ..... 3 feet
Street Medians (wider than 16'-0") ..... 2.5 feet
Street Medians (between 8'-0" and 16'-0") ..... 33 % slope
Street Medians (less than 8'-0") .....Concrete

Recreational Areas ..... 3 feet

B. Walls and Fences

1. A solid, non-transparent fence shall be erected where business uses abut exclusively residential uses. Said fence shall be a minimum of eight (8) feet in height, and shall have concrete beams installed under the entire length. The beams shall have a maximum height of six (6) inches above ground and six (6) inches wide, placed on spread or pier footing, reinforced with a minimum of two (2) number three bars of steel, all posts shall be steel and all materials shall be decay resistant.

2. The use of retaining walls shall not be permitted adjacent to public areas.

C. Refuse Areas

1. A solid, non-transparent fence shall be erected in those areas reserved for refuse storage. Said fence shall be a minimum of six (6) feet in height, and shall be on all sides of the refuse storage area except the side used for garbage pickup service.

7.3.20 Sidewalks

Sidewalks shall be at least six (6) feet wide [eight (8) feet is preferable] and be constructed of reinforced concrete meeting City standards along every public or private thoroughfare upon which the project has frontage. Access shall also be provided between buildings on developments where there is more than one (1) building on a single tract of land. Additionally:

A. Sidewalks shall have a maximum gradient of 1:12.

B. Sidewalks shall have dropped curbs at the intersections of all public or private thoroughfares with a maximum of a one (1) inch drop between sidewalk and street surface.

C. Lighting shall be ground level bollard type, spaced in accordance with manufacturer's specifications for optimum lighting.

7.3.21 Parking

Parking areas shall be of reinforced concrete with a thickness approved by a civil engineer registered to practice in the State of Texas. All maneuvering for off-street parking shall be accomplished on private property. Parking ratios shall be as follows:

Residential Use Parking Standard Single Family 2 spaces/unit Two Family…….2 spaces/unit

Multi-Family
Efficiency ..... 1.25 spaces/unit
1 bedroom ..... 2 spaces/unit
2 bedroom ..... 2 spaces/unit
3 bedroom ..... 2 spaces/unit

Residential Retirement Center ..... 1 space /unit

Business Use Parking Standard

Office	1 space/400 s.f.*
Commercial/Retail	1 space/200 s.f.*
Restaurant	1 space/100 s.f.*
Manufacturing/Warehousing	1 space/500 s.f.*

Public/Semi-Public Use Parking Standard

Churches 1 space/3 seats in the main sanctuary

Clinic or Rehabilitation Facility 1 space/bed plus 1 space/400 s.f.*

Day Care Center 1 space/10 children plus space on site for loading and unloading of children Hospital 1 space/bed

Nursing/Convalescent Home 1 space/6 units

* of gross floor area

7.3.22 Signs

Signs within the district shall adhere to Sign Standards and Use Charts, except for the following special provisions and sign standards:

A. Symbols which are designed as an integral part of the building structure, or symbols and signs which are not visible or readable from the public street.

B. Billboards shall be prohibited within the confines of the Hospital District.

C. On-premise business signs (pole signs) will be permitted on private property immediately along or adjacent to any principal arterial thoroughfare classified as P4D or P6D through this Hospital District. Such business signs shall have a maximum height of 15 feet and a maximum sign area of 100 square feet. If supported on or by poles or posts, said poles must be sheathed or clad in the same material with which the structure or building is covered or has prominently been used as an alternate architectural feature. In lieu of utilizing the specified materials stated, kiln-fired all weather standard size brick or all weather stone may be substituted.

D. A singular special information listing/directory sign shall be permitted as an off-site directory sign for those businesses located on or fronting onto Medical Row. Said directory sign shall have a maximum height of 15 feet and a maximum sign area of 100 square feet. This sign shall also conform to the structural sheathing requirements as the on-premise

signs along principal arterial thoroughfares. Said sign is to be placed at the northeast or southeast corner of Great Southwest Parkway and Medical Row, on private property. Said sign shall be the responsibility of the property or sign owner for all maintenance, operation, and repair.

7.3.23 Special Conditions

A. All utilities servicing the Hospital District (other than perimeter utilities) shall be installed underground, except for any major transmission lines, either existing or proposed, located within the boundaries of this area.

B. All proposed uses are subject to the approval of a plat (preliminary) by the City Council after recommendation by the Director (or designee) or the Planning and Zoning Commission, and prior to the issuance of a building permit or occupancy certificate on the premises. Site plans, and preliminary plats are to be prepared in accordance with existing City ordinances. When a variety of land uses are proposed on a single tract of land, the site plan or plat shall delineate the proposed uses and their acreages.

C. No use shall be located or operated within the Hospital District which involves the emission of odorous material, smoke, or particulate matter or noise.

7.3.24 Retirement Center Requirements

A. Definition

A residential retirement center is 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 (although physically disabled persons who do not require medical supervision are welcome).

To qualify as a residential retirement center, a minimum of eighty percent (80%) 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:

1 The household head is 55 years of age or older;

2 A unit is occupied by the surviving member(s) of a household, regardless of age, and the household head meeting the age requirements has died;

3 A unit is occupied by management personnel and family (the total of such dwelling units shall not exceed 1 per 100 dwelling units, or portion thereof, in the project);

4 The household head is physically disabled but does not require medical supervision.

B. Maximum Density Thirty-five (35) dwelling units per acre, unless otherwise specified by City Council.

C. Permitted Amenities Special facilities and services for residents such as a cafeteria and/or dining room, library, game room, swimming pool, jacuzzi, exercise room, arts and crafts facilities, greenhouse, housekeeping service, and related uses.

D. Permitted Ancillary Uses

The following ancillary uses shall be permitted by right to provide on-site goods and services for elderly residents and their guests, but are not intended for use by the general public:

1. Snack bar with a maximum of 350 square feet per 100 dwelling units;
2. Beauty or barber shop with a maximum of 250 square feet per 100 dwelling units or a maximum of 450 square feet per 100 dwelling units for combined operations;
3. Convenience retail shop with a maximum of 350 square feet per 100 dwelling units to provide for the sale of food items, non-prescription drugs, small household items, and gifts.

E. Safety Standards

A Residential Retirement Center shall provide the following minimum safety standards for its residents and guests:

1. All doors shall be of sufficient width to accommodate wheel chairs;
2. All dwelling units and communal facilities shall be adaptable for non-ambulatory persons;
3. Wherever steps are located, ramps or elevators shall also be provided;
4. Cooking units shall have no open flame;
5. Emergency signal facilities shall be provided in each dwelling unit, located three to four feet above floor level, and shall register a signal at a control location(s) to permit 24-hour-a-day monitoring. An intercommunication type telephone system that does not involve dial tone phones or require a series of numbers or codes to activate the system, may be utilized to meet this requirement;
6. Electrical outlets shall be located at least 24 inches above floor level;
7. Grab bars shall be located around all tubs and showers;
8. Toilet areas shall be adaptable for the installation of grab bars;
9. All floor surfaces shall be non-skid;
10. Central heating and air conditioning shall be individually adjustable for each residential unit.

Appendix P | RESERVED

LAST UPDATE: March 19, 2019

CASE NUMBER: TA181002

Ordinance Number: 10616-2019

Appendix Q

LIGHT INDUSTRIAL LIMITED STANDARDS (LI-LS) ZONING DISTRICT

LAST UPDATE: MAY 21, 2002

CASE NUMBER: TA020307

APPENDIX Q: LIGHT INDUSTRIAL LIMITED STANDARDS (LI-LS)

Table of Contents

		Page No.
Section Q.1	*Purpose*	*2*
Section Q.2	*Permitted Principal Uses*	*3*
Section Q.3	*Permitted Accessory Uses*	*3*
Section Q.4	*Specific Use Permits*	*3*
Section Q.5	*Prohibited Uses*	*4*
Section Q.6	*Area Requirements*	*4*
Section Q.7	*Buildings on Designated Thoroughfares*	*4*
Section Q.8	*Buildings on Non-Designated Thoroughfares*	*6*
Section Q.9	*Landscaping*	*7*
Section Q.10	*Screening Regulations*	*7*
Section Q.11	*Flood Plain Requirements*	*8*
Section Q.12	*Parking*	*8*
Section Q.13	*Special Off-Street Parking Regulations*	*8*
Section Q.14	*Parking Requirements for New or Unlisted Uses*	*9*
Section Q.15	*Off-Street Loading Space*	*9*
Section Q.16	*Front Yard Regulations*	*9*
Section Q.17	*Side and Rear Yard Regulations*	*9*
Section Q.18	*Sign Standards*	*9*
Section Q.19	*Performance Standards*	*10*

APPENDIX Q: LIGHT INDUSTRIAL LIMITED STANDARDS (LI-LS)

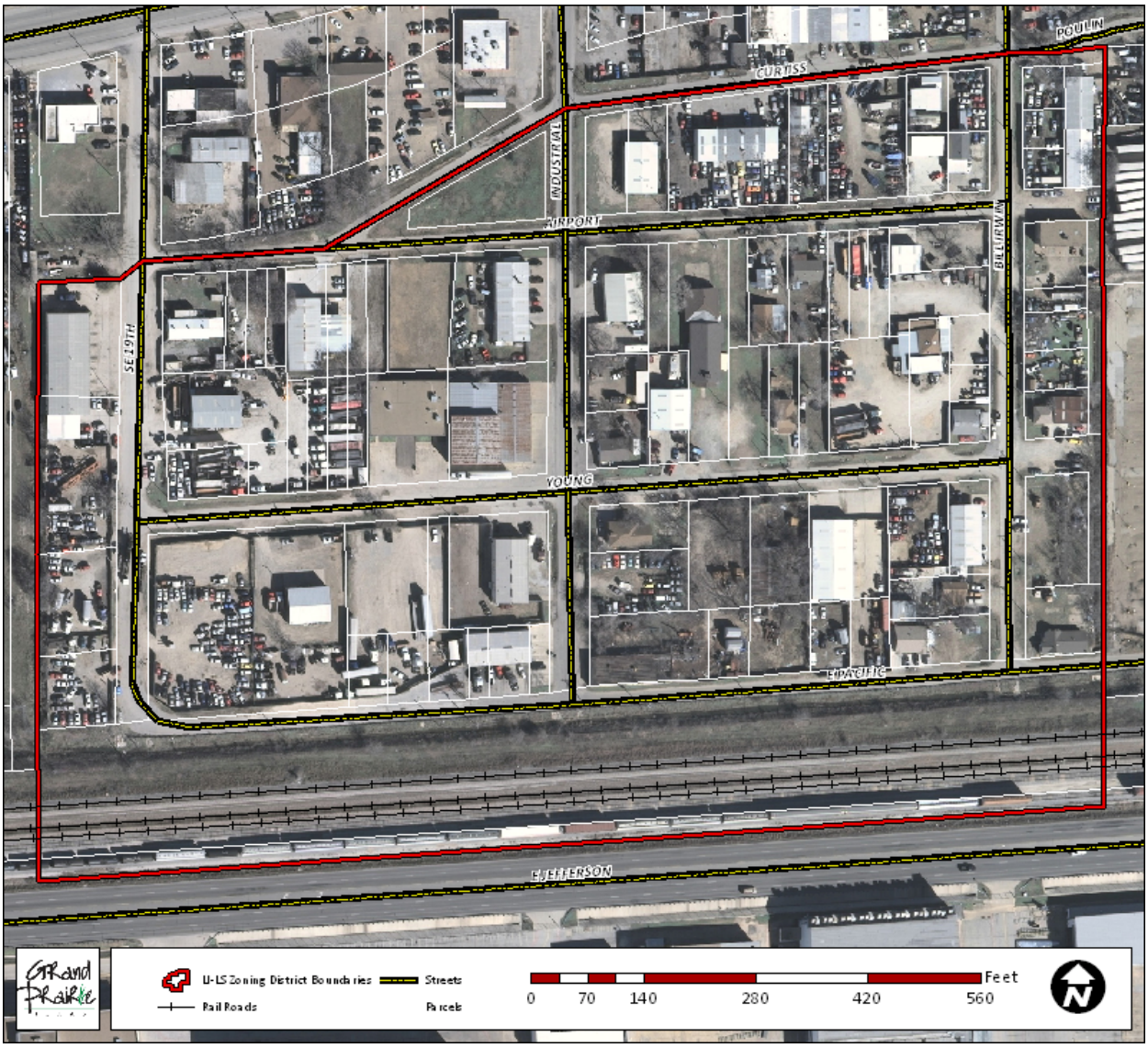


FIGURE 1: Light Industrial – Limited Standards (LI-LS) Zoning District

Q.1. PURPOSE

The (LI-LS) Light Industrial-Limited Standards Suffix District is established to create a limited industrial zone, depicted in Figure 1, which provides for various industrial uses pursuant to the Light Industrial zoning district with certain development standards reduced as specified. This zoning district is restricted to the geographic area depicted in Figure 1 and cannot be extended elsewhere within the corporate city limits.

Limitations are placed on the uses within this district to significantly restrict the outside activities and storage of materials, noise, vibration, smoke, pollution, fire and explosive hazard, glare and any other potentially blighting influences. The manufacturing uses allowed in this district should be conducted within a totally enclosed building. Any activities conducted outside will be screened

and buffered, and no external effects such as excessive noise or odor should extend beyond the property lines.

Areas should not be zoned to the Light Industrial-Limited Standards Suffix District unless they have access to arterials capable of carrying commercial and truck traffic. Internal streets in industrial developments should be sized and strengthened to accommodate truck traffic. Uses in this district should recognize the need for increased water pressure and capacity in order to provide adequate fire protection for that particular industry.

Q.2. PERMITTED PRINCIPAL USES

In the (LI-LS) Light Industrial-Limited Standards Suffix District no land shall be used and no building shall be erected for or converted to any use other than:

A. All uses as provided in **Article 4 "Permissible Uses"** of this Unified Development Code for the Light Industrial (LI) Zoning District.

B. Paved automobile parking areas which are necessary to the uses permitted in this district.

C. Municipally owned or controlled facilities, utilities and uses, except those that may require a Specific Use Permit.

Q.3. PERMITTED ACCESSORY USES

The following uses shall be permitted as accessory uses:

A. Accessory buildings incidental to the principal permitted use on the same lot of record, including living quarters for a night watchman or caretaker employed on the premises.

B. Temporary real estate sales offices located on the property being sold, or on-site construction offices, limited to the period of sale or construction of 90% of the lots.

C. Outside storage, provided that such storage or outside activities shall not be permitted in the required front yard, and shall be completely encompassed by a visual screening device or wall at least seven (7) feet high, and provided that materials stored shall be stacked no higher than one (1) foot below the top of the fence or wall. All outside storage or activities shall be restricted to that area behind the required front yard setback.

D. Vehicles, mobile machinery and equipment, and contractor trailers encompassed by a visual screening device shall be permitted to exceed the screen height, provided, however, that no container trailer shall be utilized for, nor constitute, permanent storage.

Q.4. SPECIFIC USE PERMITS

The following uses shall be allowed in the (LI-LS) Light Industrial-Limited Standards Suffix District only after approval of a Specific Use Permit in accordance with **Article 5 "Specific Uses,"** of this Code, and including but not limited to:

A. Trailer camp or mobile home park

B. Private club, where the storage, possession and serving of alcoholic beverages occurs.

Q.5. PROHIBITED USES

The following uses shall be prohibited in the Light Industrial Limited Standards (LI-LS) Suffix District:

A. Any building erected or land used for other than one or more of the preceding specified uses and as identified in **Article 4 "Permissible Uses"** of this Code.

B. Residential dwellings.

C. Any use of property that does not meet the required minimum lot size, front, side and rear yard dimension, and/or lot width and depth, or exceeds the maximum building coverage as required.

Q.6. AREA REQUIREMENTS

- ✓ Minimum Lot Area: 15,000 sq. ft.
- ✓ Minimum Lot Frontage on a Public Street 100 ft.
- ✓ Minimum Lot Depth: 150 ft.
- ✓ Minimum Depth of Front Setback: 25 ft.
- ✓ Minimum Depth of Rear Setback:
  - a. Abutting Non-Residential Property: 0 ft.
  - b. Abutting Residentially Owned Property: 22 ft.
  - c. For building Over Common Lot Lines*: 0 ft.
- ✓ Minimum Width of Side Setback:
  - a. Abutting Non-Residential Property: 0 ft.
  - b. Abutting Residentially Owned Property: 10 ft.
  - c. For building Over Common Lot Lines*: 0 ft.
  - d. Minimum distance between separate buildings on the same lot or parcel of land 15 feet plus one-half building height over 36 feet
- ✓ Maximum allowable lot coverage:
  - a. Maximum Building Coverage as a Percentage of Lot Area: 60%
  - b. Maximum amount of Impervious Coverage as a Percentage of Lot Area: 90%
- ✓ Maximum Floor Area Ratio: 2:1

: Reference **Article 6, "Density and Dimensional Requirements," Section 12 "Building Over Common Lot Lines"*

Q.7. BUILDING ON DESIGNATED THOROUGHFARES

Exterior metal walls should be prohibited on all buildings hereafter erected, constructed, altered, repaired or used in this District, which abut or are adjacent to any arterial thoroughfare, as designated on the adopted Thoroughfare Plan of the City of Grand Prairie.

Exceptions to this requirement may be permitted on a case-by-case basis by the City Council upon submission and approval of a site plan in accordance with the requirements as prescribed in **Article 16 "Site Plan Approval,"** of this Code.

A. Exposed walls of the front exterior facade consisting of a single, un-differential plane with a single texture or color shall be prohibited.

   1. Not less than 15% of the area of exposed walls, excluding windows, doors, or garage doors, of the front exterior facade shall be constructed from an alternate material as identified.

   2. Walls subject to damage from the outside by vehicles shall be protected by landscaped areas, curbs, stops, or other permanent barriers. The appearance of these protective barriers shall be coordinated with the building to maintain a unified and attractive overall appearance.

B. The material and finishes of exposed roofs shall compliment those used for the exterior walls. Exposed roofs shall be defined as that portion of a roof visible from ground level of any adjacent public thoroughfare or residentially zoned or used area. Roof mounted equipment on exposed roofs shall be screened from view. The appearance of roof screens shall be coordinated with the building to maintain a unified appearance.

C. All building mechanical and electrical equipment located adjacent to the building and visible from a public thoroughfare or a residentially zoned and used area shall be screened from view. Such screens and enclosures shall be treated as an integral element of the building's appearance.

D. Building facades may be constructed from masonry or glass, as defined below, or other materials as approved by City Council.

   1. ***MASONRY CONSTRUCTION*** shall include all masonry construction, which is composed of solid, cavity, faced, or veneered-wall construction, unless otherwise approved by City Council.
      a. Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble, or other hard and durable all weather stone. Ashlar, cut stone, and dimensioned stone construction techniques are acceptable.

      b. Brick material used for masonry construction shall be composed of hard fired (kiln-fired) all weather standard size brick or other all weather facing brick.

      c. Concrete finish for precast concrete panel (tilt wall) construction shall be exposed aggregate, bush-hammered, sand blasted, or other concrete finish as approved by City Council.

   2. ***GLASS WALLS*** shall include glass curtain walls or glass block construction. Glass curtain wall shall be defined as an exterior wall which carries no floor or roof loads, and which may consist of a combination of metal, glass and other surfacing material supported in a metal framework.

E. The exposed walls and roofs of buildings shall be maintained in a clean, orderly, and attractive condition; free of cracks, dents, punctures, breakage, and other forms of visible marring. Materials that become excessively faded, chalked or otherwise deteriorated shall be refinished or repainted. Excessively faded shall be defined as a color change exceeding 5 Delta E (Hunter) units under ASTMD2244. Excessively chalked shall be defined as chalk in excess of ASTMD659 number 7 rating.

Q.8. BUILDING ON NON-DESIGNATED THOROUGHFARES

All buildings hereafter erected, constructed, altered, repaired or used in this District that abut, or are adjacent to any public thoroughfare which is not designated as an arterial thoroughfare on the adopted Thoroughfare Plan of the City of Grand Prairie shall have a front exterior facade constructed to the following minimum standards:

A. Walls subject to damage from the outside by vehicles shall be protected by curbs, stops, or other permanent barriers. The appearance of these protective barriers shall be coordinated with the building to maintain a unified and attractive overall appearance.

B. The materials and finishes of exposed roofs shall compliment those used for the exterior walls. Exposed roofs shall be defined as that portion of a roof visible from ground level of any adjacent public thoroughfare or residentially zoned or used area. Roof mounted equipment on exposed roofs shall be screened from view. The appearance of roof screens shall be coordinated with the building to maintain a unified appearance.

C. All building mechanical and electrical equipment located adjacent to the building and visible from a public thoroughfare or a residentially zoned and used area shall be screened from view. Such screens and enclosures shall be treated as an integral element of the building's appearance.

D. Building facades may be constructed from masonry or glass, as defined below, or other materials as approved by City Council.

1. ***MASONRY CONSTRUCTION*** shall include all masonry construction that is composed of solid, cavity, faced, or veneered-wall construction, unless otherwise approved by City Council.

    a. Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble, or other hard and durable all weather stone. Ashlar, cut stone, and dimensioned stone construction techniques are acceptable.

    b. Brick material used for masonry construction shall be composed of hard fired (kiln-fired) all weather standard size brick or other all weather facing brick, or stucco.

    c. Concrete finish for precast concrete panel (tilt wall) construction may be exposed aggregate, bush-hammered, sandblasted, textured, smooth-finished, or other concrete finishes, all of which may be painted or stained.

d. Concrete masonry units (C.M.U. block) which meet the minimum standards of the adopted Uniform Building Code of the City, which may be sealed, stained, painted, textured or finished in any other appropriate manner consistent with industry standards and/or building code requirements.

2. ***GLASS WALLS*** shall include glass curtain walls or glass block construction. Glass curtain wall shall be defined as an exterior wall which carries no floor or roof loads, and which may consist of a combination of metal, glass and other surfacing material supported in a metal framework.

3. ***METAL WALLS*** shall include ribbed or fluted metal panels and metal curtain walls.

a. The use of corrugated panels, panels with a depth of less than on inch (1”), or a thickness less than U.S. Standard 26 gauge shall be prohibited.

b. The use of unpainted metal panels, excluding panels made from copper, weathering steel, or stainless steel, shall be prohibited. The color finish of metal panels and exposed fasteners shall have extended durability with high resistance to fade and chalk.

E. The exposed walls and roofs of buildings shall be maintained in a clean, orderly, and attractive condition; free of cracks, dents, punctures, breakage, and other forms of visible marring. Materials that become excessively faded, chalked or otherwise deteriorated shall be refinished or repainted. Excessively faded shall be defined as a color change exceeding 5 Delta E (Hunter) units under ASTMD2244. Excessively chalked shall be defined as chalk in excess of ASTMD659 number 7 rating.

Q.9. LANDSCAPING

Landscaping shall not be required within areas zoned Light Industrial-Limited Standards Suffix District (LI-LS), and shall remain at the option of the property owner or user's discretion.

Q.10. SCREENING REGULATIONS

Any premises developed for non-residential uses in the (LI-LS) Light Industrial-Limited Standards Suffix District shall be buffered from adjacent residentially zoned land by a solid masonry wall, wooden fence, or other man-made or natural barrier or combination thereof, built to the following minimum criteria:

A. **Walls & Fences:** A solid, non-transparent fence with a minimum of seven (7) feet from the ground level at or on the boundary lines or areas common to the premises and the area zoned or used for residential purposes, having concrete beams installed under the entirety of the fence to a minimum height of six (6) inches above ground and six (6) inches wide, placed on proper footing, either spread or piers, reinforced with a minimum of two (2) number three bars of steel, all posts shall be steel and all materials shall be decay-resistant.

B. **Earthen Berms:** Landscaped earthen berms used as a visual screening device shall be constructed to a minimum height of six (6) feet. Side slopes of such berms shall not exceed

33.3% (three feet of horizontal distance for each one (1) foot of height). All berms shall contain necessary drainage provisions as may be required by the City Engineer.

C. **Maintenance:** The area in front of the required screening wall or fence shall be maintained in a clean and orderly condition, free of weeds, debris, and trash.

D. **Lighting:** Any light used to illuminate parking or outside storage areas shall be so arranged as to reflect away from any adjacent residential uses of residential districts.

E. Refuse storage areas shall be visually screened by a six (6) foot high solid fence or wall on all sides except the side used for garbage pickup service; such side shall not be required to be screened. Refuse storage locations in areas already enclosed by a visual screening device shall not be required to have additional screening.

F. Areas utilized for outside storage as prescribed in **Article 8 "Landscaping and Screening", Subsection 8.9.6 "Outside Storage"** shall be encompassed by a solid, non-transparent wall or fence at least seven (7) feet in height and provided that materials stored shall be stacked no higher than one (1) foot below the top of the fence or wall.

G. A chain link fence with slat inserts shall not constitute an acceptable visual screening device when located adjacent to residentially zoned or used property, or street rights-of-way.

H. Acceptable wooden fence material shall include Redwood, Cedar, pressure treated wood, or other materials as may be approved by City Council.

Q.11. FLOODPLAIN REQUIREMENTS

The Federal Emergency Management System (FEMA) maps shall be reviewed to determine if a tract lies within a designated flood plain. If so, reference **Article 4 "Permissible Uses"** for uses allowed and **Article 15 "Flood Plain Management"** for specific requirements.

Q.12. PARKING

Reference **Article 10 "Parking and Loading,"** of the Unified Development Code.

Q.13. SPECIAL OFF-STREET PARKING REGULATIONS

A. In computing the parking requirements for any building or development, the total parking requirements shall be the sum of the specific parking space requirements for each class or use included in the building or development.

B. Floor area of a structure devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use.

C. Whenever a lot or tract of land is used for off-street parking of motor vehicles in connection with an office, church or similar institution, retail, commercial or industrial use and is adjacent to, or across the street from, a residentially zoned or used district, a masonry wall or solid fence of not less than seven (7) feet in height and meeting City standards shall be erected and

maintained so as to enclose the off-street parking areas and to screen the parking use from adjacent residential districts. Parking adjacent to the street may be screened by a three (3) foot fence or berm if allowed by the Director of Planning or his designee.

D. All required off-street parking, loading, drives, and outside walls and display areas shall be paved to a minimum standard equivalent of four (4) inch concrete slab with 6" x 6" #10 gauge mesh. Outside storage areas, fully enclosed by a non-transparent screening fence shall not be required to have a concrete surface. All reinforcing concrete shall be suspended in the bottom one-third of the slab. Exceptions to these pavement standards must be approved by the City Engineering Department, and based on equivalency.

E. Parking spaces may be head-in type parking spaces, with maneuvering allowed within the right-of-way when not adjacent to or along a designated thoroughfare. In no case will required parking spaces located either totally or partially within the right-of-way be credited toward the satisfaction of minimum parking requirements for a particular use. All required parking is to be located on-site to qualify and comply with the off-street parking requirements. The provisions for head-in parking with maneuvering allowed within the right-of-way shall not apply to any property with a singular or combined lot width of 70 feet or more.

Q.14. PARKING REQUIREMENTS FOR NEW OR UNLISTED USES

A. Where questions arise concerning the minimum off-street parking requirements for any use not specifically listed, the requirements may be interpreted as those of a similar use.

B. Where a determination of the minimum parking requirements cannot be readily ascertained for new or unlisted uses according to **Subsection Q.13.D** and **Q.13.E** of this Section, or where uncertainty exists, the minimum off-street parking requirements shall be established by same process as provided in **Article 4 "Permissible Uses", Section 6 "New and Unlisted Uses"** for classifying new and unlisted uses.

Q.15. OFF-STREET LOADING SPACE

As provided for by **Article 10, "Parking and Loading,"** of the Unified Development Code.

Q.16. FRONT YARD REGULATIONS

As provided for by **Article 6, "Density and Dimensional Requirements,"** of the Unified Development Code.

Q.17. SIDE AND REAR YARD REGULATIONS

As provided for by **Article 6, "Density and Dimensional Requirements"** of the Unified Development Code.

Q.18. SIGN STANDARDS

As provided for by **Article 9, "Sign Standards,"** of the Unified Development Code.

APPENDIX Q: LIGHT INDUSTRIAL LIMITED STANDARDS (LI-LS)

Q.19. PERFORMANCE STANDARDS

As provided for by **Article 11, "Performance Standards,"** of the Unified Development Code.

Appendix R

CENTRAL BUSINESS DISTRICT

LAST UPDATED: 06-16-15

CASE NUMBER: TA150602

ORDINANCE NO. 9875-2015

APPENDIX R: CENTRAL BUSINESS DISTRICT

ORDINANCE NO. 7698
CASE NO. TA071001

AN ORDINANCE AMENDING APPENDIX R, "CENTRAL BUSINESS DISTRICTS" OF THE UNIFIED DEVELOPMENT CODE ESTABLISHED BY ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990, TO PROVIDE EDITORIAL CONTINUITY AND ADDING SECTIONS FOR DEFINITIONS, HISTORICAL CONTEXT, AND ARCHITECTURAL GUIDELINES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, said amendment was presented to the City Council Development Committee of the City of Grand Prairie, Texas for consideration on August 14, 2007 ; and

WHEREAS, after consideration of said amendment, the City Council Development Committee of the City of Grand Prairie, Texas directed City staff to forward said amendment to the Planning and Zoning Commission of Grand Prairie, Texas for consideration of a recommendation to the City Council; and

WHEREAS, Notice was given of a public hearing on said amendment to be held by the Planning and Zoning Commission of Grand Prairie, Texas, in the City Hall Plaza Building at 7:00 o'clock P.M. on October 29, 2007, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, after consideration of said amendment, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 9 to 0 to recommend to the City Council of Grand Prairie, Texas, that said amendment should be approved since its provisions are in the public interest and will promote the health, safety and welfare of the community; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on November 6, 2007, to consider the advisability of amending the Zoning Ordinance as recommended by the Planning and Zoning Commission, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality.

APPENDIX R: CENTRAL BUSINESS DISTRICT

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

II.

THAT Appendix R, "Central Business Districts" of the Unified Development Code, attached and incorporated herein by reference, be amended to provide editorial continuity and adding sections for definitions, historical context, and architectural guidelines, by amending Appendix R.

III.

THAT if any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provisions and such holding shall not affect the validity of the remaining portions thereof.

IV.

THAT all of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Grand Prairie, Texas, in the discharge of his duties, shall not thereby render himself personally liable; and he is hereby relieved of all personal liability for any damage that might occur to persons or property as a result of any act required or permitted in the discharge of his said duties.

V.

Any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provisions of this article shall be fined in an amount not to exceed two thousand dollars ($2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative or other remedies provided by state law, and the power of injunction as provided in V.T.C.A. Local Government Code Section 54.016 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

APPENDIX R: CENTRAL BUSINESS DISTRICT

VII.

THAT this ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 6TH DAY OF NOVEMBER 2007.

APPROVED:

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

Case TA071001
Ordinance No. 7698

APPENDIX R: CENTRAL BUSINESS DISTRICT

APPENDIX R

Section	Content	Page No.
1	Purpose	3
2	Definitions	3
3	Historic Context	5
4	Demographics	10
5	Design Standards	11
6	Land Use	18
	A. CBD One: Manufacturing, Distribution and Warehouse Uses	19
	B. CBD Two: Government and Retail Uses	22
	C. CBD Three: Automotive Service and Commercial Retail	27
	D. CBD Four: Automotive Uses	29

APPENDIX R: CENTRAL BUSINESS DISTRICT

SECTION 1 - PURPOSE

1.1 The Central Area Overlay Districts are established to enhance and facilitate improvements and redevelopment in the Central Business District Corridor of Main Street and Jefferson Street. The overlay districts are intended to encourage facilities that complement existing and recommended land uses, and to provide compatibility among land uses by application of development standards including site planning, landscaping, signage, and urban design which reflect the genesis of the Main Street-Jefferson Street-Union Pacific corridor.

SECTION 2 - DEFINITIONS

2.1 Definitions

CBD One (CBD 1)– Strategically located between SH 161 and SH 360 and bisected by U.S. 180 (Main Street), Jefferson Street and the Union Pacific rail line, Area One is also bisected by the Dallas/ Tarrant County line and extremely impacted by transportation infrastructure (Exhibit A). CBD One projects future land uses of primarily manufacturing, distribution, and warehousing.

CBD Two (CBD 2) – Historically the cultural core of Grand Prairie, CBD Two includes the governmental campus of the City, large churches and commercial/retail land uses. Extending from SH 161 to Beltline Road, CBD Two is projected as a Mixed-Use area including residential units above retail and commercial uses. (Exhibit B)

CBD Three (CBD 3) – Extending from Beltline Road to Bagdad Street, CBD Three contains primarily automotive-related businesses which comprise a strong secondary economic base for the Texas 180-Jefferson Street corridor. Land uses exclude heavy industrial automotive activities. (Exhibit C)

CBD Four (CBD 4) - Heavy industrial automotive uses are the principle land use in CBD Four. This area is a southwest regional center for auto salvage activities of major insurance companies. It also includes the City's designated area for Sexually Oriented Businesses. (Exhibit D)

Awning – A roof-like covering of canvas or similar material, often adjustable, over a window, door, etc., to provide protection against the sun, rain, and wind.

Base Zoning – The zoning district classification for a property as indicated on the official zoning map of the City of Grand Prairie.

Canopy – A covered area which extends from the wall of a building, protecting an entrance of loading dock.

Column – In structures, a relatively long, slender structural compression member such as a post, pillar, or strut; usually vertical, supporting a load which acts in the direction of its longitudinal axis.

APPENDIX R: CENTRAL BUSINESS DISTRICT

Cornice – A molded or projecting architectural feature used for decorative purposes.

Design Standards – Architectural guidelines for setbacks, construction materials, exterior design and color, landscaping, fencing, and associated characteristics of the built environment.

Façade – The front of a building. given special architectural treatment.

Fenestration – The arrangement and design of windows and other openings and fenestrations in a building.

Gable – Vertical triangular portions of the ends of buildings having double-sloping roofs.

Historical Structures – A structure which is at least 50 years old with its defining characteristics still intact. Character defining aspects include the exterior materials, exterior features, interior features, configuration, structural and mechanical systems. To qualify for Historic Designation, a home must meet at least three of the following 10 criteria: 1) Distinctive in character, interest or value; 2) Important example of a particular architectural type; 3) Identified as the work of an important architect or master builder; 4) Represent a significant architectural innovation; 5) Important relationship to other distinctive structures, sites or areas; 6) Possess significant archeological value; 7) Site of a significant historical event; 8) Is identified with significant person(s); 9) Represents a resource that contributes to the character or image of a defined neighborhood or community area; 10) Is designated as a Recorded Texas Historic Landmark or is listed on the National Register of Historic Places.

Non-conforming Use – A use which no longer conforms to existing standards or ordinances.

Parapet – A low wall at the edge of a terrace, roof, battlement, balcony used to articulate the roofline or screen roof mounted mechanical equipment. Roof parapet walls shall have a minimum height of three (3) feet from the top of the roof deck.

Pier - Square or rectangular upright, masonry, supporting elements, or similar elements of wood when classically treated.

Pilaster - An encased pier or pillar, often with capital and base.

Portico – A covered porch supported by columns often at the entrance of a building.

Rail - Any open work construction or structural frame used as a barrier or protection.

APPENDIX R: CENTRAL BUSINESS DISTRICT

Roof – Outside, overhead enclosures of buildings or other structures, including its structural framing form, the eaves, gables, dormers, and roofing materials.

Rustication – Stonework or other forms of masonry, where the face is roughly hacked or picked; the separate blocks are marked by deep chamfers.

Seeded Concrete – Concrete with a salt mixture applied to the surface before it is set, creating a pitted textured surface.

Soft Screen (Green Screen) Metal expanded fabric to provide a framework for climbing vegetation, used to screen parking, mechanical units, etc.

Stamped Concrete – Concrete stamped with a rubber form before it is set, creating various textures.

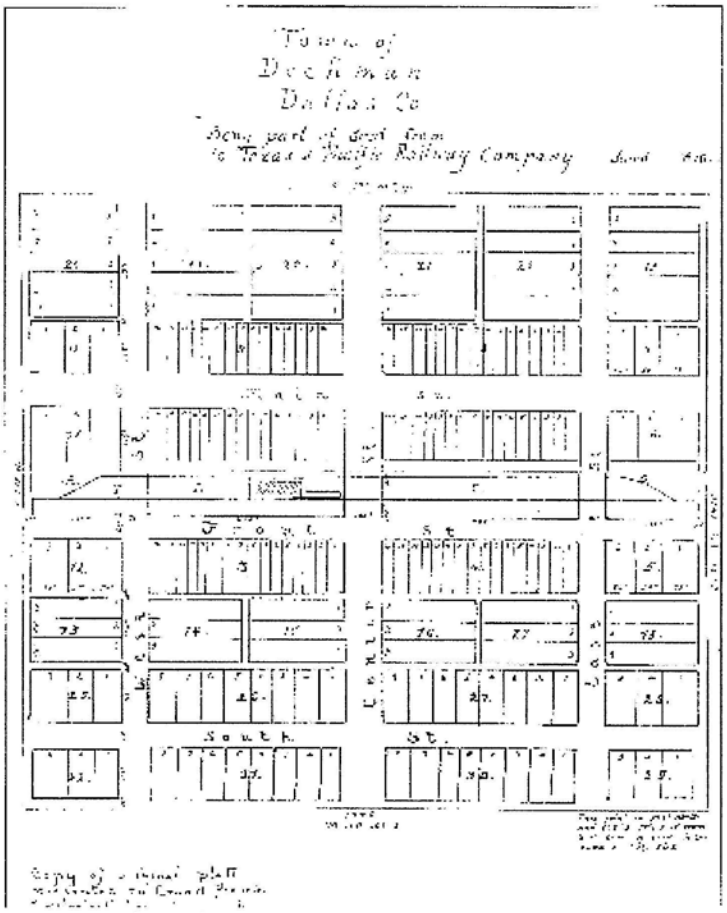
String Course – A horizontal band of masonry, generally narrower than other courses, extending across the façade of a structure and in some instances encircling such decorative features as pillars or engaged columns; may be flush or projecting and flat-surfaced, molded, or richly carved.

Uplit – Surface lit from a surface below, creating a light pattern up on the surface.

SECTION 3 – HISTORICAL CONTEXT

The Main Street-Jefferson Street-Union Pacific Railroad corridor follows the general route of an early stagecoach route between Dallas and Fort Worth and includes the original towns of Dalworth, Burbank Gardens, Idlewild, and Dechman, TX. Right-of-way for the railroad lines was acquired in the late 1800's. In 1876, Alexander McRae Dechman traded half of his prairie property to the T&P Railroad to make sure the railroad would be placed in the town (it was named after him in 1863). He also filed a plat for the town that year.

APPENDIX R: CENTRAL BUSINESS DISTRICT



Copy of the original plat for Dechman, Texas (1863)

APPENDIX R: CENTRAL BUSINESS DISTRICT



The original dirt stagecoach and wagon road was paved into the premier transcontinental highway through the south from Washington D.C. to San Diego in 1916. It was named "Bankhead Highway" after Alabama Senator John Hollis Bankhead who sponsored the 1916 Federal Aid Roads Act. The road was renamed U.S. 80 in 1926 when the federal numbering system came into being. It is now designated a state highway, Texas 180. The railroad and surface transportation corridors have shaped Grand Prairie's development from its origins to today. The vitality of the City is dependent upon its transportation infrastructure.



The majority of Grand Prairie's historic structures lie within or adjacent to the Central Business Districts, although they have not been designated as historic districts. The following buildings have been identified as significant landmarks in the City of Grand Prairie. This does not include homes in the Moore-North Street Neighborhood northeast of Center Street.

APPENDIX R: CENTRAL BUSINESS DISTRICT



Copeland Home (1904)
125 SW Dallas Street



Anderson-Hart Bldg.
1501 Houston Street



Trimble-Martin Home (1897)
301 SW 4th Street



Keith-Baker Home (1907)
211 NE Second Street



Layton-Irvin Home (1910)
209 North Street



Preston-Misener Home (1908-1911)
433 SE Dallas Street



Graham-Paxton Home (1918)
509 College Street



Liggett-Underwood Home (1930-31)
401 College Street



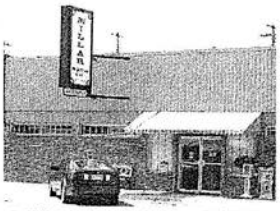
Young-Savage Home (1914)
1902 Fort Worth Street



Spikes-Wolf Home (1912) ...
1826 Fort Worth Street.....



Spikes-Owen Home (1916)
401 NW 16th Street.....



Millar's Drug Store (1927)
106 W. Main Street

APPENDIX R: CENTRAL BUSINESS DISTRICT



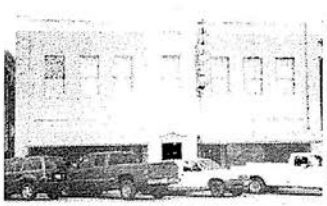
Barbara's Cake & Cookie Boutique (1946)
421 W. Main Street



First Presbyterian Church (1907)
(site) 310 SW 3rd Street



Graff Chevrolet (1952)
1405 E. Main Street



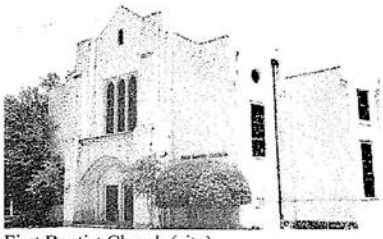
Masonic Lodge (1946)
110 ½ N. Center Street



GPISD (Site)
202 College Street



Swadley/Thate Home
216 North Street



First Baptist Church (site)
122 NE 2nd Street



First Methodist Church
Center & Church St (site)



Uptown Theatre (1950)
120 E. Main Street



Lennox House (1951)
110 NW 2nd Street

APPENDIX R: CENTRAL BUSINESS DISTRICT

Encouraging development that is compatible with the historical context of the Central Business Districts and that complements existing and recommended land uses is a 21st Century challenge. Common themes and land uses throughout the Central Business Districts are rail and automotive transportation and public services.

SECTION 4 – DEMOGRAPHICS

The Central Business Districts encompass both the oldest sections of the City of Grand Prairie and the sections which have undergone the most radical demographic changes since the City's incorporation in 1909.

Census Tract	Homes built before 1960	Owner occupied	Median home value	Per Capita Income	Born in USA
154.04	536 (39%)	41.2%	$52,500	$13.884	74.7
155	524 (39.8%)	39.8%	$52,500	$14,428	79.5%
156	1,030 (64.2%)	62.4%	$48,600	$12,195	68.7%
157	434 (62.1%)	61.3%	$47,600	$11,647	68.8%
158	485 (67.9%)	71.1%	$46,000	$13,169	76.1%
159	609 (75.9%)	35.5%	$43,400	$12,636	76.7%
160.01	1029 (72.7%)	64.3%	$47,200	$13,844	82.9%
160.02	303 (31.9%)	46.6%	$62,500	$12,469	77.2%
CITY WIDE	**7,018 (15.2%)**	**61.2%**	**$82,550**	**$19,617**	**82.5%**

The most distinguishing characteristic of the Central Business Districts is the age of the housing stock. The majority of these units were built to house aircraft workers during World War II who worked at the North American plant on Grand Prairie's eastern city limit. The small frame structures with either one garage or no garage at all are now seriously past their design life expectancy. Of the total 7,018 homes in the City built before 1960, 4,341 or 62% of them are located in the Central Business Districts.

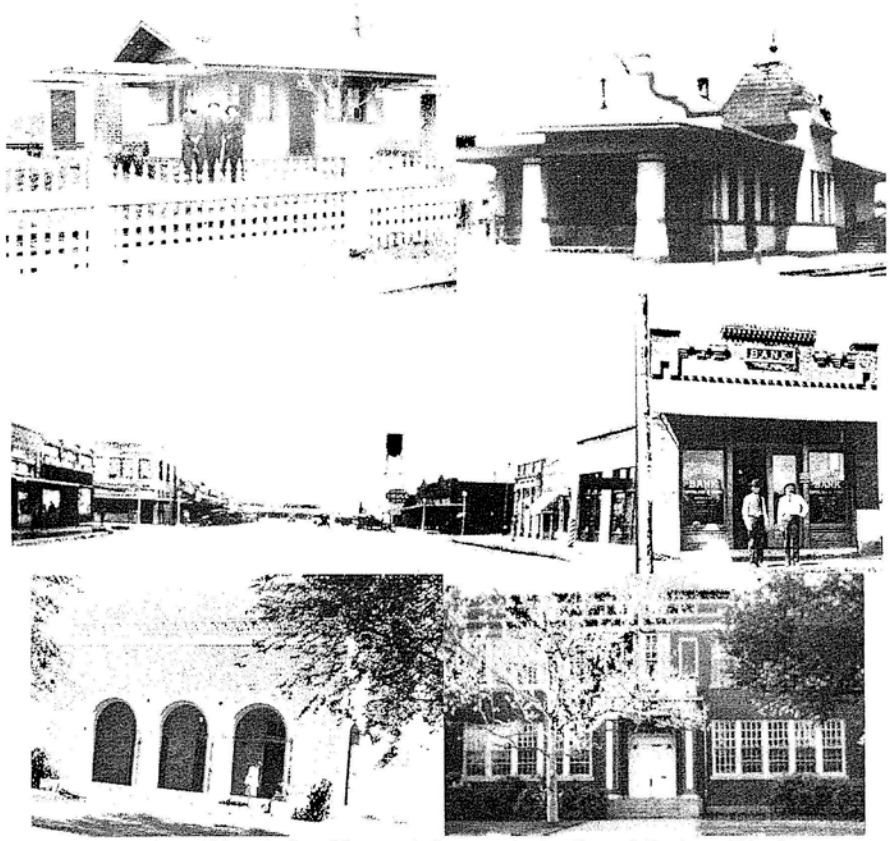
The second distinguishing characteristic of the Central Business Districts is the cultural shift from over 90% white in the 1960 Census to 53.7% Hispanic in the year 2000. This shift represents a change in cultural priorities, religious mores, standards, retail markets and skill sets. As shown in the chart above, Central Business District census tracts fall below the City-wide average with respect to home value, and per capita income.

APPENDIX R: CENTRAL BUSINESS DISTRICT

Addressing the disparities of the Central Business District, against the City profile as a whole, requires major City involvement, as demonstrated by the decision to locate City Municipal offices in this corridor.

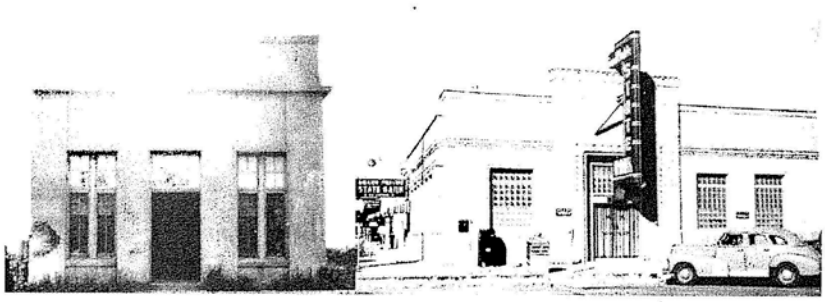
SECTION 5 – DESIGN STANDARDS

Architectural features from period photos include a mix of parapets, ground awnings, articulated modules, decorative columns, arches, overhangs, and porticos reflecting an eclectic variety of architectural styles. The Central Business Corridors remain dominated by transportation activities including the Union-Pacific Railroad, regional automotive repair and salvage and truck distribution centers. The recommended design standards in this appendix apply to all zoning districts, residential and non-residential alike.



Examples of historical architectural elements in the Central Business Districts

APPENDIX R: CENTRAL BUSINESS DISTRICT





To provide continuity with the historical context of the Central Business Districts, it is recommended that design elements in new development or refurbished structures enhance the cultural history of the corridor. In addition, the following architectural treatments are recommended.

Colors:

A. Base colors of Texas materials including but not limited to warm earth tones such as tan, ochre, beige, and terra cotta.

B. Vibrant accents of high quality materials may be used in limited quantities at appropriate locations.

Materials:

A. Primary building materials will be masonry. Terra cotta, natural stones, clay fired units or other approved masonry materials are encouraged for architect-tural details and accents whenever appropriate.

B. Roof tiles should be of high quality tile, with variations in shapes and finishes.

Design:

A. A minimum of three of the following elements must be incorporated in the design of new or refurbished buildings in the Central Business District:

APPENDIX R: CENTRAL BUSINESS DISTRICT

Overhangs, Cornices, String courses, Peaked roof forms, Arches, Lintels, Pilasters, Rustication, Canopies, Awnings or Porticos, Architectural details, Outdoor patios

B. Additional architectural suggestions for mixed use buildings include:

1. Commercial uses should be located along street frontages and have a minimum building depth of 50 feet.

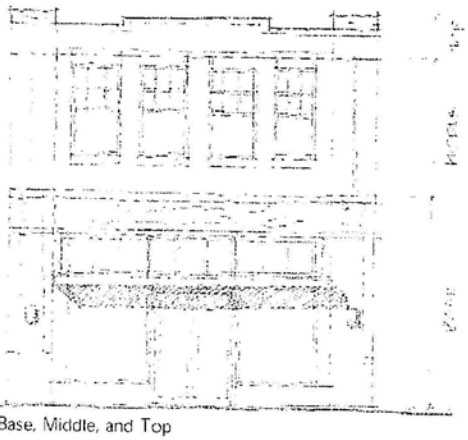
2. On street corners, the commercial space should turn (wrap around) the corner of the building for a minimum width of 50 feet.

3. For buildings with double (back-to-back) street frontages, commercial uses should be located along both street frontages.

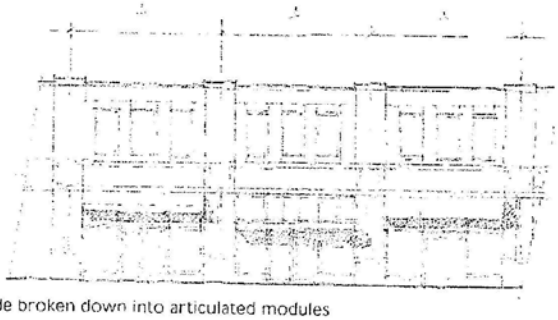
4. For mixed use buildings, no one single use within a climate controlled mixed use building envelope should encompass less than 30% the total area of the building. The ratio of mixed use floor areas (such as residential to commercial area per building) should be established during the site plan review.

(Intentionally left blank)

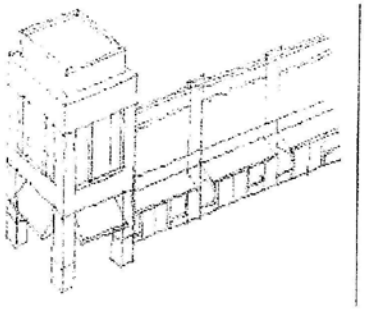
APPENDIX R: CENTRAL BUSINESS DISTRICT



Expression of Base, Middle, and Top

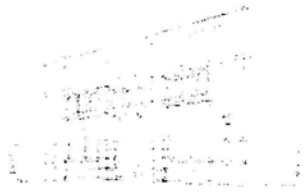


Facade broken down into articulated modules



Strong corner condition

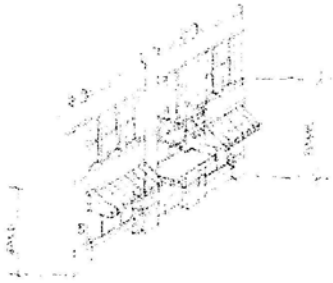
APPENDIX R: CENTRAL BUSINESS DISTRICT



Single-story retail articulated in form and detail



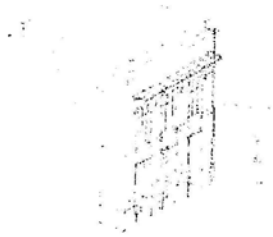
Parapet



Ground floor entry accentuated by awnings and overhangs



Parapet



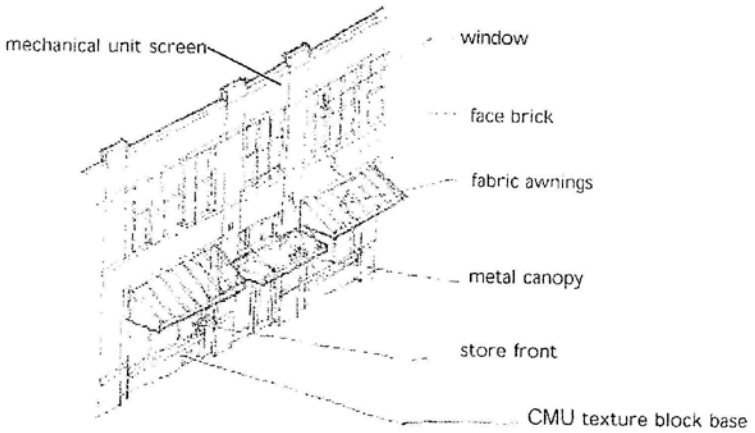
Ground floor entry accentuated by architecture of "mass"



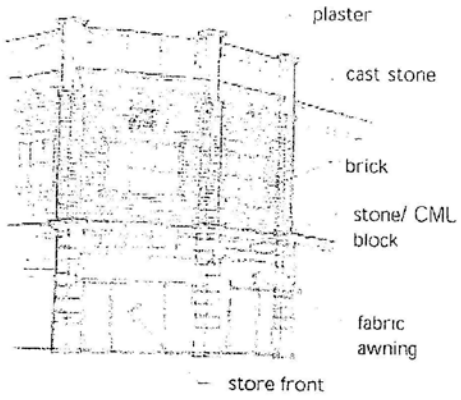
Roof lines express character and massing

B-18

APPENDIX R: CENTRAL BUSINESS DISTRICT

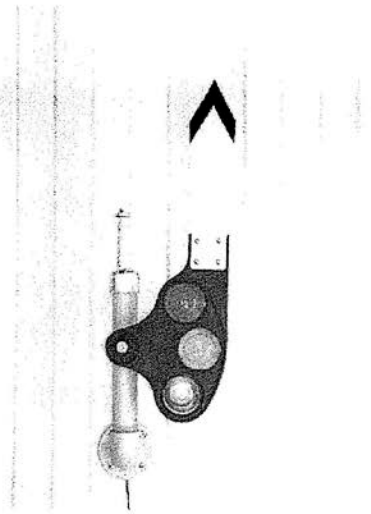


Building mass broken down by architectural details

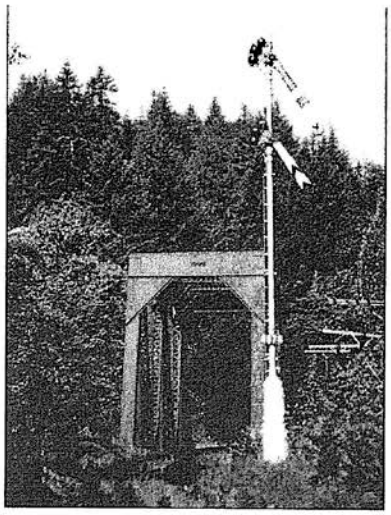


In addition to the above architectural designs, the use of other design elements is encouraged in CBD streetscapes. Entry monuments, decorative paving, tree grates, bicycle racks, bollards, trash receptacles, small ornamental street trees, public art, thematic signage, monument signs, soft screens, outdoor patios, decorative fencing, and drought tolerant plantings can all be used to enhance and integrate the CBD District. Examples of these elements are shown on the following pages. For example, railroad semaphores are distinctive when used as street signs or decorative ornamentation. (See next page)

APPENDIX R: CENTRAL BUSINESS DISTRICT

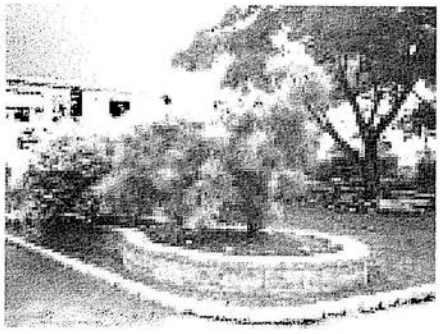


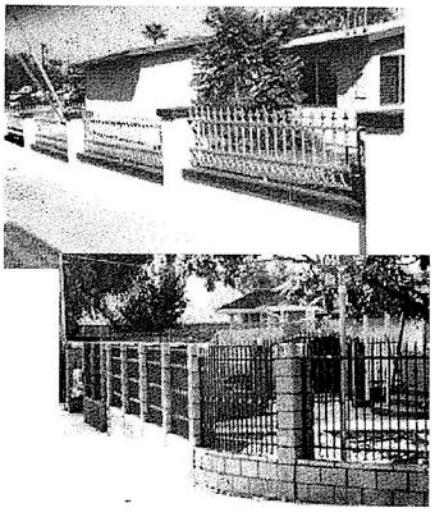
Wall hanging semaphore.



Free standing semaphore.

Ornamental fencing enhances commercial and residential districts as well as providing security and defining lot lines. Masonry edging can be combined with plantings to create a unique sense of place. (see below)





APPENDIX R: CENTRAL BUSINESS DISTRICT

SECTION SIX – LAND USE

Four distinct land uses make up the Central Business Districts. From the western City Limits to SH 161, large warehousing and truck distribution uses predominate. This is CBD One (1), which is also bisected by the Dallas County-Tarrant County line. CBD Two (2) is comprised of Government and retail uses and is located between SH 161 and Beltline Road. CBD Three (3) is primarily automotive related Light Industrial uses extending from Beltline Road to Bagdad Road. CBD Four (4) extends from Bagdad Road to the eastern City limits and is zoned for Light Industrial and Heavy Industrial land uses. The Central Business Districts are subject to all requirements of the Unified Development Code for the base zoning district in which they are located unless other requirements are specifically established by this Appendix in which case the stricter requirement shall take precedence.

Where a conflict exists between the land use requirements specified by the base zoning district and the requirements specified in the CBD District, a Planned Development zoning application shall be submitted by the property owner for review and approval at a public hearing by the Planning and Zoning Commission and City Council. This same application process shall also be applicable to certain land use designations that require a Specific Use Permit under the base zoning district, but are not permitted under the CBD District. In reviewing such application submittals, the Planning and Zoning Commission and City Council shall consider, but not be limited to, any or all of the following criteria to mitigate potential adverse impacts cause by the proposed land use.

A. Additional landscaping and masonry screening is being provided significantly above the minimum required landscaping and screening specified by the UDC.

B. Additional building articulation, improved exterior material selections and additional architectural ornamentation is being provided for the building design.

C. Existing dilapidated structures and paved parking areas are being demolished and replaced or renovated with improved structures and paving that meet or exceed current UDC requirements.

D. Existing dilapidated building, monument and pole signage are being demolished and replaced with new signage that meets current UDC requirements.

E. Necessary fire protection and emergency response measures are being constructed with the property improvements to enhance public safety.

F. Driveway approaches and internal circulation drives are being relocated and/or improved to facilitate improved traffic flow within the property and adjoining thoroughfares.

G. Other improvements may be required to the property as deemed appropriate by the Planning and Zoning Commission and City Council to mitigate potential adverse impacts.

APPENDIX R: CENTRAL BUSINESS DISTRICT

6.1 **Central Business District One (CBD 1): The following regulations must be met within Central Business District One.**

6.1.1 The following uses are not authorized in CBD 1:

Sexually oriented businesses	Flea Market
Outside sales	Auto salvage/reclamation
Auto auction	Used tire sales
Outdoor vehicle repair	Self-service car wash
Hazardous chemical manufacture	Petroleum refining
Batching plant (temp. or permanent)	Hazardous industrial use
Palm reader	Open/outside storage
Pawn shop	

6.1.2 Uses requiring a Specific Use Permit shall be those specified in Article 4 of the Unified Development Code.

6.1.3 Non-conforming uses:

A. A non-conforming use may be continued on a site indefinitely until the non-conforming use ceases for a minimum of six months or if more than 50% of the building's value is diminished by the damage. In the event of casualty, in which no more than 50% of the value of the structure is damaged or destroyed, the structure(s) may be rebuilt. Non-conforming buildings with more than 50% of the building's value is diminished by the damage must be rebuilt to current standards.

B. At such time as the property is occupied by a conforming use, any grandfathered rights to the previous non-conforming use would be terminated.

C. The following automotive related uses shall be considered the same use and interchangeable: general automotive repair, auto glass tinting, auto muffler shop, auto repair as an associated use to retail sales, commercial car wash (detail shop), quick lube/oil change, and state vehicle inspection.

6.1.3 Repair, remodel, or expansion of a non-conforming use:

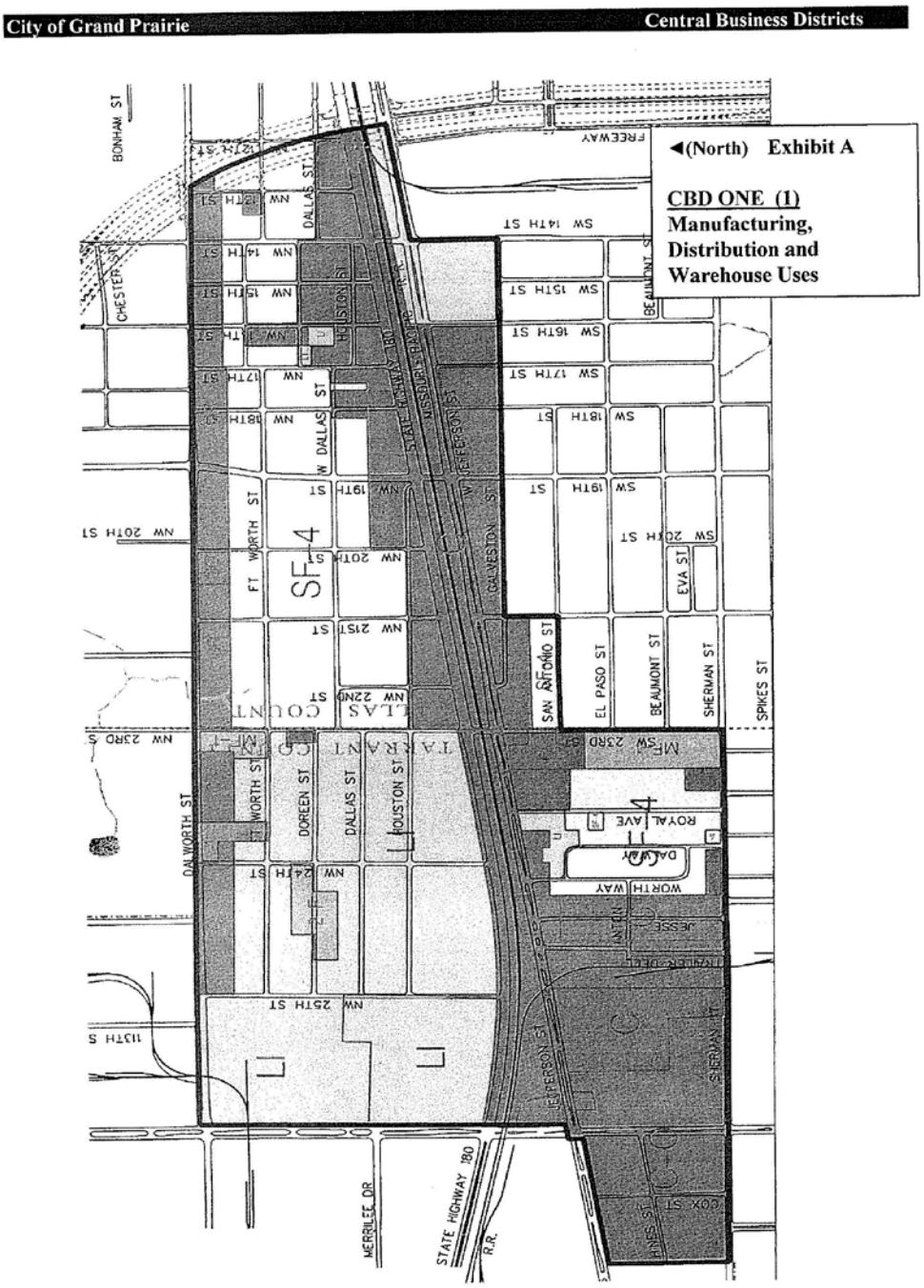
A non-conforming use shall be allowed to expand and remodel to the extent their current site allows. Any new construction must conform with all adopted building codes and zoning standards in effect at the time the application for a Building Permit is made for the repair, remodel or expansion.

APPENDIX R: CENTRAL BUSINESS DISTRICT

6.1.4 Recommendations: The following elements are recommended in CBD 1.

Distribution and warehouse facilities by definition are massive in scale and require approval of a Site Plan prior to clearing and grubbing. Parking and loading docks should be located behind the building with only the front façade facing Main and Jefferson streets. The use of monument and entry signage is encouraged. CBD One is located within the SH-161 Overlay District and all new construction must comply with the design requirements of that district.

APPENDIX R: CENTRAL BUSINESS DISTRICT



APPENDIX R: CENTRAL BUSINESS DISTRICT

6.2 Central Business District Two (CBD 2): The following regulations must be met within Central Business District Two.

Historically the cultural core of Grand Prairie, CBD 2 includes the governmental campus of the City, large churches and commercial/retail land uses. Extending from SH 161 to Beltline Road, CBD Two is projected as a Mixed-Use area including residential units above retail and commercial uses (Exhibit B). CBD 2 includes a future passenger rail terminal as designated by the NCTCOG Regional Transportation Council at the northeast corner of SH 161 and Main Street.

6.2.1 The following uses are not authorized in CBD 2.

Sexually oriented businesses	Flea Market
Outside sales	Auto salvage/reclamation
Auto auction	Used tire sales
Outdoor vehicle repair	Self-service car wash
Hazardous chemical manufacture	Petroleum refining
Batching plant (temp or permanent)	Hazardous industrial use Open/outside
storage	Heavy Industrial uses
Vehicle sales (any type)	Vehicle wash/repair (any type)
Bingo parlor	Tatoo parlor
Amusement services (any type)	Pawn shop

6.2.2 Mixed Uses:

CBD 2 allows both commercial and residential uses. Where a residential use occurs above a commercial use, the façade should differentiate between the two uses with architectural features, different window design, contrasting exterior surfaces, harmonizing colors or other subtle distinctions. The minimum area for a residential unit over a commercial/retail/office use is 650 square feet.

6.2.3 Outdoor Dining Areas

1. Purpose

The purpose of this article is to enable downtown restaurants to provide outdoor seating to their patrons on the public sidewalk while providing unfettered through access to pedestrians.

2. Applicability

   The provisions of this Article shall apply to all restaurant developments that:

   a. are located within Central Business District No. 2;

   b. direct abut Main Street between NW 6th Street and Belt Line Road; and

   c. are not setback from the public right-of-way.

3. General Provisions

   No person may own, set up or operate an outdoor dining area without first obtaining a permit. The Building Official is authorized to issue a permit for an outdoor dining area that extends no more than forty-two (42) inches beyond the property boundary adjacent to a public sidewalk. An outdoor dining area that extends more than forty-two (42) inches beyond the property boundary adjacent to a public sidewalk; includes placement of a fence, rope or similar structure, as is necessary for the serving of alcoholic beverages, or a canopy or similar structure on the sidewalk; or which is placed at a location other than immediately adjacent to the appurtenant building shall not be allowed without the owner or operator first obtaining a permit in the form of an encroachment agreement approved by City Council.

4. Minimum Standards for Outdoor Dining Area

   Permit holders for outdoor dining areas and their employees shall meet the following:

   a. The permit holder shall set up the outdoor dining area, including, but not limited to, the furniture, canopies, fencing and/or other accessories used for the outdoor dining area, only in the area designated by the city in the encroachment agreement or on the permit, specifically excluding roadways. The outdoor dining area shall not impede, endanger or interfere with pedestrian or vehicular traffic.

   b. Furniture, canopies, fencing and/or other accessories used for the outdoor dining area shall be located so that a minimum clearance of 44 inches of unobstructed clearance within the pedestrian way, or the minimum required by the International Building Code, as amended, or the Americans with Disabilities Act, whichever is more restrictive, shall be provided at all times.

   c. The permit holder shall provide proper containers or some other means for the collection of waste and trash within the outdoor dining area permitted. The permit holder shall keep the immediate area around the outdoor dining area and the outdoor dining area clean of garbage, trash, paper, cups, cans or litter associated with the operation of the outdoor dining area. All waste and trash shall be properly disposed of by the permit holder.

d. The permit holder shall comply with all city health and other applicable regulatory agency requirements, including, but not limited to, the requirements for food service. The permit holder shall display in a conspicuous location all such required permits and/or licenses and shall provide copies of those permits and/or licenses to the city prior to issuance of a permit for an outdoor dining area by the city. The permit holder shall continuously maintain the required approvals, permits and/or licenses and provide evidence to the city of the continuous maintenance of them.

e. The permit holder shall be responsible for the maintenance, upkeep and security of the furniture and accessories of the outdoor dining area and the city shall not be responsible for the same.

f. The permit holder shall not have on the premises any bell, siren, horn, loudspeaker or any similar device to attract the attention of possible customers nor shall the permit holder use any such device to attract attention.

g. Employees of the permit holder for the outdoor dining area shall not consume alcoholic beverages while working in the outdoor dining area.

h. For outdoor dining area where alcoholic beverages are served, the permit holder shall comply with all state and local regulations for the sale, possession and/or consumption of alcoholic beverages and shall provide the city with a copy of any and all required permits or licenses for the sale, possession and/or consumption of alcoholic beverages and the diagram and/or plans showing the location of the outdoor dining area which were submitted for the permit or license. In addition, the area where alcoholic beverages are sold, possessed and/or consumed must be effectively partitioned by rope, temporary fence, or other device designed and intended to separate the outdoor dining area from passersby.

i. The permit holder shall comply with the prohibitions on disturbing, annoying and unnecessary noises set forth in Article 13: Noise Restrictions of the Grand Prairie Municipal Code.

j. Design of the furniture and accessories for an outdoor dining area must be approved by the Economic Development Director prior to a permit being issued for their use in the Central Business District. The applicant must provide a photograph, drawing or sketch of the design of the furniture and accessories to be used for the outdoor dining area as part of the application for a permit.

k. Tables, chairs, ropes, fences and any other structure or item placed on the sidewalk must be removed from the sidewalk at the end of the business day, at business closure, or in the event of inclement weather, unless arrangements for assembly and storage of such items on a part of the sidewalk are approved in an encroachment agreement.

l. Cooking, food preparation or self-service food shall not be allowed in such outdoor dining areas.

6.2.4 Projection Signs:

Projection signs may be erected in Central Business District Two. The horizontal portion of any projecting sign shall not be more than six (6) feet in length measured from the building face and shall not be closer than two (2) feet from the back of the curb line. The height of the projection sign shall not exceed four (4) feet. Such signs shall be an integral part of the architectural design of the building. Vertical clearance shall be as shown below:

Vertical Clearance	Maximum Projection
7 feet or less	3 inches
7 or 8 feet	12 inches
8 feet or more	4 feet

6.2.5 Architectural Guidelines:

New development sites within CBD 2 shall not be permitted unless integrated with other buildings within the area to maintain the functional and visual appearance of the dominant architectural style.

Buildings within CBD 2 shall be oriented toward the streets and pedestrian traffic in order to create a cohesive, pedestrian-oriented development plan. Building fronts and sidewalks may also be maintained for outdoor uses such as café's, restaurant seating, street side seating, etc. Parking areas may be located in the front, at the side, or rear of buildings to improve the overall appearance from the street.

6.2.6 Pedestrian Circulation Requirements:

Each lot within CBD 2 may provide on-site pedestrian facilities or public plazas or spaces that encourage pedestrian traffic on and to adjacent properties.

6.2.7 Parking Requirements:

The design and layout of parking within CBD 2 shall conform to the following standards to the maximum extent possible.

a. Parking areas shall be screened or landscaped and shall be designed to maintain and facilitate continuity of the street façade.
b. Unloading/drop-off areas shall be provided.
c. Changes in pavement or grade should be used to indicate pedestrian crossings.
d. Shared parking within the district will be considered on a case-by-case basis to reduce the overall amount of parking required. A reduction for shared parking shall be based on the following factors and shall in no case exceed a reduction of over 40 percent of the otherwise required parking:
    1. The uses clearly have mutually exclusive hours of operation;
    2. A secondary use drawing patrons from a primary use and not from the public at large (e.g., a shop selling sundries within a hotel);
    3. The reductions in parking and the hours of operation are made part of the certificate of occupancy record for that use.

6.2.8 Paving Design:

In pedestrian areas, colored or textured concrete, modular paving units or other durable, visually interesting paving materials may be used. Pedestrian paving design shall be consistent between separate developments with CBD 2 to ensure design continuity.

6.2.9 Street Furnishings and Lighting:

Private new developments and expansions to existing developments within CBD 2 shall coordinate the selection and installation of street furniture and lighting with the standards selected by the City for the public areas adjacent to streets in order to maintain design continuity.

6.2.10 Uses requiring a Specific Use Permit shall be those specified in Article 4 of the Unified Development Code.

6.2.11 Non-conforming uses:

A non-conforming uses may be continued on a site indefinitely until the non-conforming use ceases for a minimum of six months or if more than 50% of the building's value is diminished by the damage. In the event of a casualty, in which no more than 50% of the value of the structure is damaged or destroyed, the structure(s) may be rebuilt. Non-conforming buildings with more than 50% of the building's value is diminished by the damage must be rebuilt to current standards.

APPENDIX R: CENTRAL BUSINESS DISTRICT

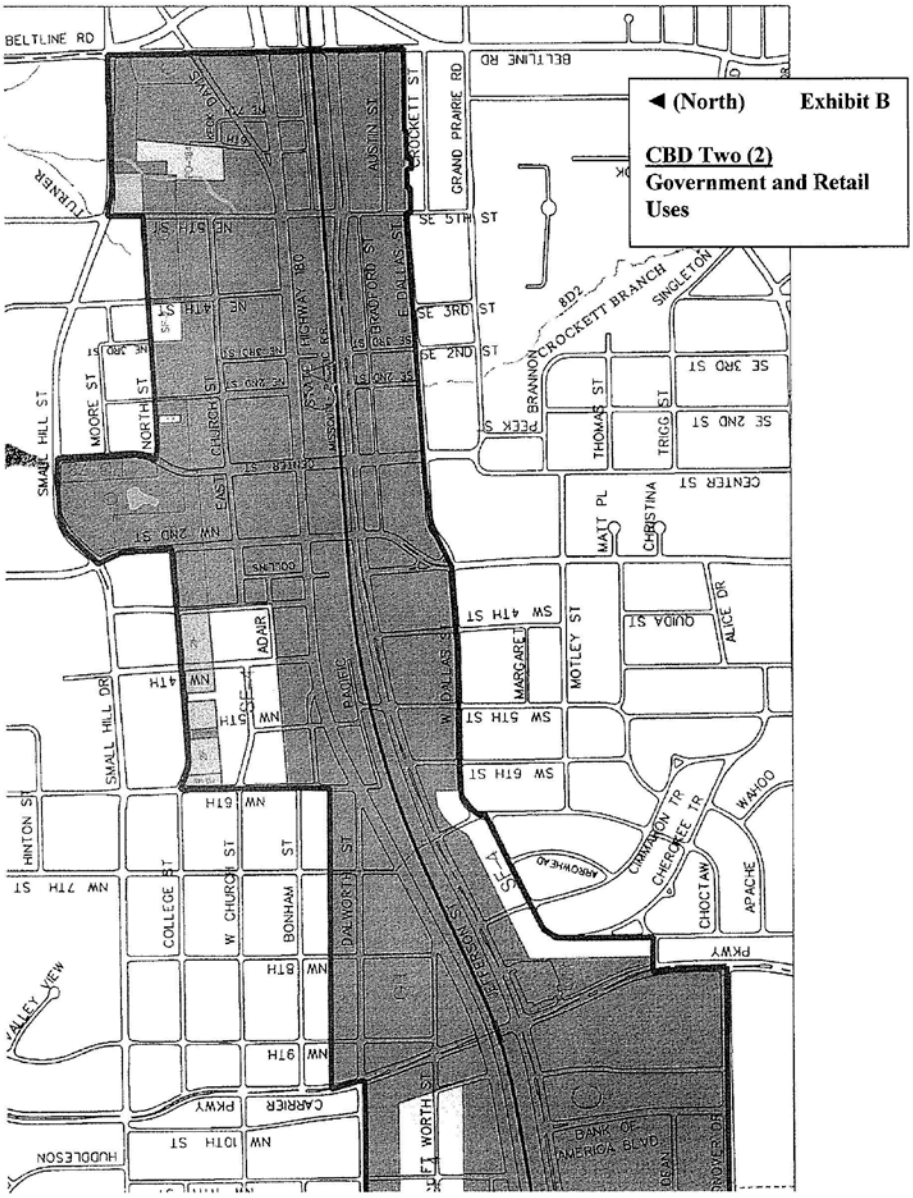
6.2.12 Recommendations: The following elements are recommended in CBD 2.

New development/renovations in CBD 2 may incorporate design elements dating from the 1800's and early 1900's. Retail uses are preferred along Main Street with parking behind buildings. Roof lines featuring parapets, articulated cornice line, articulated ground floor levels, and strong corner treatments are a few of the design options. Exterior finishes should be utilized the classic base colors of the Texas environment; warm earth tones such as tan, ochre, beige and terra cotta.

A high quality durable base material, such as terra cotta, natural stone, cast stone, clay fired tile, or other approved masonry material is suggested for building facades abutting the sidewalk along Main Street. The base should be a minimum of 18 inches in height and appropriately proportioned and detailed for the façade of the building.

Signs on commercial buildings should fit within existing features of the building's façade and not detract from or hide significant architectural details of the building. Architecture associated with the construction between the 1880's and 1950's is appropriate for CBD Two along Main Street and Jefferson Street.

APPENDIX R: CENTRAL BUSINESS DISTRICT



APPENDIX R: CENTRAL BUSINESS DISTRICT

6.3 Central Business District Three (CBD 3): The following regulations must be met within Central Business District Three.

Extending from Beltline Road to Bagdad Street, CBD 3 contains primarily the automotive related businesses that comprise a strong secondary economic base for the Texas 180 – Jefferson Street corridor. Land uses include Light Industrial uses, with the exceptions shown in 6.3.1.

6.3.1 The following uses are not authorized in CBD 3:

Heavy industrial automotive activities	Sexually oriented businesses
Hay, Grain and/or Feed Sales	Animal Special Services, no vet
Electrical Plant	Water/W'water Treatment Plant
Drug/Alcoholic Rehab. Center	Bait and/or Tackle Shop Hazardous
Gases/Chemicals (Bulk)	Meat Products (Mfg.)
Meat Packing/Slaughterhouse	Poultry Slaughtering/Processing
Livestock (Wholesale)	Rental of Horses
Hazardous Gases/Chemicals (Mfg)	Petroleum/Petroleum Refining
Petroleum Sales (Wholesale)	Stone/Clay/Glass Mfg. Leather
Tanning/Finishing	Iron/Steel Foundry
Metal Smelting/Forging	Outdoor Vehicle Repair
Pawn shop	

6.3.2 Uses requiring a Specific Use Permit shall be those uses specified in Article 4 of the Unified Development Code.

6.3.3 Non-conforming uses:

A non-conforming use may be continued on a site indefinitely until the non-conforming use ceases for a minimum of six months or if more than 50% of the building's value is diminished by the damage. In the event of casualty, in which no more than 50% of the value of the structure is damaged or destroyed, the structure(s) may be rebuilt. Non-conforming buildings with more than 50% of the building's value is diminished by the damage must be rebuilt to current standards.

6.3.4 Recommendations: The following elements are recommended in CBD 3.

The following architectural requirements are recommended for new development/renovations.

APPENDIX R: CENTRAL BUSINESS DISTRICT

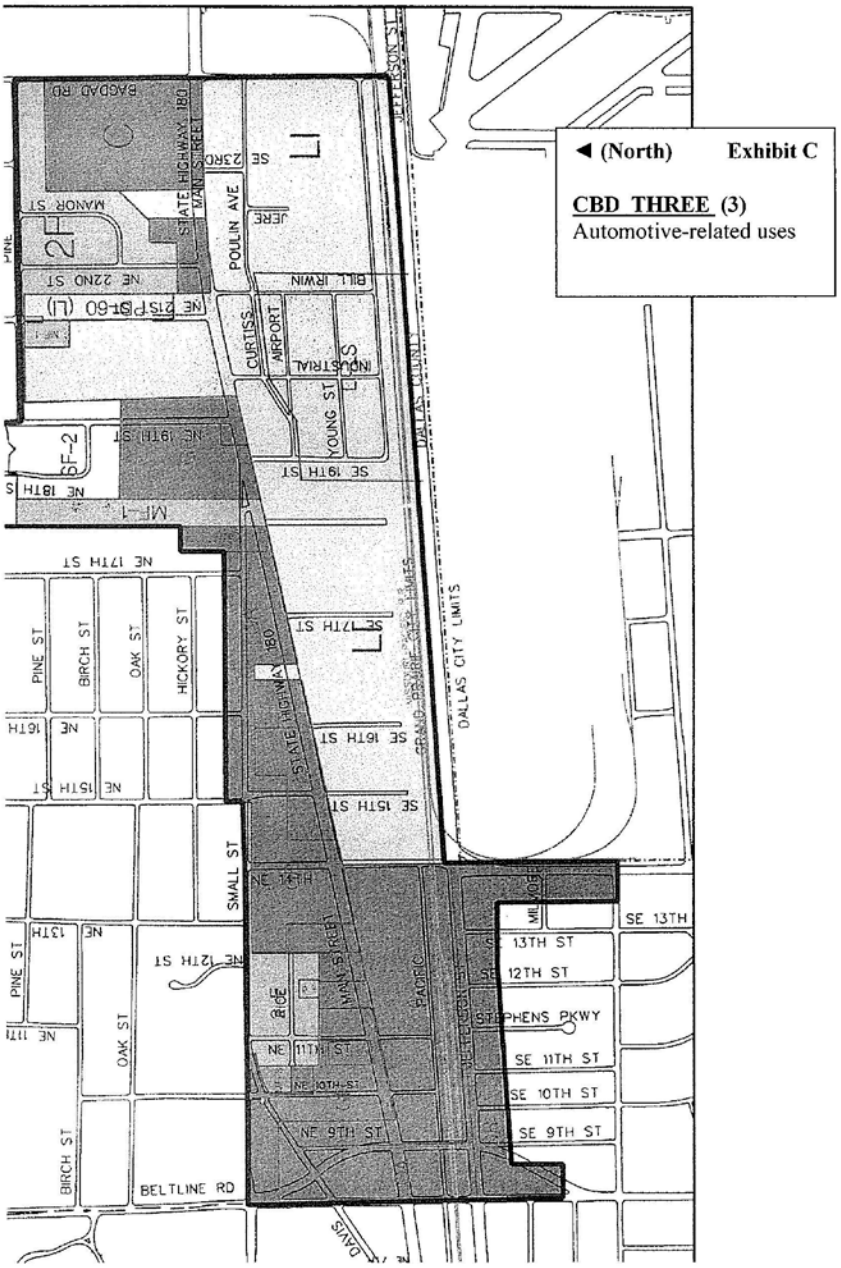
1. Commercial uses shall be located along street frontages and have a minimum building depth of 50 feet.

2. On street corners, the commercial space shall wrap around the corner of the building for a minimum width of 50 feet.

3. For mixed-use buildings, no one single use within a climate controlled mixed-use building envelope shall encompass less than 30% of the total area of the building.

4. Architectural composition of street facades for mixed-use buildings may be designed in module segments of a consistent proportion. Street facade treatments shall occur within 25 to 50 foot modules.

APPENDIX R: CENTRAL BUSINESS DISTRICT



APPENDIX R: CENTRAL BUSINESS DISTRICT

6.4 – <u>CBD 4: Central Business District Four (CBD 4): The following regulations must be met within Central Business District Four.</u>

Heavy industrial automotive uses are the principle land use in Area Four. This area is a southwest regional center for auto salvage activities of major insurance companies. It contains large areas of floodplain and abandoned salvage yards. The area requires extensive mitigation of automotive salvage operations. It also includes the City's designated area for Sexually Oriented Businesses (Exhibit D).

6.4.1 The following uses are not authorized in CBD 4:

Hay, Grain and/or Feed Sales	Animal Specialty Services (Non-vet)
Electrical Plant	Water/Wastewater Treatment Plant
Drug/Alcoholic Rehabilitation Ctr	Bait and/or Tackle Shop
Hazardous Gases/Chemicals (Blk)	Meat Products (Manufacturing)
Meat Packing/Slaughterhouse	Poultry Slaughtering/Processing
Livestock (Wholesale)	Outdoor Vehicle Repair
Haz. Gases/Chemicals (Mfg)	Petroleum/Petroleum (Refining)
Petroleum Sales (Wholesale)	Mfg. of Asphalt/Plastic
Oil/Gas/Mineral Extraction	Leather Tanning/Finishing,
Stone/Clay/Glass Mfg.	Iron/Steel Foundry
Metal Smelting/Forging	Rental of Horses
Pawn shop	

6.4.2 Design standards of the CBD 4 must comply with the provisions of the Unified Development Code for all new development and for replacement of structures where more than 50% of the value of the structure is destroyed.

6.4.3 Uses requiring a Specific Use Permit shall be those specified in Article 4 of the Unified Development Code.

6.4.4 Non-conforming uses:

A non-conforming use may be continued on a site indefinitely until the non-conforming use ceases for a minimum of six months or if more than 50% of the building's value is diminished by the damage. In the event of casualty, in which no more than 50% of the value of the structure is damaged or destroyed, the structure(s) may be rebuilt. Non-conforming

buildings with more than 50% of the building's value is diminished by the damage must be rebuilt to current standards.

6.4.5 Recommendations: The following elements are recommended in CBD 4.

The following architectural requirements are recommended for new development/renovations.

1. Commercial uses shall be located along street frontages and have a minimum building depth of 50 feet.

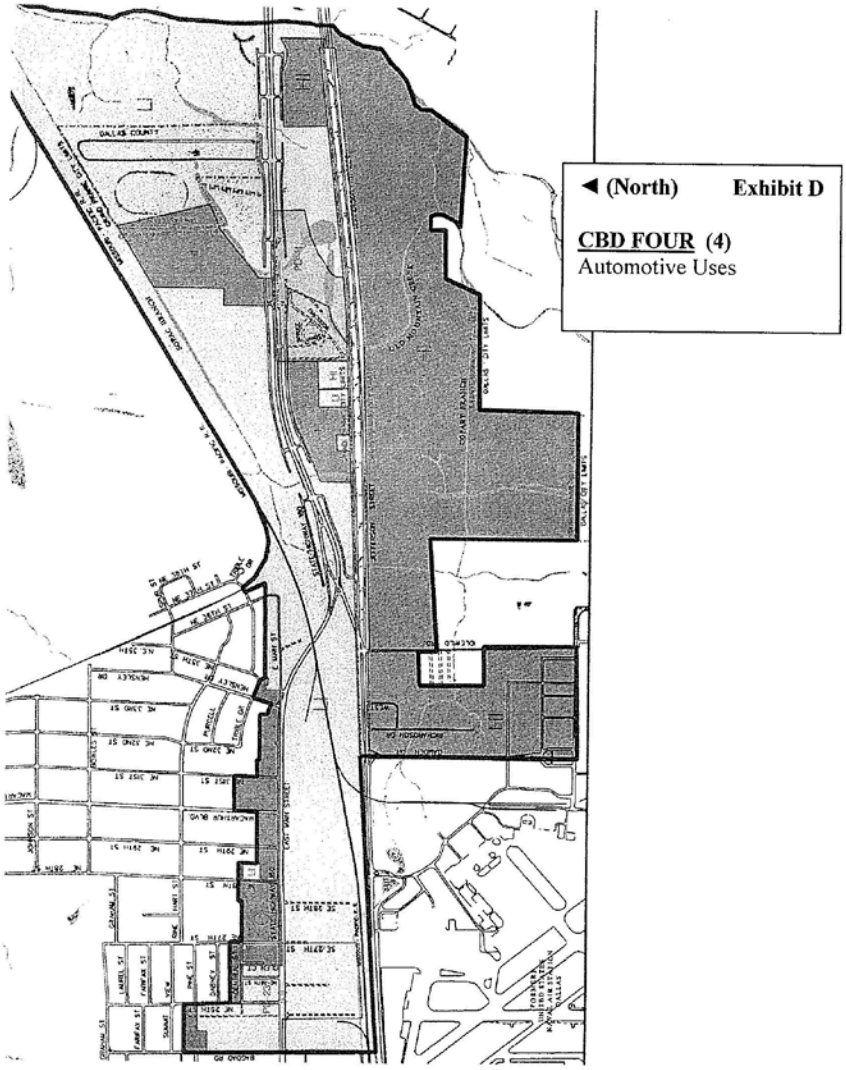
2. On street corners, the commercial space shall wrap around the corner of the building for a minimum width of 50 feet.

3. For mixed-use buildings, no one single use within a climate controlled

APPENDIX R: CENTRAL BUSINESS DISTRICT

mixed-use building envelope shall encompass less than 30% of the total area of the building.

4. The architectural composition of street facades for mixed-use buildings may be designed in module segments of a consistent proportion. Street facade treatments shall occur within 25- to 50-foot modules.



Appendix S

DEVELOPMENT STANDARDS FOR MULTI-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENTS SUBJECT TO SB 840 ENACTED BY THE 89TH TEXAS LEGISLATURE AND CODIFIED IN CHAPTER 218 OF THE TEXAS LOCAL GOVERNMENT CODE

LAST UPDATE: November 4, 2025

CASE NUMBER: TAM-25-09-0034

ORDINANCE NO. #-11810-2025

Table of Contents

		Page No.
Section 1	*Purpose*	**1**
Section 2	*Standards for Multi-Family and Mixed-Use Residential Developments Subject to SB 840, Zoning Regulation of Mixed-Use Residential and Multi-Family Residential Use and Development*	**1**
	I. Applicability	**1**
	II. Building Density and Dimensional Requirements	**1**
	III. Screening Requirements	**2**
	IV. Landscaping Requirements	**2**
	V. Amenities Required	**3**
	VI. Off-Street Parking Standards	**3**
	VII. Stormwater Requirements	**4**
	VIII. Utilities	**4**
	IX. Public Art	**4**

SECTION 1 - PURPOSE

Senate Bills (SB) 840 and 2477, enacted by the 89th Texas Legislature, require cities with a population exceeding 150,000, like Grand Prairie, to allow multi-family developments in areas currently zoned for office, commercial, retail, warehouse, or mixed-use uses. The following regulations are intended to allow for an efficient, clear, and orderly development process for SB 840 and SB 2477 development. The noted regulations are in addition to those noted in Appendix W and other relevant UDC sections. Where there is a conflict between the relevant standards specified in the Unified Development Code and the Development Standards stated in Appendix S herein, the standards in Appendix S herein shall apply.

SECTION 2 - STANDARDS FOR MULTI-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENTS SUBJECT TO SB 840

I. Applicability

The development standards in this ordinance shall apply to any multi-family or mixed-use residential developments subject to the provisions of SB 840 and SB 2477 as adopted by the 89th Texas Legislature and codified in Chapter 218 of the Texas Local Government Code, as amended. Where there is a conflict between the relevant standards specified in the Unified Development Code and the Development Standards stated in Appendix S herein, the standard in Appendix S herein shall apply.

II. Building Density and Dimensional Requirements

1. Each site may develop a maximum of thirty-six (36) dwelling units per acre.
2. All setback and buffer requirements shall be the lesser of:
    a. A setback or buffer requirement that would apply to an office, commercial, retail, or warehouse development constructed on the site; or
    b. 25 feet.
3. A building site, parcel or tract may be comprised of a maximum of five (5) buildings including the lease office or clubhouse.
4. The maximum height of any structure shall be the greater of:
    a. The highest height that would apply to an office, commercial, retail or warehouse development constructed on the site, or
    b. 45 feet.
5. The minimum square footage for a one (1) bedroom unit shall be 1,000 square feet.
6. In order to emphasize and provide opportunities for affordable housing for families, each building with dwelling units shall be comprised of the following:

    a. One (1) bedroom units: 10%

b. Two (2) bedroom units: 30%
c. Three (3) bedroom units: 60%

III. Screening Requirements

1. Masonry screening walls shall be provided on all exterior perimeters of the site that abut residential or commercially zoned properties. Walls shall be constructed at a minimum of 10 feet in height.
2. Masonry screening walls shall be provided on all exterior perimeters of the site that abut the right-of-way. Walls shall be constructed at a minimum of eight (8) feet in height. An exception may be requested for right-of-way screening walls to allow for an eight (8)-foot wrought iron fence with masonry columns. Said exception may be granted at the discretion of the Director of Planning and Development or his or her designee.

IV. Landscaping Requirements

Landscaping requirements for Multi-Family and Mixed-Use Residential Developments shall be 30% of the total square footage of the development site.

1. All new trees required to meet the landscaping requirement shall be a minimum four (4) inch caliper measured at a height of 6 inches above the ground. If a tree splits into multiple trunks below the 6-inch level, then the multiple trunk trees are measured:

    a. Measure largest trunk circumference;
    b. Remaining trunks, measure circumference divided by two; Sum of (1) and (2) for the total circumference, divide total by 3.14 for caliper.

2. All new trees shall be a minimum of eight (8) feet tall at the time of planting

3. For every 500 square feet of required landscape area, or fraction thereof, of required landscape area, one tree of three-inch caliper or larger is required. Trees shall be located on the site in the following sequence:

    a. Street trees shall be planted a minimum of 25 linear feet apart and a maximum of 50 linear feet apart along collectors and arterials (the Director of Planning and Development or his designee can permit the clustering of street trees);

    b. Parking lot trees shall be located in the parking area (one tree for each 20 parking spaces);

c. The remaining required trees may be located throughout the site. Street trees and parking lot trees are included in the total tree requirements and are not in addition to that requirement. Trees may NOT be planted beneath utility lines.

4. Up to 25% of the required number of parking lot trees may be replaced by five-gallon shrubs at the rate of one (1) tree to ten (10) shrubs. Shrubs shall not be substituted for street trees.

5. Protected Tree species can be used for tree credit according to Section 16: Tree Protection Standards. If existing trees are used for credit, the developer shall submit a tree protection plan according to Section 8.16.6.A and protect trees during construction according to Section 8.16.7

V. Amenities Required

1. In addition to the amenities required in Appendix W herein, each multi-family and mixed-use residential development shall have at least one (1) outdoor swimming pool at a minimum size of 13,448 square feet of surface area.

2. A pedestrian trail shall be constructed on site as an internal amenity that runs throughout the development area, connecting outdoor spaces and other common amenities. Connections to an abutting public sidewalk or a trail within the Grand Prairie Parks Master Plan shall be provided. The trail shall be a minimum of 6 feet wide when located on the development. For portions of the trail outside of the development, the width of the trail shall be the larger width noted in Article 12 of the UDC, the Parks Masterplan or the Bike Master Plan. The total linear feet of the trail shall be equal to or exceed 25% of the perimeter of the property.

3. Each development site shall include a playground designed, constructed and intended for use by children. The playground shall include a minimum of three (3) pieces of equipment.

VI. Off-Street Parking Standards

1. All off-street parking for developments subject to this Appendix S shall conform to all specific definitions, standards, and requirements set forth in Article 10 – Parking and Loading Standards with the following additional requirements:

    a. All parking stall dimensions shall be a minimum of 10 ft. in width and 20 ft. in length, with the exception of accessible parking stalls, which shall follow the specific requirements set forth in Appendix D of the UDC.
    b. Compact parking spaces shall not be allowed.

2. One tree shall be provided for each ten (10) parking spaces in all developments subject to this Appendix; however, no car parking space shall be located greater than 100 feet from the center of a tree.

VII. Stormwater Requirements

If stormwater management is required for a development subject to Appendix S, as defined by the criteria in Article 14 "Drainage," and Article 15, "Floodplain Management," the developer shall be required to provide a retention basin as set forth in Article 14.4.5 of the UDC. The retention basin area shall have bench seating, an aeration system fountain and trail around the basin that connects to abutting development trails or sidewalk.

VIII. Utilities

Proposed multi-family or mixed-use residential developments subject to this Appendix S must be adequately served by essential public facilities and services, including water, wastewater, drainage, roadway, and pedestrian facilities. A building permit shall not be issued for the development until it is determined that adequate facilities have been planned and will be provided to service the proposed development in accordance with Grand Prairie development codes, transportation, floodplain, and engineering design standards.

IX. Public Art

1. Purpose. The City recognizes that the development of artistic resources in the community preserves and improves the quality of the urban environment, encourages civic engagement, enhances social well-being, beautifies the City, and fosters the economic vitality of communities.

2. Definitions.

    a. ***Art*** or ***Artwork*** shall mean visual works in any permanent physical medium or combination of media produced by an Artist. The terms Art and Artwork do not include environmental landscaping or the performing or literary arts.
    b. ***Artist*** shall mean an individual, or team of individuals who create Art, as defined herein, and whose body of work and professional activities are generally recognized by peers and critics for possessing artistic ability and a serious ongoing commitment to the arts.

3. Provision of Art. All Multi-family and Mixed-Use Residential developments subject to this Appendix shall provide one piece of Art on the development site that is located in a landscape buffer area, clubhouse area, or another site location that is visible from an abutting right-of-way. The Artwork shall be equal or greater in value to $4 per sq. ft of the

building structures containing dwelling units. Proof of valuation of the Artwork shall be provided to the City with the application for building permit.

4. Art Cost Remainders. In some instances, the cost of Artwork may not equate precisely to $4 per sq. ft of the building structures containing dwelling units. If the developer does not spend the entire required amount on the required Artwork, then the remaining amount shall be contributed to the City's Public Arts Fund.

5. Alternative to Provision of Art. Developers may choose to make a contribution to the City's Public Arts Fund in-lieu of placing art on their project site. Developers making an in-lieu contribution shall provide an amount equal to $2 per sq. ft of the building structures containing dwelling units. The in-lieu fee shall be paid prior to issuance of the building permit.

6. Standards for Art. Art in Multi-family and Mixed-Use Residential developments subject to this Appendix shall meet the criteria in this section. The Director of Planning and Development or his/her designee may allow modifications that are consistent with the intent of this Appendix. Artworks shall meet the following requirements:

    a. The piece(s) must be resistant to outdoor elements, including rain and wind;
    b. The piece(s) must have the ability to be permanently affixed;
    c. The piece(s) must be resistant to theft, vandalism and weathering;
    d. Any moving parts must be a minimum of ten (10) feet above ground level;
    e. Any water features must be out of the reach of the public;
    f. Art that incorporates the history of the City is encouraged; and
    g. Incorporation of environmentally sustainable materials in all or a portion of the Art is encouraged.

7. Maintenance of Art. The owner of the Multi-family and Mixed-Use Residential development subject to this Appendix shall be responsible for maintaining the Artwork after installation. Routine maintenance shall be understood to include such things as the periodic cleaning, repainting and minor repairs as needed.

8. Public Art Fund. All monies appropriated for Art purposes under this Section shall be transferred into the City Public Art Fund and shall be maintained in accordance with the City's financial management policies. The City Public Art Fund shall be used for the commission and maintenance of public Art within the City at the discretion of the City Council.

Appendix T | RESERVED

LAST UPDATE: March 19, 2019

CASE NUMBER: TA181002

ORDINANCE NO. 10616-2019

Appendix U | RESERVED

LAST UPDATE: March 19, 2019

CASE NUMBER: TA181002

ORDINANCE NO. 10616-2019

Appendix V | FENCE DETAIL

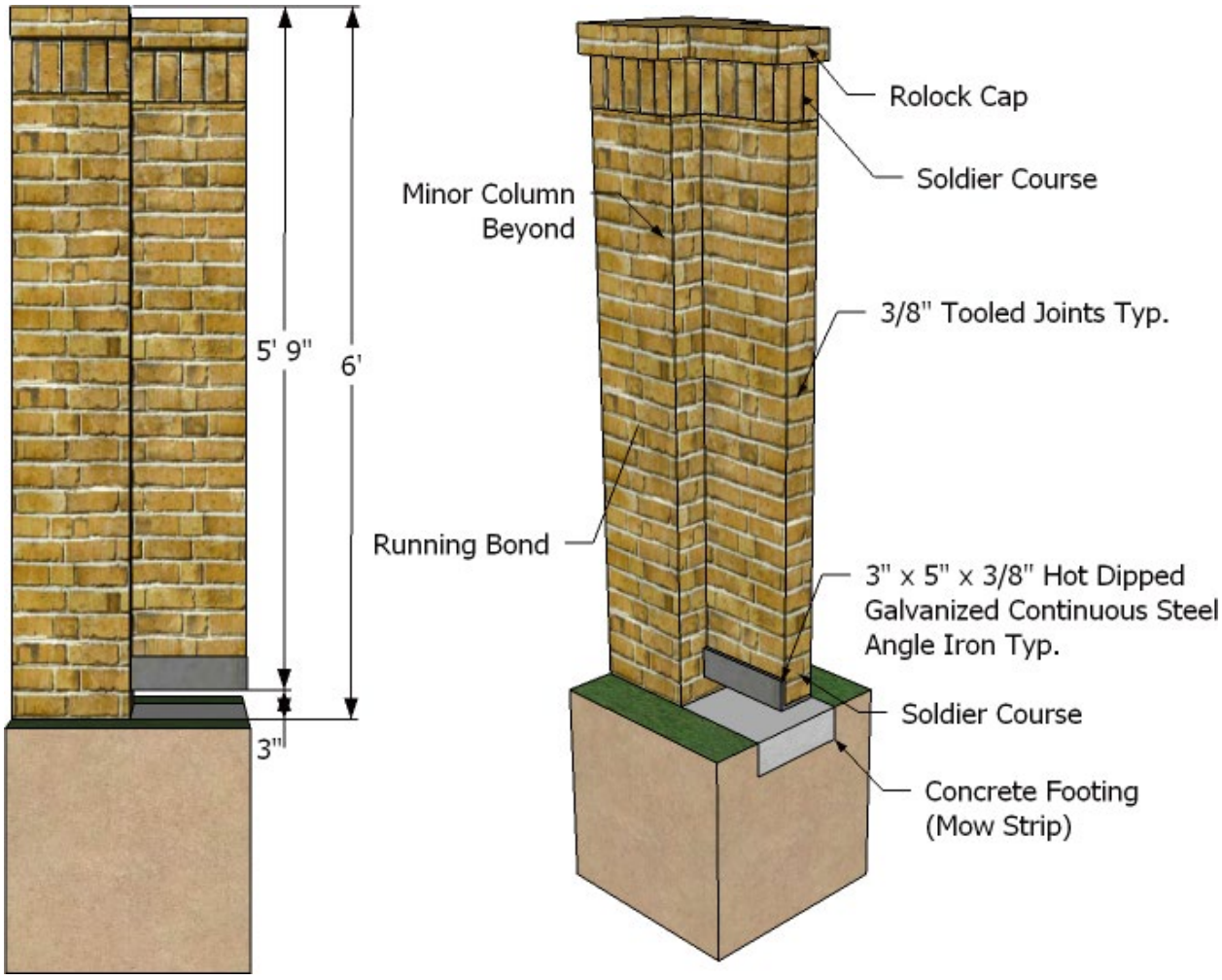
LAST UPDATE: OCTOBER 18, 2011

CASE NUMBER: TA111002

ORDINANCE NO. 9288-2011

APPENDIX V: FENCE DETAIL

V.1 Type 1: Masonry Construction



Note: *Detail shows the front and side elevations of a column and wall section for a masonry-screening wall. Appropriate masonry screen designs may include pre-cast panels or panel sections, or other, provided that in any case the masonry screen is visually non-transparent.*

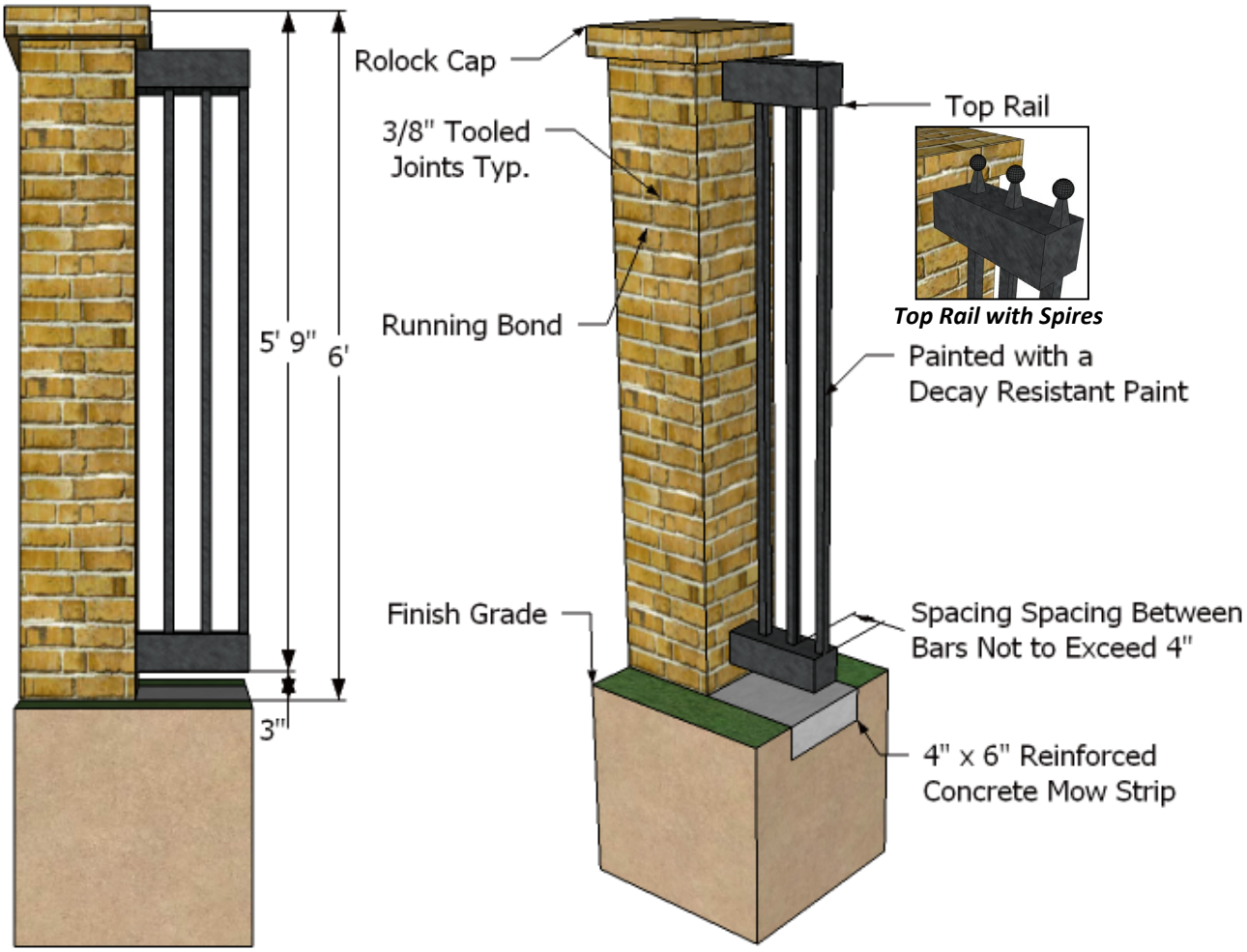
Requirements:

- ✓ The wall will be a minimum of six (6) feet in height and a maximum of eight (8) feet in height.
- ✓ The wall will have a minimum of a six (6) inch mow strip constructed from a minimum of four (4) inch thick reinforced concrete.
- ✓ The wall will be constructed from kiln-fired brick of natural earth tone colors.
- ✓ The wall will have stone or masonry columns at a maximum distance of 50 foot centers situated on lot corners.
- ✓ The wall will incorporate rowlock brick, cast stone or a similar feature as a cap at all walls, columns and pilasters along with other design elements to articulate the top of the wall.
- ✓ The wall will not incorporate tension cables or straps to support the suspended panels.
- ✓ A Type 1 fence is required for all non-residential uses adjacent to residential or for areas visible within 200 feet of public right-of-way.

(For More Information about Type 1 Fences Reference Article 8, "Landscape and Screening," of the U.D.C.)

APPENDIX V: FENCE DETAIL

V.2 Type 2: Wrought Iron with Masonry Columns



Note: *Detail shows the front and side elevations of a masonry column and wrought iron section for a Type 2 screening fence. Where a masonry column is not required a wrought iron column may be used. Spires or other appropriate decorative fencing elements may be used as long as they do not cause the fence to exceed the maximum/minimum height restrictions.*

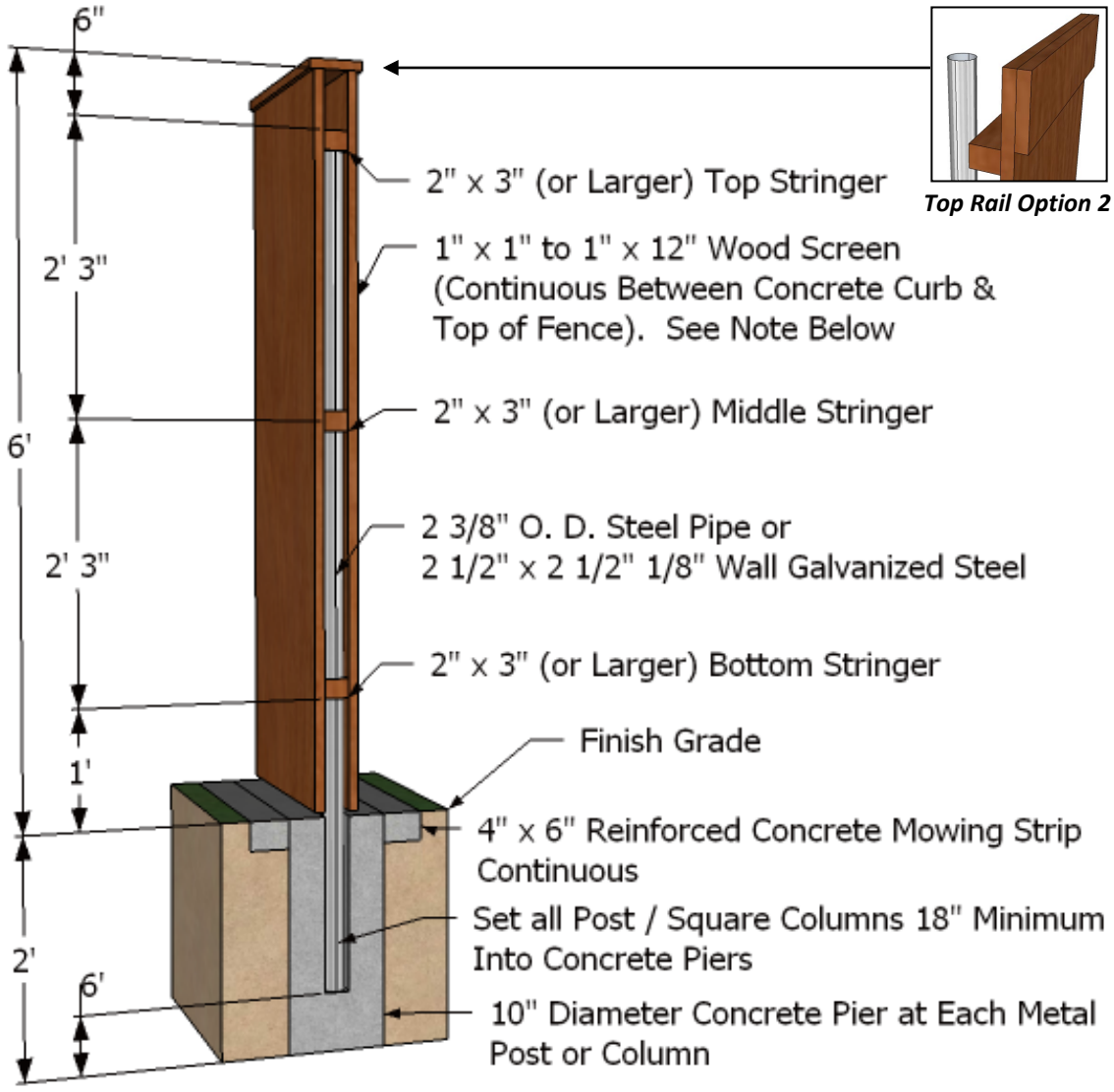
Requirements:

- ✓ The fence will be a minimum of six (6) feet in height and a maximum of eight (8) feet in height.
- ✓ The fence will have a minimum of a six (6) inch mow strip constructed from a minimum of four (4) inch thick reinforced concrete.
- ✓ The fence columns will be constructed from kiln-fired brick of natural earth tone colors or split face concrete masonry units (CMUs), or other appropriate CMU texture.
- ✓ The fence columns will be positioned at a maximum distance of 24 feet on center.

(For More Information about Type 2 Fences Reference Article 8, "Landscape and Screening," of the U.D.C.)

APPENDIX V: FENCE DETAIL

V.3 Type 3: Cement Fiberboard or Wood



Top Rail Option 2

Note: *Detail shows finish surfacing on both sides, surfacing on one side is acceptable. Appropriate wood screen designs may include board on board, board & batten, solid panel, or other, provided that in any case the wood screen is visually non-transparent.*

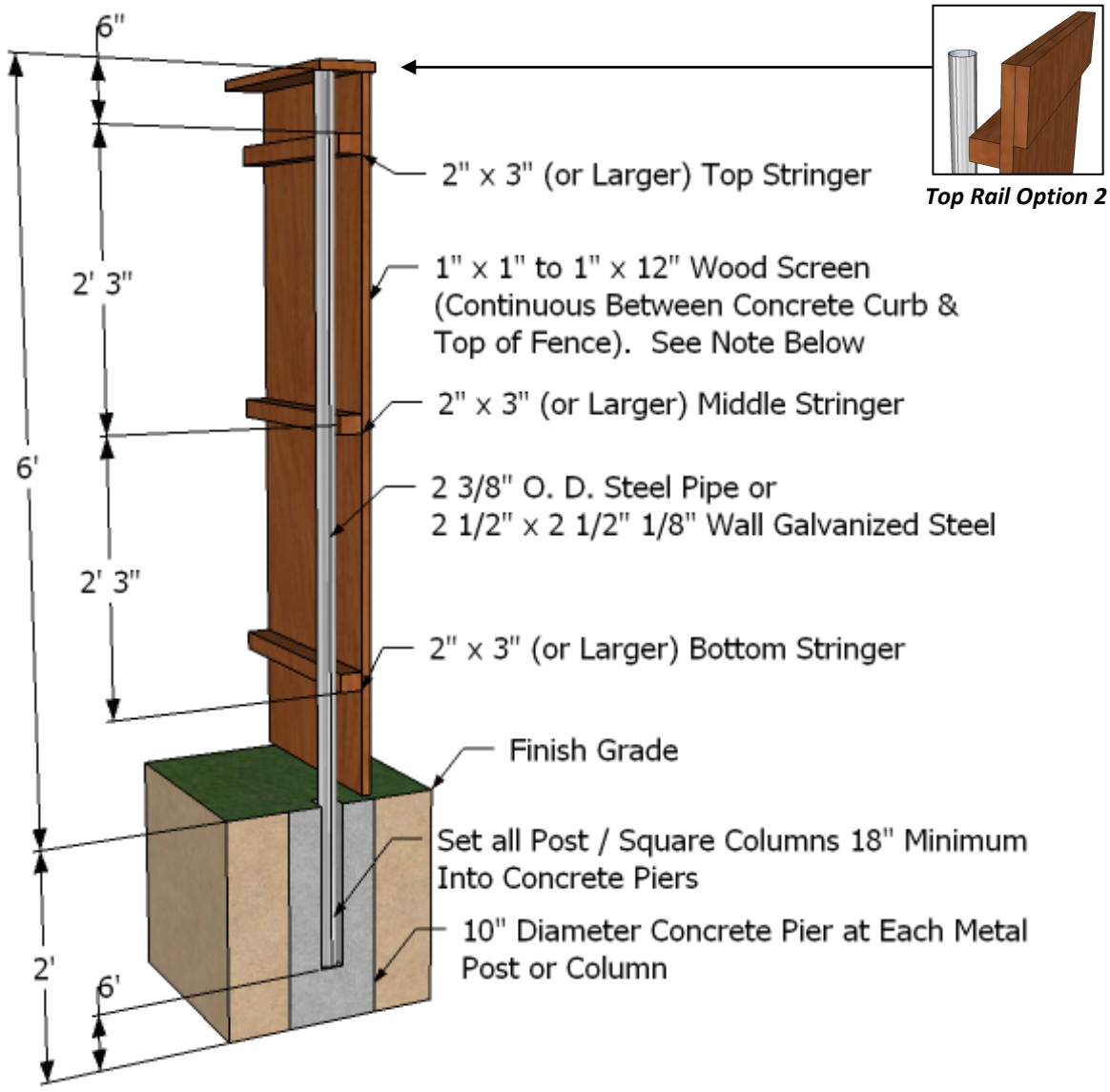
Requirements:

- ✓ The fence will be a minimum of six (6) feet in height and a maximum of eight (8) feet in height.
- ✓ The fence will have a minimum of a six (6) inch mow strip constructed from a minimum of four (4) inch thick reinforced concrete.
- ✓ The fence will be constructed of decay resistant materials.
- ✓ Type 3 fences adjacent to an alley will require two (2) additional stringers (bottom and middle) to be paced on the opposite side of the three (3) required stringers to stabilize and add rigidity.
- ✓ The fence shall be constructed so that the stringers are not visible from public rights-of-way or park facilities. Fences that face both a park facility and public rights-of-way will be constructed with the stringers not visible from either (the example above).

(For More Information about Type 3 Fences Reference Article 8, "Landscape and Screening," of the U.D.C.)

APPENDIX V: FENCE DETAIL

V.4 Type 4: Wood without a Mowing Strip



Top Rail Option 2

Note: *Detail shows finish surfacing on both sides, surfacing on one side is acceptable. Appropriate wood screen designs may include board on board, board & batten, solid panel, or other, provided that in any case the wood screen is visually non-transparent.*

Requirements:

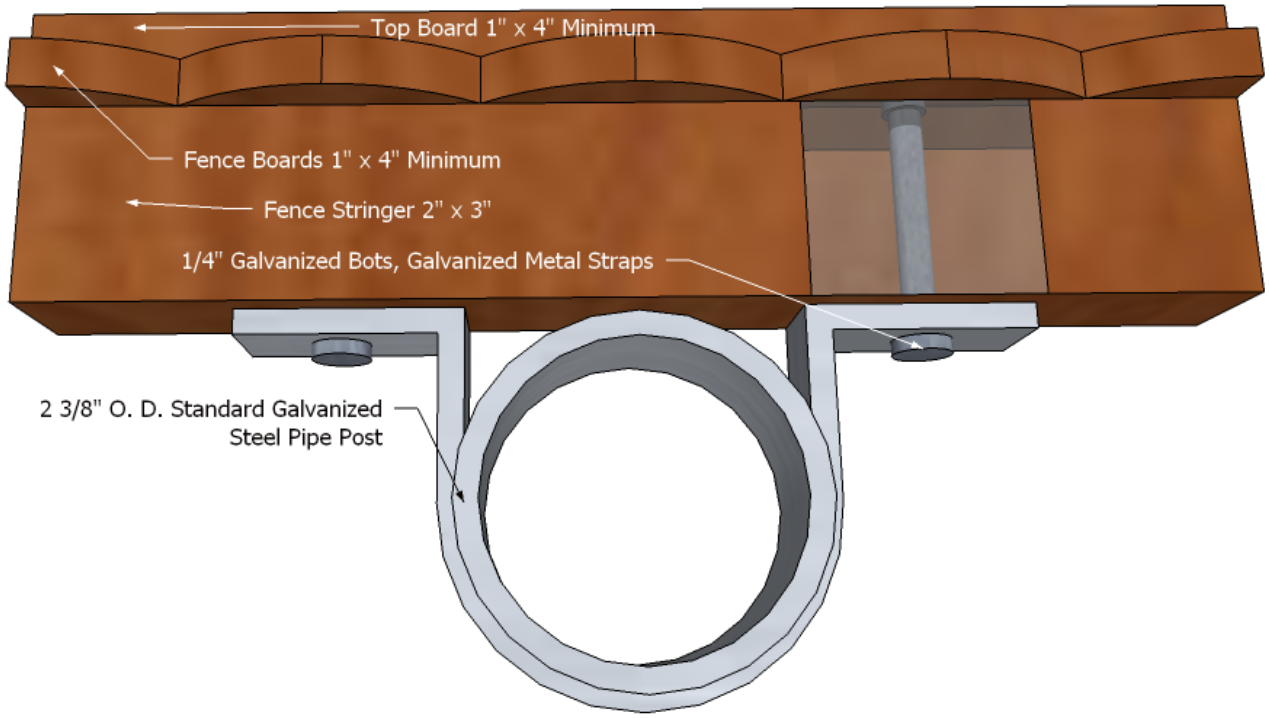
- ✓ The fence will be a minimum of six (6) feet in height and a maximum of eight (8) feet in height.
- ✓ The fence will be constructed of decay resistant materials.
- ✓ The fence shall be constructed so that the stringers are not visible from public rights-of-way or park facilities. Fences that face both a park facility and public rights-of-way will be constructed with the stringers not visible from either (stringers will be on the inside, facing inward to the private lot).

(For More Information about Type 4 Fences Reference Article 8, "Landscape and Screening," of the U.D.C.)

APPENDIX V: FENCE DETAIL

V.5 Wood Fence Detail

C.5.1 Wood Fence Stringers



Note: Hand Dipped Galvanized Nails Required

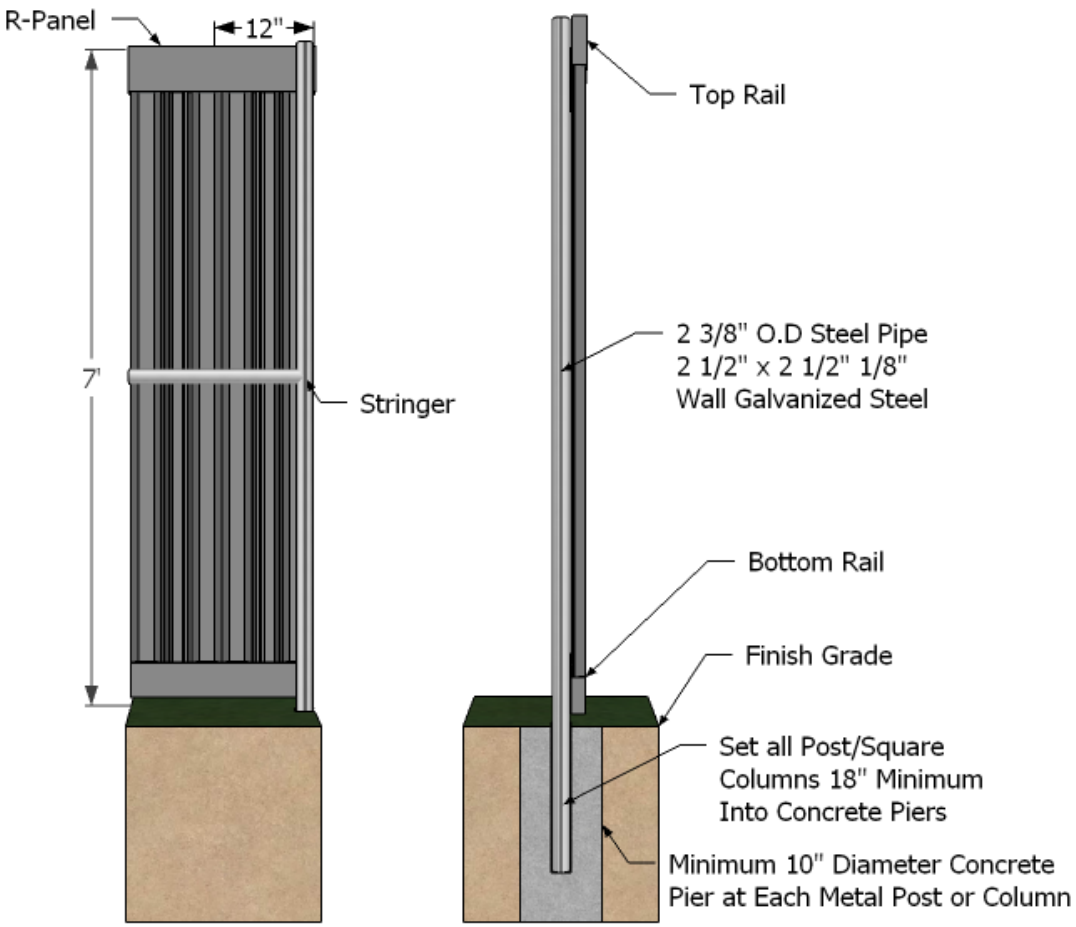
Requirements:

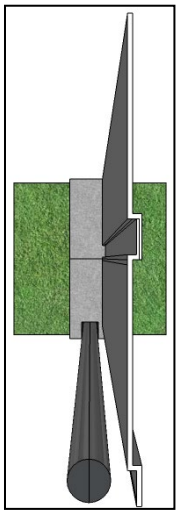
- ✓ All Type 3 and Type 4 fences running perpendicular to and being visible from a public street, and that face a vacant lot greater than one acre in size that has frontage on same public street, shall be constructed such that stringers are not visible along the public street or vacant lot (stringers will be on the inside, facing inward to the private lots, of all required fences) [***See*** Article 8, "Landscape and Screening," Section 10, "Fencing"].

Continue on Next Page …

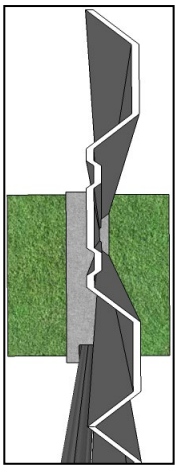
APPENDIX V: FENCE DETAIL

V.6 Light Industrial Limited Standard (LI-LS) District: Metal Fence





R-Panel Patterns



Note: *Detail shows the front, top and side elevations of an R-Panel section for a recommended metal fence to be constructed in the Light Industrial-Limited Standards (LI-LS) District. Appropriate screening designs for this district may include several variations of R-Panel provided that in any case the metal screening is visually non-transparent. Corrugated metal is not an approved fencing material.*

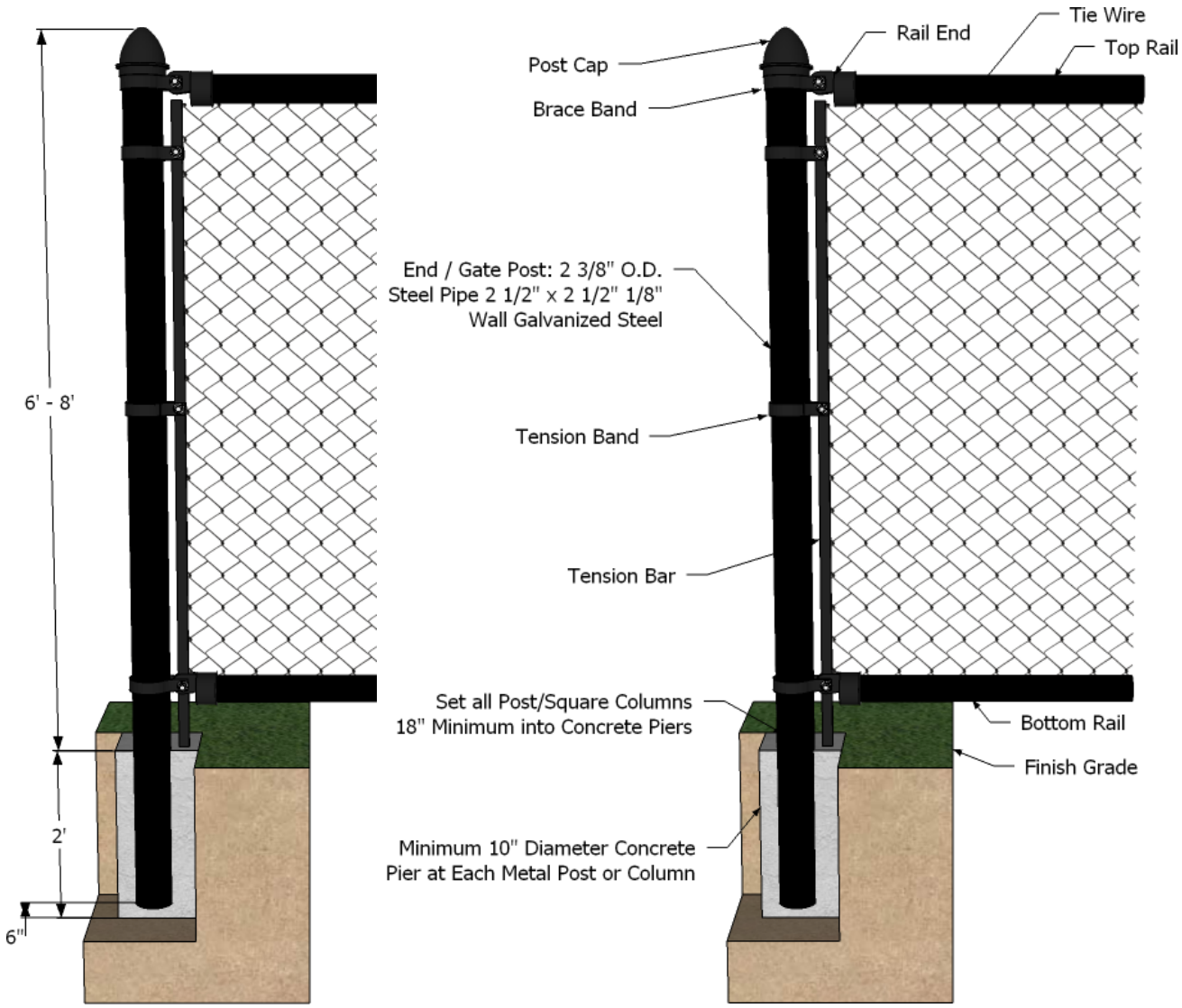
Requirements:

- ✓ The fence will be a minimum of seven (7) feet in height.
- ✓ The fence will have a minimum of a six (6) inch wide concrete beam, set a minimum of six (6) inches above the ground, placed on either spread or piers and constructed from a minimum of two (2) number three (3) bars of steel.
- ✓ All fence posts will be steel and placed eight (8) feet on center.
- ✓ The fence will be constructed of decay resistant materials that are uniform in paint, color and texture.

(For More Information about Metal Fence Standards Reference Appendix Q, "Light Industrial Limited Standards (LI-LS) Zoning District," of the U.D.C.)

APPENDIX V: FENCE DETAIL

V.7 Light Industrial (LI)/Heavy Industrial (HI) Districts: Vinyl Coated Chain Link Security Fence



Note: *Detail shows the side elevation of a Vinyl Coated Chain Link Security Fence section and the elements necessary for the fence to be constructed on the property line in the Light Industrial (LI) District. Uncoated steel or galvanized fencing will not be permitted to be situated on the property line.*

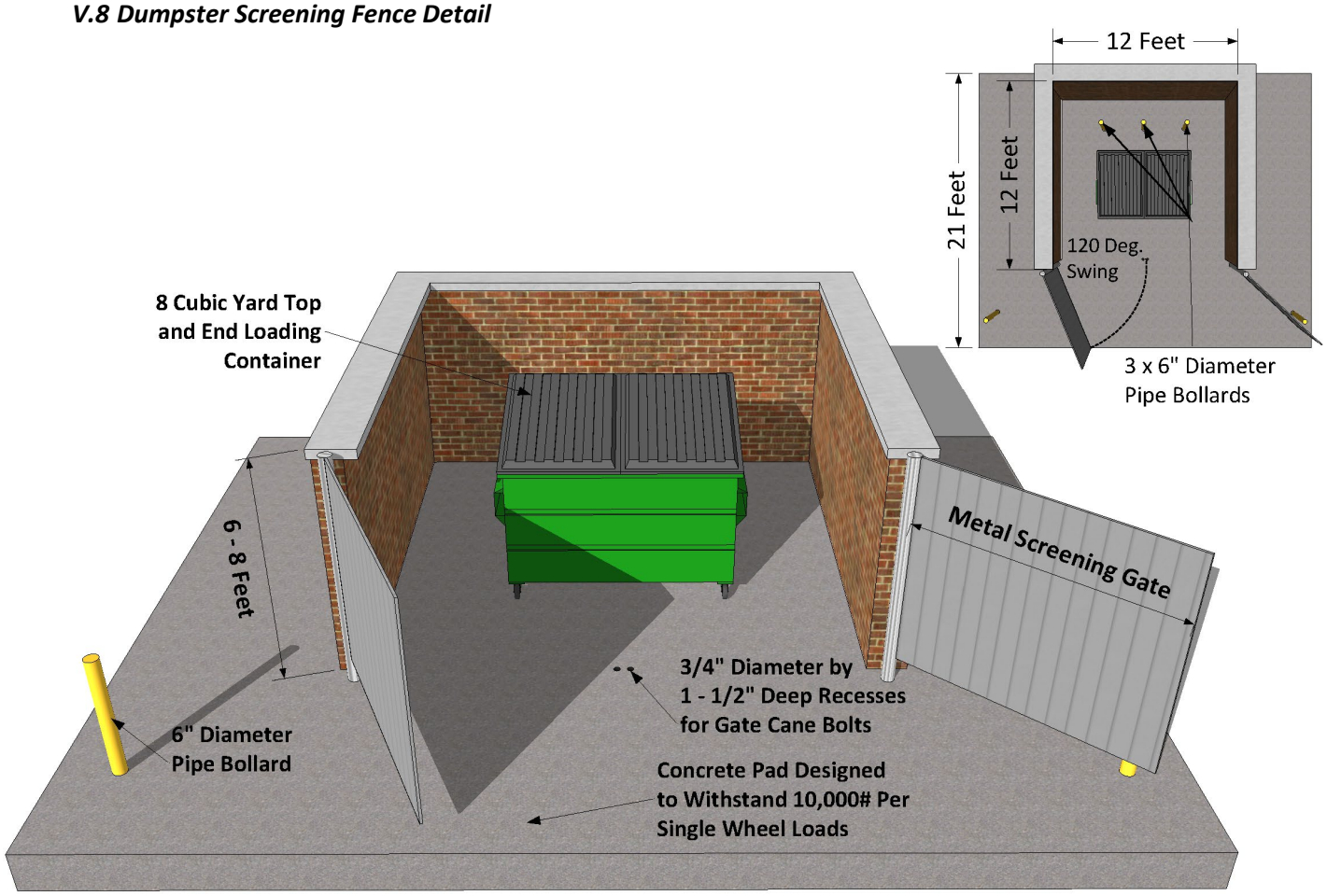
Requirements:

- ✓ The fence will be a minimum of six (6) feet in height and a maximum of eight (8) feet in height.
- ✓ The fence is required to be constructed with a top and bottom rail as shown in the diagram above.
- ✓ The fence can be situated along the property line for properties in a Light Industrial (LI) District only. The addition of barbed wire will not be permitted.
- ✓ All fence posts will be steel and placed eight (8) feet on center.
- ✓ The fence will be required to be covered in a dark vinyl, poly vinyl chloride (PVC) or polyester powder coating that is decay and weather resistant.

(For More Information about Black Vinyl Coated Chain Link Security Fence Standards Reference Article 8, "Landscape and Screening Standards," of the U.D.C.)

APPENDIX V: FENCE DETAIL

V.8 Dumpster Screening Fence Detail



Note: The cast stone cap show in the diagram above is optional. The above detail shows a concrete pad underneath the screening wall. This pad is only necessary when an approved concrete surface area is not present on the site.

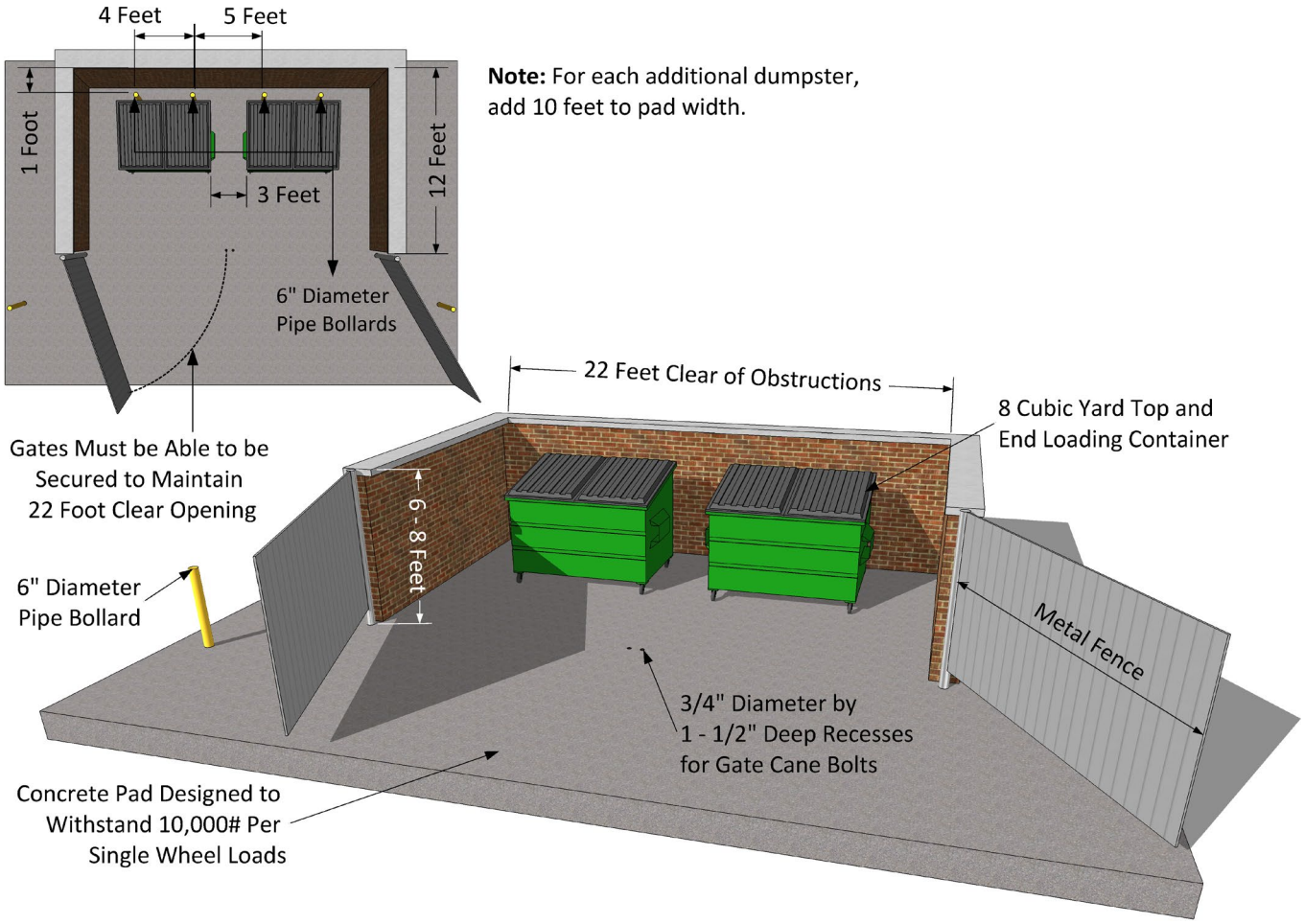
Requirements:

- ✓ *Areas reserved for refuse storage shall be screened with a solid non-transparent masonry wall similar in materials to the main structure.*
- ✓ *The masonry wall is required to be a minimum of six (6) feet in height and have walls that measure twelve (12) feet by twelve (12) feet measured from the inside of the structure for each dumpster enclosure present on the site.*
- ✓ *The structure will be required to have a screening gate that shall remain closed except when being serviced.*
- ✓ *The screening gate side of the enclosure shall be concealed from public view from all areas of a public right-of-way or residentially zoned property.*
- ✓ *All dumpster enclosures are required to have three (3) 6" pipe bollards situated at the back of the enclosure set in concrete 3' below grade to prevent wall damage when the site is being serviced and two (2) x 6" pipe bollards situated as gates stops on the sides of the concrete pad.*
- ✓ *The bollards and galvanized steel fence posts should be primed and painted a complimentary color to the primary structure.*
- ✓ *Recycling and dumpster areas shall be located no closer than twenty (20) feet to an adjacent residentially zoned property and shall not be located within any required building setback along a street right-of-way.*
- ✓ *An optional three (3) foot wide by seven (7) foot tall gate may be inserted on the side of the enclosure.*

(For More Information about Dumpster Screening Fences Reference Article 8, "Landscape and Screening," of the U.D.C.)

APPENDIX V: FENCE DETAIL

V.9 Dual Dumpster Screening Fence Detail



Note: The cast stone cap show in the diagram above is optional. The above detail shows a concrete pad underneath the screening wall. This pad is only necessary when an approved concrete surface area is not present on the site.

Requirements:

- ✓ *Areas reserved for refuse storage shall be screened with a solid non-transparent masonry wall similar in materials to the main structure.*
- ✓ *The masonry wall is required to be a minimum of six (6) feet in height and have walls that measure twelve (12) feet by twenty-two (22) feet measured from the inside of the structure for each dumpster enclosure present on the site. For each additional dumpster container add ten (10) feet to the pad width.*
- ✓ *The structure will be required to have a screening gate that shall remain closed except when being serviced.*
- ✓ *The screening gate side of the enclosure shall be concealed from public view from all areas of a public right-of-way or residentially zoned property.*
- ✓ *All dumpster enclosures are required to have two (2) 6" pipe bollards situated at the back of each refuse container set in concrete 3' below grade to prevent wall damage when the site is being serviced and two (2) x 6" pipe bollards situated as gates stops on the sides of the concrete pad.*
- ✓ *The bollards and galvanized steel fence posts should be primed and painted a complimentary color to the primary structure.*
- ✓ *Recycling and dumpster areas shall be located no closer than twenty (20) feet to an adjacent residentially zoned property and shall not be located within any required building setback along a street right-of-way.*
- ✓ *An optional three (3) foot wide by seven (7) foot tall gate may be inserted on the side of the enclosure.*

(For More Information about Dumpster Screening Fences Reference Article 8, "Landscape and Screening," of the U.D.C.)

Appendix W

RESIDENTIAL DEVELOPMENT STANDARDS

LAST UPDATE: November 4, 2025

CASE NUMBER: TAM-25-10-0005

ORDINANCE NO. 11809-2025

APPENDIX W: RESIDENTIAL DEVELOPMENT STANDARDS

Table of Contents

Section 1	***Purpose***	*2*
	I. Applicability and Site Plan Review	*2*
Section 2	***Standards for Single-Family Detached and Single-Family Attached Development***	*4*
	I. Single Family Residential Subdivision Guidelines	*4*
	II. Architectural, Dimensional and Density Guidelines	*5*
	III. Landscaping and Screening Guidelines	*10*
	IV. Variances	*14*
Section 3	***Standards for Small Lot Development***	*15*
	I. Single Family Residential Subdivision Guidelines	*15*
	II. Architectural, Dimensional and Density Guidelines	*15*
	III. Landscaping and Screening Guidelines	*18*
	IV. Variances	*22*
Section 4	***Standards for Townhouse, Hybrid Housing and Multi-Family Development***	*23*
	I. Exterior Design Recommendations for Multi-Family Development	*23*
	II. Amenity and Design Standards for Multi-Family Developments	*24*
	III. Off-Street Parking Standards for Multi-Family Developments	*28*
	IV. Amenity and Design Standards for Townhouse and Hybrid Housing Developments	*28*
	V. Off-Street Parking Standards for Townhouse and Hybrid Housing Developments	*31*
	VI. Tree Credits for Townhouse, Hybrid Housing and Multi-Family Development	*31*
	VII. Variances	*32*
Section 5	***Common Requirements for Residential Development***	*32*
	I. Residential Lighting Standards	*32*
	II. Utilities	*33*
	III. Accessory Structures in Residential Zoning Districts	*33*
	IV. Garage Conversion (Single-Family only)	*33*
	V. Building Separation	*33*
	VI. Maximum Building and Structure Height	*33*
	VII. Maximum Lot Coverage	*33*
Section 6	***Compliance With State Law***	*33*

APPENDIX W: RESIDENTIAL DEVELOPMENT STANDARDS

SECTION 1 - PURPOSE

The City recognizes the crucial importance of residential development built to a high and lasting quality and that such residential development contributes value and quality of life to the citizens of Grand Prairie and its economy. The requirements and regulations contained herein are provided for the purpose of regulating all residential development within the City of Grand Prairie to a reasonable and consistent standard.

Residential development located in the City of Grand Prairie must meet the minimum requirements prescribed in the Unified Development Code for the property's underlying zoning district classification, and adhere to the applicable design standards specified in this appendix.

I. APPLICABILITY AND SITE PLAN REVIEW

A. Applicability.

These Residential Development Standards shall apply to the construction of new single-family detached, single-family attached, single-family townhouse, and multi-family development both as a primary use on a property and as a component of a mixed-use development. Where there is a conflict between the relevant standards specified in the Unified Development Code and these Residential Development Standards, the most restrictive standard shall apply.

B. Classification of Development Standards

1. New detached Single-Family development consisting of, or intended for, five (5) or more residential lots shall conform to the requirements specified in **Section 2** of this appendix.

2. New Small Lot Development permitted under Subchapter D of Chapter 211 of the Texas Local Government Code, as amended, intended for five or more residential lots shall conform to the requirements specified in **Section 3** and **Section 5** of this appendix.

3. Detached single-family development consisting of four (4) or fewer lots, or redevelopment of five (5) or more existing single-family residential lots filed of record prior to the adoption of this ordinance, shall conform to the underlying zoning district regulations and the regulations contained within the Unified Development Code.

4. New Small Lot Development permitted under Subchapter D of Chapter 211 of the Texas Local Government Code, as amended, intended for four or fewer lots shall follow the development requirements of Subchapter D of Chapter 211 of the Texas Local Government Code, as amended. Any development requirements not included in Subchapter D of Chapter 211 of the Texas Local Government Code, as amended, shall follow the requirements for the Single Family Six (SF-6) zoning district.

5. New Single-Family attached development consisting of, or intended for, four (4) or more residential lots shall conform to the requirements specified in **Section 2** of this appendix

6. New Single-Family Townhouse or Multi-Family development shall conform to **Section 4.**

7. New Multi-Family or mixed use residential developments developed under the provisions of Chapter 218 of the Texas Local Government Code, as amended, shall conform to all applicable requirements in **Section 4**.

8. When Single Family-Attached or Single-Family Townhouse development is constructed in a Multi-Family zoning district, such dwelling shall be constructed in accordance with the requirements of the Single Family-Attached or Single Family Townhouse zoning district and this appendix.

9. Single-Family Attached or Townhouse development consisting of fewer than four (4) lots or units, or redevelopment of four (4) or more existing Single-family attached or townhouse lots filed of record prior to the adoption of this ordinance or units granted a certificate of occupancy prior to the adoption of this ordinance, shall conform to the underlying zoning district regulations and the regulations contained within the Unified Development Code.

10. **Section 5 – "District Wide Requirements"** shall apply to all development and building types including the following:

    a. Places of Group Assembly

    b. Institutional or Educational uses

    c. Communal structures pertaining to single-family or multi-family developments, including club houses, pool houses, recreation centers, entry gates, monuments, landscaping features, walls, or fences owned, operated, or maintained by a Homeowner's Association, Public Improvement District, or management association.

    d. Parking Structures – Single-Family Attached, Townhouses, or Multi-Family

    e. Accessory Structures on private lots.

    f. Ground Mounted Utilities, Piping and Related Apparatus

        i. Exposed ground mounted utility structures, piping and related apparatus that exceed twenty-four inches (24") in height, other than regional and interstate transmission lines and communication towers, shall be screened from public view in a manner described in **Section 5.II.2** below. This provision shall be applied to any such structure located between a building and a dedicated street thoroughfare of any classification, regardless of building setback.

C. Site Plan Approval Required

1. A Site Plan is required for all developments meeting the following characteristics:

a. All single-family attached or townhouse developments of four (4) or more lots or units.

b. All multi-family residential development.

c. All development proposed under a. or b. above shall require approval from the Planning and Zoning Commission and the City Council.

d. If a change of zoning is requested, procedures for approval shall conform to procedures specified in Article 1, Section 11 of the Unified Development Code.

2. Submittal Requirements - All site plan submittals shall conform to the requirements specified in Article 16 of the Unified Development Code. Additionally, all building elevations submitted for site plan and building permit review shall include the following information*:*

a. The height and percentage tabulations for all exterior wall materials;

b. Articulation features proposed for each wall elevation subject to articulation requirements;

c. Top of roof deck height being indicated by a dashed line on all building elevations; and

d. Provide a color pallet or rendering of the building elevations subject to articulation requirements.

e. List of proposed amenities, common features, and unit features along with written certification that such will meet the amenity and feature requirements contained herein.

f. Color landscaping plan identifying open space areas, new plantings by species and estimated size at maturity, and reservation of existing natural areas, flood hazard areas, and existing native trees to remain on the site.

3. Incomplete Submittals - The Planning and Zoning Commission and City Council reserve the right to table or deny any site plan application that does not meet submittal requirements.

SECTION 2 - STANDARDS FOR SINGLE-FAMILY DETACHED AND SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT

I. SINGLE-FAMILY RESIDENTIAL SUBDIVISION DESIGN GUIDELINES

A. Residential streets shall be curvilinear in design or contain round-a-bouts, median diverters, chicanes, or other similar traffic calming measures to discourage speeding.

1. Gridded street patterns may be used in those instances where other traditional design and historic architectural elements are incorporated into a development.

2. No section of street shall run a straight course over a length exceeding 500 feet without deflecting a minimum of 15 degrees, curving, narrowing, or otherwise deviating from a straight course.

B. Developments over 30 units shall have at least two points of access. Where it is determined to be necessary by the Development Review Committee, streets should be extended to the common property line with adjacent undeveloped tracts to allow connectivity as adjacent residential tracts develop.

C. Street and Right of way widths and design shall conform with the requirements specified in Article 23 of the Unified Development Code.

D. Development shall include landscaping and open spaces that are planned and coordinated throughout the development. Such area(s) shall be dedicated as a "Landscape Maintenance Easement" to a mandatory Homeowner's Association and/or a Public Improvement District ("PID") as defined in **Section 2.II.D.2**.

E. All utilities shall be placed below ground, except for existing major high voltage transmission lines.

F. For the purpose of providing neighborhood identity, developments that are designed to contain over 100 lots at ultimate buildout should be divided into specific and individual village centers. These villages shall have a distinctive center and edge boundary with said boundary being generally no more than a 5-minute walk from the center. The center shall have a distinct character created by the development of usable and accessible open space and park facilities, or by the development of an amenity center containing neighborhood scaled retail and recreational facilities, or by the preservation of the scenic qualities of a particular area within the village that is made accessible to the residents as an amenity.

II. ARCHITECTURAL, DIMENSIONAL AND DENSITY GUIDELINES

A. The development shall provide a variety of single family detached housing and lot sizes according to the following standards:

1. Minimum lot size:

   a. A lot size between 7,800 and 8,999 square feet shall be required for a minimum of seventy percent (70%) of total platted lots within the Development.

   b. A lot size of 9,000 square feet or greater shall be required for a minimum of thirty percent (30%) of total platted lots within the Development.

2. Minimum lot width shall be 65 feet at the front building line for each structure.

3. Lots facing a "T" type street intersection shall have a minimum width of 80 feet.

4. Maximum lot coverage shall not exceed 60% for any individual lot. Lot coverage is defined as the percentage of the total lot area which is occupied by the building footprint of all buildings located on the lot, including carports, patio awnings, and gazebos, but excluding sidewalks, driveways, uncovered patios, pools, spas, and hot tubs.

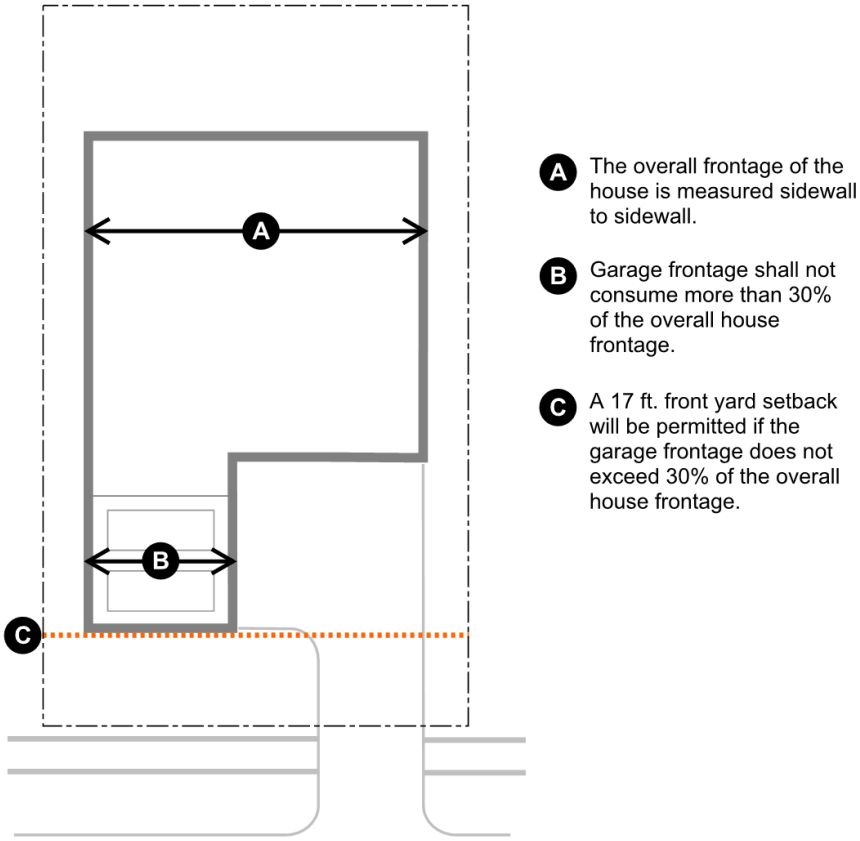
5. Corner lots shall have front yards described below:

   a. Back to back corner lots (lots with rear yards that abut each other) shall each have one front yard.

   b. Lots described in 4.a. shall provide fencing in accordance with Section III.a.2.

   c. A corner lot with a rear yard that abuts the front yard of another lot shall have a front yard along both street corner frontages. The remaining yards are considered side or rear yards.

6. A 17-foot minimum front yard setback will be permitted for residential lots that are built with non-front entry (J-swing or side swing) garages that extend past the primary front building area of the house, provided the garage portion does not consume more than 30% of the overall frontage of the house from side wall to side wall. This building setback provision shall be noted on the final plat for all phases of the Development.



7. Each individual building plan shall provide at least 24 feet of linear driveway between the right of way line and a building face.

8. Covered front yard porches with a minimum depth of 5-feet and a minimum width of 8-feet, built in front of and attached to the front (street facing) side of the climate controlled residential living unit closest to the street, may be constructed with a 17-foot minimum front yard setback. This building setback provision shall be noted on the final plat for all phases of the Development.

9. No building or structure shall be constructed with less than a 17-foot minimum front yard setback. This building setback provision shall be noted on the final plat for all phases of the Development.

10. A building setback of 20-feet is required along all rear and side lot lines that adjoin a street right-of-way greater than 50-feet in width. This building setback provision shall be noted on the final plat for all phases of the Development.

B. Exterior Materials and Design Recommendations

1. To ensure the durability, long-term value, and desirability of single-family housing, exterior wall surfaces of a primary structure should be structurally designed for and constructed of masonry and/or stone. Any proposed masonry should meet the definition found in Article 6, Section 15.1 of the *Unified Development Code*.

2. Minimum roof pitch should be 6:12 for all roof structures covering one or more climate controlled living areas with a minimum roof pitch of 5:12 for front yard porches and non-front entry garages including but not limited to, side entry, front oriented (J-swing) side entry, or detached rear yard garage configurations.

3. To ensure the durability, long-term value, and desirability of single-family housing, exterior wall surfaces and chimney flues of a primary structure should be structurally designed for and constructed of masonry and/or stone. Any proposed masonry should meet the definition found in Article 6, Section 15.1 of the *Unified Development Code*.

4. To prevent a monotonous appearance within a residential subdivision, separation should be provided between duplicate house elevations according to the following:

   a. Avoid duplication among any group of six houses with a dedicated street running between, through or within the grouping including houses which face each other across a street or wrap around the end of a cul-de-sac, or have lot lines which overlap to any extent; and

   b. Any group of four houses located on the same side of a street which runs between intersecting streets, or an intersecting street and a cul-de-sac, eyebrow, knuckle, or street terminus; and

   c. Any houses located on corner lots whose side yards each parallel the same intersecting street and are less than three blocks apart; and

   d. Any two or more houses which face across a street from each other and have lot lines which overlap to any extent.

   e. Architectural elements include, but are not limited to, masonry color, siding color, roof shingle color, building elevations, including reversed or mirrored elevations, and roof profile to an extent greater than 50% of the total front façade.

5. The use of stone, cultured stone, or stone veneer units of the same color and hue should be limited to not more than thirty percent (30%) of an exterior wall surface, or a collective series of exterior wall surfaces composing a façade, that are directly facing, siding, and/or backing up to a major arterial thoroughfare, collector street, and/or local residential street.

6. For the purpose of assessing the architectural design of homes in a subdivision, the developer/builder shall submit proposed building elevations at time of Rezoning or

Preliminary Plat submittal, whichever comes first. All houses subsequently permitted within the development shall substantially comply with the approved conceptual elevations as well as zoning requirements and the requirements of this appendix.

C. Residential garages:

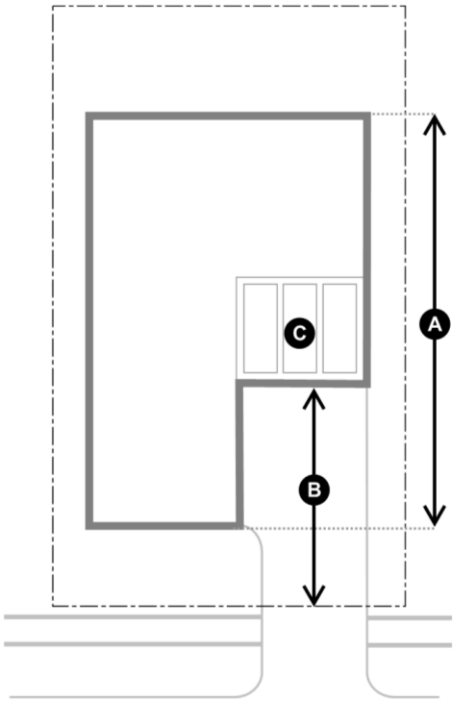
1. To ensure adequate parking depth is provided for on-site parking, and to reduce the encroachment of vehicles across sidewalks and streets, residential garages shall consist of side entry, J-swing, or rear accessible attached or detached garages. The width of the driveway from the street to the face of the garage door shall be no less than 24 feet.

2. A garage with an opening parallel to or facing the street, or parallel to the front line of the house on a lot with more than one street frontage, may only be allowed if each of the following conditions exist:

    a. That the face of the garage door or doors is set back a minimum of halfway between the front yard and the rear yard, and;

    b. That the garage doors be designed in such a way that a minimum of 45 linear feet of driveway is provided between the garage door and the street right of way line.

    c. That a minimum of three garage bays be provided for all street-facing garages.



A That the face of the garage door or doors is setback a minimum of halfway between the front yard and the rear yard.

B That the doors are designed in such a way that a minimum of 45 linear feet of driveway is provided between the garage door and the street right of way line.

C That a minimum of three garage bays are provided for all street-facing garages.

3. Two-car wide single garage doors shall not be used for any garage doors that are visible from and face the street, but may be permitted for non-front entry garages.

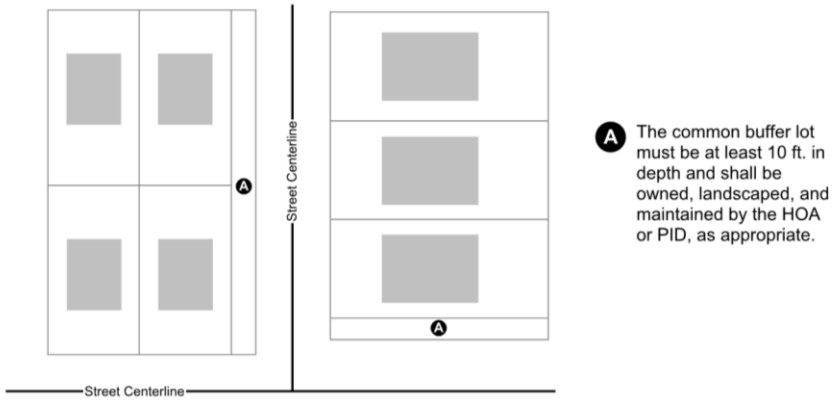
D. A mandatory Homeowner's association (HOA) and/or a public improvement district (PID), if none exists, shall be created to enforce the restrictions contained in the ordinance at the expense of the HOA and/or PID. To establish a new PID, an area must have a minimum of 175 parcels when development is complete; requests for smaller PIDs may be considered on a case-by-case basis. Land included in the PID must be contiguous; requests for a PID comprised on noncontiguous land may be considered on a case-by-case basis. Documentation establishing such PID and/or HOA shall be required at time of final plat review.

1. A unifying urban design theme shall be provided for amenities and streetscape elements per the following requirements:

   a. Unified street signage with black sign borders and posts, or a design demonstrating similar unified design characteristics, are required.

   b. Decorative street lighting is required throughout the development.

   c. The area along street segments which generally runs parallel to the rear or side yards of private property within a Development or subdivision shall be placed in a common buffer lot a minimum of 10 feet in depth measured from the right of way line and shall be owned, landscaped, and maintained by the HOA or PID, as appropriate.



   d. The HOA or PID shall also maintain landscaping which is in the public right of way where the public right of way is contiguous with a common lot.

   e. The HOA and/or PID shall maintain masonry screening walls, retaining walls which are fully or partially within a dedicated right-of-way or which span multiple properties, street landscaping, monument signage, common irrigation and other common areas within the development.

   f. Masonry or other screening walls, landscaping features, monument signs or common

irrigation that adjoin public or private streets shall be placed within a common buffer lot as described in c above. Any common elements maintained by the HOA or PID which cross or encroach on a private lot shall be placed within an easement.

g. Community buildings shall be designed to complement the residences in the community. Community buildings that are enclosed on at least three sides shall be constructed of 100% masonry with a typical residential roof pitch and at least two contrasting materials or colors and windows along each wall. All other structures shall be constructed of the same materials required for a comparable residential structure within the community and shall be maintained by the HOA.

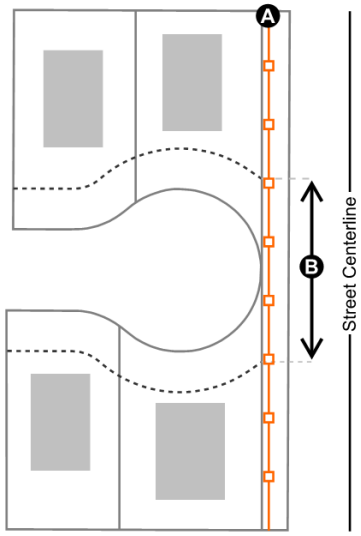
III. SINGLE-FAMILY RESIDENTIAL LANDSCAPING AND SCREENING GUIDELINES

A. Screening fences shall be coordinated throughout the development. Screening shall consist of masonry walls, berms, landscaping, wrought iron or a combination of these elements consistent with requirements found in Article 8 of the Unified Development Ordinance and this section.

1. Screening described in this section shall be placed within a common lot as required in Section 2.II.D.1.c. The common lot shall have a minimum depth of 10 feet and shall be maintained by the HOA or PID.

2. A minimum six (6) foot high screening fence constructed of masonry with a troweled type mortar bond finish on each side is required along any thoroughfare designated as an arterial or collector street on the City's Master Transportation Plan. Brick columns or pilasters shall be spaced at minimum 50 feet on center.

3. Where a residential cul-de-sac or a local street adjoins a thoroughfare designated as an arterial or collector street on the City's Master Transportation Plan, a 6-foot high wrought iron fence shall be installed with masonry columns which maintain the spacing pattern established along the masonry sections of the subdivision screening wall. The wrought iron fence shall span from front yard to front yard between the lots which adjoin or sit nearest to the arterial road. The wrought iron fence shall be placed in a common lot a minimum of 10 feet in depth as required in Section 2.II.D.1.c and shall be supplemented by a continuous hedge row with mature height of at least 36 inches.



A The subdivision screening wall shall be placed in a minimum 10 ft. wide common lot.

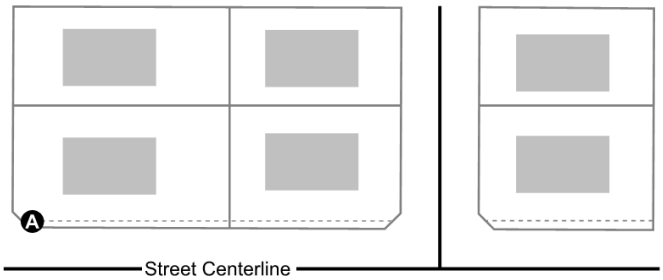
B The 6 ft. high wrought iron fence with masonry columns shall span from front yard to front yard.

4. Where arterial or collector streets intersect the street entrance to a development, the screening required along the designated arterial or collector street shall extend (or wrap) into and along the side or rear lot lines, where such conditions exist, of residential lots that parallel the local residential entry street. The extended (or wrapping) portion of the screening device shall not encroach into the required front yard setback for any residential lot. The screening device shall be placed within a 10 foot common lot as required in Section 2.II.D.1.c, with such common lot extending parallel to the side lot line to the intersecting street right of way.

5. No residential lot may be situated such that the side yard of the house is parallel to and abuts an arterial or collector street right of way or the front or rear yard of the house is perpendicular to and abuts an arterial or collector street right of way which intersects the local street on which the house fronts, unless a minimum of 100 feet of separation is provided between the arterial or collector street right of way and the nearest exterior wall of the house.

6. Any common buffer lots as described in Section 2.II.D.1.c shall be designated as an 'X' lot on the Final Plat. For each foot in width added to the buffer lot, the minimum depth or width of adjoining lots, depending on the side of lot which is parallel to the common lot, may be reduced up to 10 feet, provided the depth of required private yards is maintained for each lot.

7. Private fences are to be maintained by the HOA in accordance with the following:



Ⓐ A 5 ft. fence maintenance easement shall be shown on the plat. The fence, columns, and footings shall be placed within the fence maintenance easement and shall be maintained by the HOA.

a. Where a side or rear yard fence adjoins a dedicated right of way for a public street of local classification, or a common lot dedicated as a publicly-accessible street, a 5 foot fence maintenance easement shall be shown on the plat. The fence, columns, and footings shall be placed within the fence maintenance easement and shall be maintained by the HOA.

b. Wrought iron fences shall be constructed a minimum of 6 feet in height with spindles that are a maximum of 3 inches on center on all portions of the fence that are 24 inches from grade or less. Portions of the fence which are higher than 24 inches from grade may be constructed of spindles that are between 3 and 6 inches on center. Masonry columns shall be placed at a minimum of 12 feet on center along the entire section of required wrought iron fence. The requirement for wrought iron fencing applies under the following conditions:

    i. Any section of fence which is installed between a house and a dedicated right of way for a public street of local classification, or a common lot dedicated as a publicly-accessible street, where the fence is generally parallel to the front or side face of the house;

    ii. Any section of fence which is installed along a dedicated right of way for a public street of local classification, or a common lot dedicated as a publicly-accessible street and is generally parallel to the rear face of the house. An opaque cedar fence may be substituted in this case if it is maintained by the HOA and displays a uniform appearance with pickets that are in good repair and stained on both sides.

    iii. Any fence constructed on a portion of a lot, whether private or commonly owned, that is adjacent to a park, trail, natural area, or designated open space, including any detention or retention pond, shall be constructed of wrought iron, unless otherwise specified by the Unified Development Code. An exception to this requirement may be made if the open space is bounded on one or more sides by a private lot and on one or more other sides by a collector or arterial street, in which case a type I masonry screening wall shall be erected along any side of the open space which is parallel to the street or streets. However, in no case shall open space be bounded on more than two sides by a masonry screening wall.

c. No additional fencing, pickets or opaque material may be placed on or within 10 feet of the wrought iron fence. An exception may be made for hedges, vines, or native plant material as long as such material does not inhibit the ability of the HOA to maintain the fence.

d. All other fences not described in this section shall be constructed of wrought iron or cedar with steel posts and shall be maintained by the property owner.

8. Rear yards which face the front yard of a property zoned for single-family residential development may provide a Type 3 fence as defined in Article 8 of the Unified Development Code. Such fences will otherwise be considered development or subdivision fences and meet the same ownership and maintenance requirements found in A.7 above.

D. The residential subdivision shall have entry signage that is coordinated with the development screening wall. Any building permit issued for screening wall construction shall not be valid until screening plans have been approved by staff.

1. One landscaped and irrigated monument entry feature is required at all street entry points along a designated collector or arterial thoroughfare. If a monument sign is utilized to identify the subdivision, it shall be lit by external illumination only.

E. Single-family lot landscaping shall include two (2) three inch caliper trees and a total of 30 gallons of shrubs

1. Each residence at the time of occupancy shall have the following minimum landscaping:

a. Two three-inch caliper trees shall be planted in front of each residence with two additional three-inch caliper trees to be located per homeowner/builder preference. Developments which meet design recommendations for single-family homes found in Section 2.II.B may request credit for two trees per lot.

b. Tree and shrub species shall be in accordance with the City of Grand Prairie approved tree and plant list contained in Article 8 of the Unified Development Code.

c. Shrubs shall be provided for each house in any size increment totaling a minimum of 30 gallons per residential lot.

d. Residential lots shall be fully sodded in accordance with the requirements of the *Unified Development Code* with full irrigation equipped with wind, rain and freeze sensors for front and side yards.

E. Tree Preservation and Credits.

1. Existing trees may be used to fulfill tree-planting requirements if such trees are in a healthy and growing condition. When existing trees are used to fulfill screening and landscape requirements, their locations shall be accepted, and the formal spacing requirements of the screening and landscape standards may be waived. Protected Tree species can be used for tree credit according to Section 16: Tree Protection Standards. If

existing trees are used for credit, the developer shall submit a tree protection plan according to Section 8.16.6.A and protect trees during construction according to Section 8.16.7.

a. Residential property owners shall maintain and preserve all minimum required trees on their property that were required by ordinance at the time the residential lot was initially developed. Waivers to this requirement shall be granted under the following conditions:

i. Where the existence of such trees poses a threat to the health and/or safety of the general public, or

ii. To trees that expire naturally due to no negligence of the property owner.

2. City staff may administratively approve building setback variances for the purpose of preserving existing trees. The setback variation shall be noted on the Final Plat along with a tree preservation easement and language stating that the protected tree or trees may only be removed upon permission of the City of Grand Prairie.

3. In accordance with Article 8, Section 7.3.A.7 of the Unified Development Code, if a development or subdivision preserves an average of 30 or more trees per acre, the minimum lot size within the development or subdivision may be reduced by ten (10) percent below the requirements of this appendix. Use of preserved areas for this provision is subject to the following:

a. Area of preservation may be dedicated to the City, including land required by the City's Park Department, or to be maintained by a Homeowner's Association or Public Improvement District,

b. The City reserves the right to require maintenance by a Homeowner's Association, PID, trust, or other entity if acceptance of the open space dedication is not in the best interests of the City.

c. A tree survey shall be submitted according to Article 8: Landscape and Screening, Section 8.16.6.B with the Final Plat when utilizing this provision for credit.

IV. VARIANCES

It is the intent of the City to facilitate the creation of unique and functional neighborhoods which utilize creative design and best practices.

A. The City Council, upon recommendation of the Planning and Zoning Commission, may approve a variance to the requirements of Section 2 of this Appendix at time of initial zoning or platting, including variances to lot width and lot size requirements, or to garage orientation requirements, based on the applicant providing the recommended design elements identified in Section W.2.II.B.

B. Requested variances to any other requirements of this Ordinance at the time of initial zoning or

platting, unless otherwise specified, shall require approval by the City Council upon recommendation of the Planning and Zoning Commission. Consideration of any variance is conditioned upon the applicant demonstrating that a variance will fulfill the total intent of these regulations if the appeal is granted. Appeals to these regulations shall be granted only when an applicant demonstrates that an alternative design or measure meets the intentions of the design recommendations identified in Section W.2.D II.B and provides an equal or greater level of quality and standard of development as that mandated by these regulations.

SECTION 3 – STANDARDS FOR SMALL LOT DEVELOPMENT

I. SINGLE-FAMILY RESIDENTIAL SUBDIVISION DESIGN GUIDELINES

A. Residential streets shall be curvilinear in design or contain round-a-bouts, median diverters, chicanes, or other similar traffic calming measures to discourage speeding.

1. Gridded street patterns may be used in those instances where other traditional design and historic architectural elements are incorporated into a development.

2. No section of street shall run a straight course over a length exceeding 500 feet without deflecting a minimum of 15 degrees, curving, narrowing, or otherwise deviating from a straight course.

B. Developments over 30 units shall have at least two points of access. Where it is determined to be necessary by the Development Review Committee, streets should be extended to the common property line with adjacent undeveloped tracts to allow connectivity as adjacent residential tracts develop.

C. Street and Right of way widths and design shall conform with the requirements specified in Article 23 of the Unified Development Code.

D. Development shall include landscaping and open spaces that are planned and coordinated throughout the development. Such area(s) shall be dedicated as a “Landscape Maintenance Easement” to a mandatory Homeowner’s Association and/or a Public Improvement District (“PID”) as defined in **Section 2.II.D.2**.

E. All utilities shall be placed below ground, except for existing major high voltage transmission lines.

F. For the purpose of providing neighborhood identity, developments that are designed to contain over 100 lots at ultimate buildout should be divided into specific and individual village centers. These villages shall have a distinctive center and edge boundary with said boundary being generally no more than a 5-minute walk from the center. The center shall have a distinct character created by the development of usable and accessible open space and park facilities, or by the development of an amenity center containing neighborhood scaled retail and recreational facilities, or by the preservation of the scenic qualities of a particular area within the village that is made accessible to the residents as an amenity.

II. ARCHITECTURAL, DIMENSIONAL AND DENSITY GUIDELINES

A. The development shall provide a variety of single family detached housing and lot sizes according to the following standards:

1. Minimum lot size: 3,000 sq. ft.
2. Minimum Lot Width 30 ft.
3. Minimum Lot Depth 75 ft.
4. Maximum lot coverage shall not exceed 70% for any individual lot. Lot coverage is defined as the percentage of the total lot area which is occupied by the building footprint of all buildings located on the lot, including carports, patio awnings, gazebos, but excluding sidewalks, driveways, uncovered patios, pools, spas, and hot tubs.
5. Minimum Front Yard Setback: 15 ft.
6. Minimum Rear Yard Setback 5 ft.
7. Maximum Height: Three full stories not exceeding 10 feet in height measured from interior floor to ceiling.
8. Corner lots shall have front yards described below:

    a. Back to back corner lots (lots with rear yards that abut each other) shall each have one front yard.

    b. Lots described in II(A)(8)(a) herein shall provide fencing in accordance with Section III.a.2.

    c. A corner lot with a rear yard that abuts the front yard of another lot shall have a front yard along both street corner frontages. The remaining yards are considered side or rear yards.

B. Exterior Materials and Design Recommendations

1. To ensure the durability, long-term value, and desirability of single-family housing, exterior wall surfaces of a primary structure should be structurally designed for and constructed of masonry and/or stone. Any proposed masonry should meet the definition found in Article 6, Section 15.1 of the *Unified Development Code*.

2. Minimum roof pitch should be 6:12 for all roof structures covering one or more climate controlled living areas with a minimum roof pitch of 5:12 for front yard porches and non-front entry garages including but not limited to, side entry, front oriented (J-swing) side entry, or detached rear yard garage configurations.

3. To ensure the durability, long-term value, and desirability of single-family housing, exterior wall surfaces and chimney flues of a primary structure should be structurally designed for and constructed of masonry and/or stone. Any proposed masonry should meet the definition found in Article 6, Section 15.1 of the *Unified Development Code*.

4. To prevent a monotonous appearance within a residential subdivision, separation should be provided between duplicate house elevations according to the following:

    a. Avoid duplication among any group of six houses with a dedicated street running between, through or within the grouping including houses which face each other

across a street or wrap around the end of a cul-de-sac, or have lot lines which overlap to any extent; and

b. Any group of four houses located on the same side of a street which runs between intersecting streets, or an intersecting street and a cul-de-sac, eyebrow, knuckle, or street terminus; and

c. Any houses located on corner lots whose side yards each parallel the same intersecting street and are less than three blocks apart; and

d. Any two or more houses which face across a street from each other and have lot lines which overlap to any extent.

e. Architectural elements include, but are not limited to, masonry color, siding color, roof shingle color, building elevations, including reversed or mirrored elevations, and roof profile to an extent greater than 50% of the total front facade.

5. The use of stone, cultured stone, or stone veneer units of the same color and hue should be limited to not more than thirty percent (30%) of an exterior wall surface, or a collective series of exterior wall surfaces composing a façade, that are directly facing, siding, and/or backing up to a major arterial thoroughfare, collector street, and/or local residential street.

6. For the purpose of assessing the architectural design of homes in a subdivision, the developer/builder shall submit proposed building elevations at time of Rezoning or Preliminary Plat submittal, whichever comes first. All houses subsequently permitted within the development shall substantially comply with the approved conceptual elevations as well as zoning requirements and the requirements of this appendix.

C. A mandatory Homeowner's association (HOA) and/or a public improvement district (PID), if none exists, shall be created to enforce the restrictions contained in the ordinance at the expense of the HOA and/or PID. To establish a new PID, an area must have a minimum of 175 parcels when development is complete; requests for smaller PIDs may be considered on a case-by-case basis. Land included in the PID must be contiguous; requests for a PID comprised on noncontiguous land may be considered on a case-by-case basis. Documentation establishing such PID and/or HOA shall be required at time of final plat review.

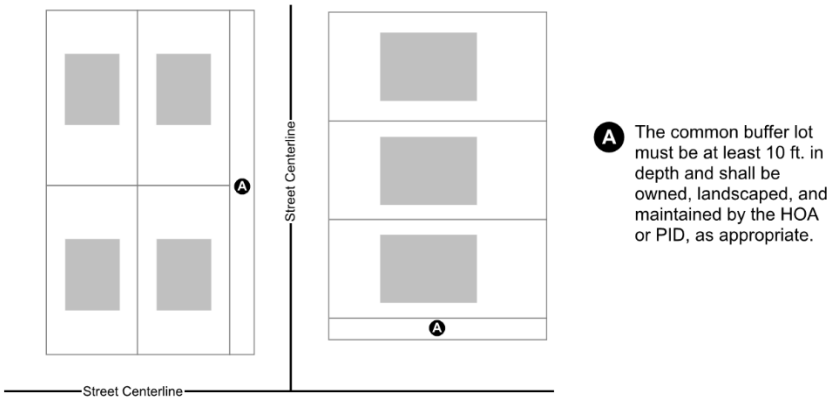
1. A unifying urban design theme shall be provided for amenities and streetscape elements per the following requirements:

a. Unified street signage with black sign borders and posts, or a design demonstrating similar unified design characteristics, are required.

b. Decorative street lighting is required throughout the development.

c. The area along street segments which generally runs parallel to the rear or side yards of private property within a Development or subdivision shall be placed in a common buffer lot a minimum of 10 feet in depth measured from the right of

way line and shall be owned, landscaped, and maintained by the HOA or PID, as appropriate.



d. The HOA or PID shall also maintain landscaping which is in the public right of way where the public right of way is contiguous with a common lot.

e. The HOA and/or PID shall maintain masonry screening walls, retaining walls which are fully or partially within a dedicated right-of-way or which span multiple properties, street landscaping, monument signage, common irrigation and other common areas within the development.

f. Masonry or other screening walls, landscaping features, monument signs or common irrigation that adjoin public or private streets shall be placed within a common buffer lot as described in c above. Any common elements maintained by the HOA or PID which cross or encroach on a private lot shall be placed within an easement.

g. Community buildings shall be designed to complement the residences in the community. Community buildings that are enclosed on at least three sides shall be constructed of 100% masonry with a typical residential roof pitch and at least two contrasting materials or colors and windows along each wall. All other structures shall be constructed of the same materials required for a comparable residential structure within the community and shall be maintained by the HOA.

III. SINGLE-FAMILY SMALL LOT DEVELOPMENT LANDSCAPING AND SCREENING GUIDELINES

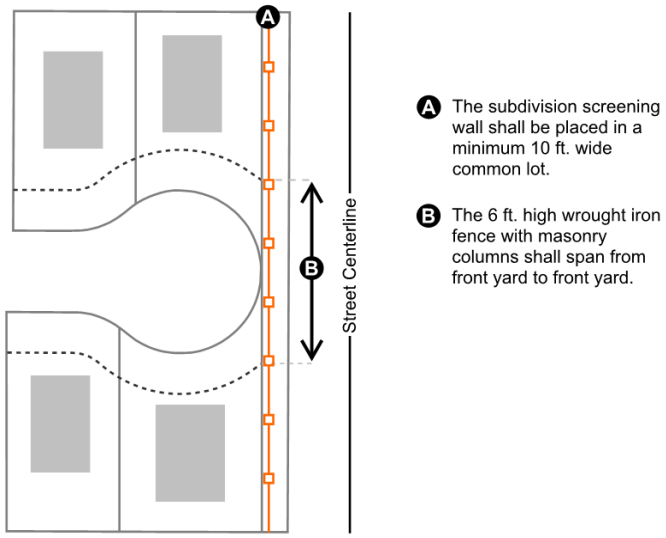
W-18

A. Screening fences shall be coordinated throughout the development. Screening shall consist of masonry walls, berms, landscaping, wrought iron or a combination of these elements consistent with requirements found in Article 8 of the Unified Development Ordinance and this section.

1. Screening described in this section shall be placed within a common lot as required in Section 3.II.C.1.c. The common lot shall have a minimum depth of 10 feet and shall be maintained by the HOA or PID.

2. A minimum six (6) foot high screening fence constructed of masonry with a troweled type mortar bond finish on each side is required along any thoroughfare designated as an arterial or collector street on the City's Master Transportation Plan. Brick columns or pilasters shall be spaced at minimum 50 feet on center.

3. Where a residential cul-de-sac or a local street adjoins a thoroughfare designated as an arterial or collector street on the City's Master Transportation Plan, a 6-foot high wrought iron fence shall be installed with masonry columns which maintain the spacing pattern established along the masonry sections of the subdivision screening wall. The wrought iron fence shall span from front yard to front yard between the lots which adjoin or sit nearest to the arterial road. The wrought iron fence shall be placed in a common lot a minimum of 10 feet in depth as required in Section 3.II.C.1.c and shall be supplemented by a continuous hedge row with mature height of at least 36 inches.



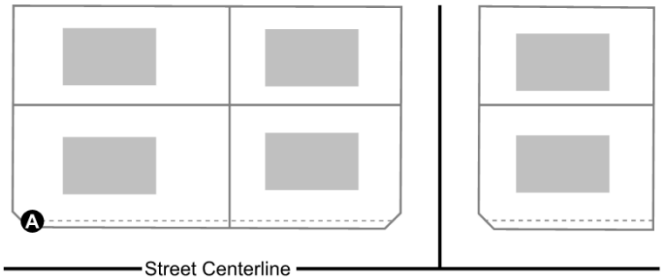
4. Where arterial or collector streets intersect the street entrance to a development, the screening required along the designated arterial or collector street shall extend (or wrap) into and along the side or rear lot lines, where such conditions exist, of residential lots that parallel the local residential entry street. The extended (or wrapping) portion of the screening device shall not encroach into the required front yard setback for any residential lot. The screening device shall be placed within a 10 foot common lot as required in Section 3.II.C.1.c with such common lot extending parallel to the side lot line to the intersecting street right of way.

5. No residential lot may be situated such that the side yard of the house is parallel to and abuts an arterial or collector street right of way or the front or rear yard of the house is perpendicular to and abuts an arterial or collector street right of way which intersects the local street on which the house fronts, unless a minimum of 100 feet of separation is provided between the arterial or collector street right of way and the nearest exterior wall of the house.

6. Any common buffer lots as described in Section 3.II.C.1.c shall be designated as an 'X' lot

on the Final Plat. For each foot in width added to the buffer lot, the minimum depth or width of adjoining lots, depending on the side of lot which is parallel to the common lot, may be reduced up to 10 feet, provided the depth of required private yards is maintained for each lot.

7. Private fences are to be maintained by the HOA in accordance with the following:



A 5 ft. fence maintenance easement shall be shown on the plat. The fence, columns, and footings shall be placed within the fence maintenance easement and shall be maintained by the HOA.

a. Where a side or rear yard fence adjoins a dedicated right of way for a public street of local classification, or a common lot dedicated as a publicly-accessible street, a 5 foot fence maintenance easement shall be shown on the plat. The fence, columns, and footings shall be placed within the fence maintenance easement and shall be maintained by the HOA.

b. Wrought iron fences shall be constructed a minimum of 6 feet in height with spindles that are a maximum of 3 inches on center on all portions of the fence that are 24 inches from grade or less. Portions of the fence which are higher than 24 inches from grade may be constructed of spindles that are between 3 and 6 inches on center. Masonry columns shall be placed at a minimum of 12 feet on center along the entire section of required wrought iron fence. The requirement for wrought iron fencing applies under the following conditions:

   i. Any section of fence which is installed between a house and a dedicated right of way for a public street of local classification, or a common lot dedicated as a publicly-accessible street, where the fence is generally parallel to the front or side face of the house;

   ii. Any section of fence which is installed along a dedicated right of way for a public street of local classification, or a common lot dedicated as a publicly-accessible street and is generally parallel to the rear face of the house. An opaque cedar fence may be substituted in this case if it is maintained by the HOA and displays a uniform appearance with pickets that are in good repair and stained on both sides.

   iii. Any fence constructed on a portion of a lot, whether private or commonly owned, that is adjacent to a park, trail, natural area, or designated open space, including any detention or retention pond, shall be constructed of wrought iron, unless otherwise specified by the Unified Development

Code. An exception to this requirement may be made if the open space is bounded on one or more sides by a private lot and on one or more other sides by a collector or arterial street, in which case a type I masonry screening wall shall be erected along any side of the open space which is parallel to the street or streets. However, in no case shall open space be bounded on more than two sides by a masonry screening wall.

c. No additional fencing, pickets or opaque material may be placed on or within 10 feet of the wrought iron fence. An exception may be made for hedges, vines, or native plant material as long as such material does not inhibit the ability of the HOA to maintain the fence.

d. All other fences not described in this section shall be constructed of wrought iron or cedar with steel posts and shall be maintained by the property owner.

8. Rear yards which face the front yard of a property zoned for single-family residential development may provide a Type 3 fence as defined in Article 8 of the Unified Development Code. Such fences will otherwise be considered development or subdivision fences and meet the same ownership and maintenance requirements found in A.7 above.

D. The residential subdivision shall have entry signage that is coordinated with the development screening wall. Any building permit issued for screening wall construction shall not be valid until screening plans have been approved by staff.

1. One landscaped and irrigated monument entry feature is required at all street entry points along a designated collector or arterial thoroughfare. If a monument sign is utilized to identify the subdivision, it shall be lit by external illumination only.

E. Single-family Small Lot Development lot landscaping shall include one (1) three inch caliper trees and a total of 30 gallons of shrubs

1. Each residence at the time of occupancy shall have the following minimum landscaping:

a. One three-inch caliper tree shall be planted in front of each residence.

b. Tree and shrub species shall be in accordance with the City of Grand Prairie approved tree and plant list contained in Article 8 of the Unified Development Code.

c. Shrubs shall be provided for each house in any size increment totaling a minimum of 30 gallons per residential lot.

d. Residential lots shall be fully sodded in accordance with the requirements of the *Unified Development Code* with full irrigation equipped with wind, rain and freeze sensors for front and side yards.

F. Tree Preservation and Credits.

1. Existing trees may be used to fulfill tree-planting requirements if such trees are in a healthy and growing condition. When existing trees are used to fulfill screening and landscape requirements, their locations shall be accepted, and the formal spacing requirements of the screening and landscape standards may be waived. Protected Tree species can be used for tree credit according to Section 16: Tree Protection Standards. If existing trees are used for credit, the developer shall submit a tree protection plan according to Section 8.16.6.A and protect trees during construction according to Section 8.16.7.

    a. Residential property owners shall maintain and preserve all minimum required trees on their property that were required by ordinance at the time the residential lot was initially developed. Waivers to this requirement shall be granted under the following conditions:

        i. Where the existence of such trees poses a threat to the health and/or safety of the general public, or

        ii. To trees that expire naturally due to no negligence of the property owner.

3. City staff may administratively approve building setback variances for the purpose of preserving existing trees. The setback variation shall be noted on the Final Plat along with a tree preservation easement and language stating that the protected tree or trees may only be removed upon permission of the City of Grand Prairie.

4. In accordance with Article 8, Section 7.3.A.7 of the Unified Development Code, if a development or subdivision preserves an average of 30 or more trees per acre, the minimum lot size within the development or subdivision may be reduced by ten (10) percent below the requirements of this appendix. Use of preserved areas for this provision is subject to the following:

    a. Area of preservation may be dedicated to the City, including land required by the City's Park Department, or to be maintained by a Homeowner's Association or Public Improvement District,

    b. The City reserves the right to require maintenance by a Homeowner's Association, PID, trust, or other entity if acceptance of the open space dedication is not in the best interests of the City.

    c. A tree survey shall be submitted according to Article 8: Landscape and Screening, Section 8.16.6.B with the Final Plat when utilizing this provision for credit.

IV. VARIANCES

It is the intent of the City to facilitate the creation of unique and functional neighborhoods which utilize creative design and best practices.

A. The City Council, upon recommendation of the Planning and Zoning Commission, may approve a variance to the requirements of Section 3 of this Appendix at time of initial zoning or platting,

including variances to lot width and lot size requirements, or to garage orientation requirements, based on the applicant providing the recommended design elements identified in Section 3(II)(B).

B. Requested variances to any other requirements of this Ordinance at the time of initial zoning or platting, unless otherwise specified, shall require approval by the City Council upon recommendation of the Planning and Zoning Commission. Consideration of any variance is conditioned upon the applicant demonstrating that a variance will fulfill the total intent of these regulations if the appeal is granted. Appeals to these regulations shall be granted only when an applicant demonstrates that an alternative design or measure meets the intentions of the design recommendations identified in Section 3(D)(II)(B) and provides an equal or greater level of quality and standard of development as that mandated by these regulations.

SECTION 4 - STANDARDS FOR TOWNHOUSE, HYBRID HOUSING AND MULTI-FAMILY DEVELOPMENT

I. EXTERIOR DESIGN RECOMMENDATIONS FOR MULTI-FAMILY DEVELOPMENT

A. Multi-Family and mixed-use residential developments developed in Neighborhood Services, General Retail, Commercial, Office, or Light Industrial zoning districts, as allowed under the provisions of chapter 218 of the Texas Local Government Code, as amended, that are located within a Corridor Overlay District shall meet all exterior design recommendations.

B. In order to enhance the long-term value and desirability of multi-family development, the exterior of all new buildings (excluding doors and windows) should be finished in one or more of the following materials indicated below.

1. Masonry, such as brick, stone, cast stone, cultured stone, rock, exterior Portland cement plaster (stucco) with 3 coats over metal lath or wire fabric lath, and fiber cement siding (as defined in the most recently adopted Building Code and approved by the Building Official).
2. Non-masonry material, such as architectural metal panel or engineered wood, if such material exhibits the same weathering and durability characteristics as masonry materials listed above.
3. The use of a single texture, color, or material from the above list should comprise no more than sixty percent (60%) of a building face between terminating corners. The remainder should consist of at least two other contrasting colors, textures, or materials.
4. The developer/builder should use Exterior Insulating Finishing System (EIFS) for roof parapet cornice molding, ornamental roundels or similar decorative elements only. The use of EIFS should not be utilized on any portion of a wall that is less than eight feet (8') in height from finished grade elevation.
5. No more than twenty percent (20%) of each building face should utilize non-neutral colors. The remainder of the building face should utilize neutral colors, including earth tones.

6. In any development that includes multi-family residential or mixed use, every building with residential use should display the same level of architecture, materials, and detailing on all sides of the building. Architectural techniques, such as varied setbacks of windows and balconies, and changes in material, color and texture, should be used to articulate facades and sidewall elevations. An exception may be considered in cases where a building face abuts a protected area, including designated FEMA floodway.

7. Hipped or gabled roofs may employ standing seam metal in a non-metallic matte finish.

8. If a flat roof is utilized for the primary roof surface, the design should employ horizontal and vertical offsets of 2 feet or greater from the primary cornice elevation over a minimum of 30% of the linear footage of each building side.

    I. Provide corner treatments for flat roofs at all building corners and utilize a minimum of one sloped or non-horizontal element per corner, or a horizontal cornice projection of 8 inches or greater.

    II. Provide corner treatment or area of projection extending from each corner a minimum of 15% of the total distance between the terminating corners of each building side.

C. Multi-Family Developments meeting each of the recommended design standards in this section may request two of the following:

1. Eliminate masonry material from carport support posts.

2. Reduce required landscaped area by 5%.

4. Increase percentage of one-bedroom units by 10%.

II. AMENITY AND SITE DESIGN STANDARDS FOR MULTI-FAMILY DEVELOPMENTS

A. Multi-family units which face a dedicated street shall provide a Type II perimeter screening fence a minimum of 4 feet in height. If parking is situated between buildings and a dedicated street, a Type II fence a minimum of 6 feet in height and continuous vegetative screening a minimum of 36 inches in height shall be installed between the parking and the right of way.

    a. An exception may be considered in cases where multi-family units on the ground floor are designed to face a dedicated street. If no screening fence is provided between street-facing units and the street, dedicated parking must be provided between the travel lanes of the street and all street-facing units at a rate of one space per each two ground floor units which are parallel to the street.
    b. Spaces approved under above provision may be designated as guest parking but shall not be provided in lieu of required parking except in the CA district.

B. Multi-family developments shall contain security gates at all entrances to the complex. A single gated entrance and exit point for residents and visitors should be provided along with a

minimum of one secondary access point designated for emergency access. A turnaround must be provided prior to the gate. All gates shall be installed with an automated entry device approved by the Fire Department to facilitate emergency access.

C. A main entrance feature, which is consistent with the basic architectural theme of the development, shall be provided at all entrances, excluding those designated as emergency access only. The entrance feature shall consist, at a minimum, of a combination of landscaping, aesthetic features such as rocks, sculptures and water, and street pavers. Alternative designs may be considered if they are superior to or equal in quality and design detail to the features required.

D. Community mailbox kiosks shall be architecturally integrated with the multi-family development and shall be equipped with internal safety lighting.

E. Privacy features between buildings shall include the following:

I. Windows, balconies or similar openings above the first story shall be oriented so as not to have a direct line-of-sight into adjacent units within the project.

II. Units above the first story shall be designed so that they do not look directly onto private patios or backyards of any adjoining attached or detached residential property.

F. Multi-family development shall provide amenities that are of high quality and of benefit to all residents. New multi-family development that meets the design recommendations in Section 3(I) and the preferred parking standards in Article 10 shall provide features from at least two of the following three categories and a clubhouse at least 3,000 sq. ft. in size (excluding the leasing office). New development that does not meet the design recommendations and does not meet the preferred parking standards shall provide amenities from all three categories and a clubhouse at least 7,000 sq. ft. in size (excluding the leasing office):

1. Environmentally-friendly building materials, construction techniques, or other features including but not limited to the following:

    a. Tier I (developer must pick at least three or provide equivalent feature):

        i. “Smart” technology which automatically controls functions such as lights and thermostat to reduce energy loads during the day or at times of peak energy usage;
        ii. Use of solar or other form of alternative energy to satisfy approximately 25% or more of on-site energy demand;
        iii. Landscaping plan that makes use of native, drought resistant plantings not requiring the use of irrigation. In lieu of sod or turf, drought resistant plantings may be combined with coordinated hardscapes of high design quality and appearance for the purposes of meeting Tier I requirements;
        iv. Reservation of existing natural areas comprising 5% or more of the overall project size, with such areas incorporating quality non-invasive tree stands, habitat or riparian areas, and not including existing floodplain or other areas already protected or inherently unsuitable for development;

v. Permeable pavement for 10% or more of total paving;
vi. Electric car charging station (minimum 2 charging spaces);
vii. High efficiency windows on residential and common buildings.
viii. Stormwater or grey water reclamation for on-site reuse equivalent to a minimum 100% of irrigation in accordance with section 8.4.1.11.

b. Tier II (pick at least four or equivalent):

i. Integration of commercial/retail/office space or live-work units;
ii. Permeable pavement for 5% or more of total paving;
iii. Roofing material with a minimum total solar reflectance of 0.70 and a minimum thermal emittance of 0.75 when measured using ASTM testing methods endorsed by the North Central Texas Council of Governments;
iv. Significant use of recycled or locally-sourced materials. Locally-sourced is defined as a material having its origin within 50 miles of the project;
v. Preservation of existing non-invasive trees with a combined canopy square footage area totaling at least 5% of the overall project size (trees can come from any portion of the site other than areas which are already protected or inherently unsuitable for development, such as floodplain);
vi. Qualified recycling program available to every resident;
vii. Walking/jogging trails within the development. Where possible, trails should utilize existing natural areas and provide linkages to existing or future area trail networks.
viii. Stormwater or grey water reclamation for on-site reuse equivalent to a minimum 50% of irrigation in accordance with section 8.4.1.11.

c. Tier III (pick at least five or equivalent):

i. Additional insulation, except that walls adjacent to limited-access highways shall in any case require at least 20% more insulation than other walls;
ii. LED or low-wattage lighting;
iii. Bicycle parking;
iv. Use of additional native plantings totaling 10% or more of minimum landscaping requirements;
v. Stormwater or grey water reclamation for on-site reuse equivalent to a minimum 20% of irrigation in accordance with section 8.4.1.11;
vi. Solar-ready building design;
vii. Outdoor recreation spaces with communal features such as furniture, landscaping, gardens, televisions, movie screens, BBQ grills, pergolas, areas for fitness or sports activities, and interactive water features, not including standard unheated swimming pools, which are designed for water conservation or reuse.
viii. Big and small dog parks.

d. Use of all Tier II and III items will be deemed to have satisfied two Tier I requirements.

2. High-quality features or designs including but not limited to the following:

a. Tier I (pick at least four or equivalent):

i. Granite countertops or similar in kitchens and bathrooms;
ii. Upgraded flooring throughout, including masonry tile, such as porcelain or travertine, wood-look tile, true hardwood, stained concrete, or deep pile carpeting;
iii. Minimum 10 foot ceilings in living areas, kitchen, dining rooms, hallways, bathrooms and bedrooms;
iv. Upgraded woodwork throughout each unit, such as crown molding, wainscot, chair rails, window and door moldings;
v. Upgraded cabinetry.

b. Tier II (pick at least five or equivalent):

i. Arched forms separating rooms and living spaces;
ii. Upgraded light fixtures including recessed lighting or indirect lighting;
iii. Walk-in closets;
iv. Jetted bathtubs;
v. Upgraded bathroom and kitchen hardware, including faucets and sinks;
vi. Full-size upgraded major appliances (oven, range, refrigerator, dishwasher, microwave oven);
vii. 8 foot doors leading to each room of a unit.

3. Technology (provide all or equivalent):

a. Integrated USB ports within all units;
b. App-enabled functionality for door locks, lighting, thermostat, appliances, or other electronics;
c. App-enabled communication between residents and management for the reporting of problems related to mechanical failures, safety concerns, or noise issues;
d. Wi-fi internet access provided to users of common amenities such as clubhouse, pool, walking trails, and fitness area.

G. Landscaping requirements for Multi-Family Developments shall be 15% of the total square footage of the development site.

1. All new trees required to meet the landscaping requirement shall be a minimum three-inch caliper measured at a height of 6 inches above the ground. If a tree splits into multiple trunks below the 6-inch level, then the multiple trunk trees are measured:

a. Measure largest trunk circumference;

b. Remaining trunks, measure circumference divided by two;

Sum of (1) and (2) for the total circumference, divide total by 3.14 for caliper.

2. For every 500 square feet of required landscape area, or fraction thereof, of required landscape area, one tree of three inch caliper or larger is required. Trees shall be located on the site in the following sequence:

   a. Street trees shall be planted a minimum of 25 linear feet apart and a maximum of 50 linear feet apart along collectors and arterials (the Director of Planning or his designee can permit the clustering of street trees);
   b. Parking lot trees shall be located in the parking area (one tree for each 20 parking spaces);
   c. The remaining required trees may be located throughout the site. Street trees and parking lot trees are included in the total tree requirements and are not in addition to that requirement.

   Trees may NOT be planted beneath utility lines.

3. Up to 25% of the required number of parking lot trees may be replaced by five-gallon shrubs at the rate of one (1) tree to ten (10) shrubs. Shrubs shall not be substituted for street trees.

4. Protected Tree species can be used for tree credit according to Section 16: Tree Protection Standards. If existing trees are used for credit, the developer shall submit a tree protection plan according to Section 8.16.6.A and protect trees during construction according to Section 8.16.7.

III. OFF-STREET PARKING STANDARDS FOR MULTI-FAMILY DEVELOPMENTS

A. All off-street parking for Multi-Family Development shall conform to all specific definitions, standards, and requirements set forth in Article 10 – Parking and Loading Standards.

IV. AMENITY AND DESIGN STANDARDS FOR TOWNHOUSE AND HYBRID HOUSING DEVELOPMENTS

A. To present an attractive streetscape, developers are encouraged to design single-family attached, townhouse and hybrid housing units such that front yards face dedicated streets with back yards facing each other or internal alleyways.

B. A developer may propose an alternative frontage, such as green space, if a common access road meeting the specifications for a commercial fire lane is provided along the rear or sides of each unit. This standard may be modified only if each individual unit accessed by the street is equipped at time of occupancy with an automatic sprinkler system. Any modification to the standard requires City Council approval.

C. Any portion of a single-family attached, townhouse and hybrid housing development where the back or side yards of individual units face a dedicated arterial or collector street shall provide a Type I perimeter screening fence a minimum of 6 feet in height. Individual units with front yards facing a dedicated street classified as an arterial shall provide a Type II fence a minimum of four (4) feet in height. As noted in IV.A., developers are encouraged to design the units such that front yards face dedicated streets with back yards facing each other or

internal alleyways.

D. Hybrid housing developments shall contain security gates at all entrances to the complex. A single gated entrance and exit point for residents and visitors should be provided along with a minimum of one secondary access point designated for emergency access. A turnaround must be provided prior to the gate. All gates shall be installed with an automated entry device approved by the Fire Department to facilitate emergency access.

E. A mandatory Property Owner's Association or Public Improvement District shall be responsible for the maintenance of common elements, including, but not limited to, the following:

1. Required screening along dedicated streets;

2. Landscaping and irrigation in common areas or rights of way;

3. Common building exteriors and roofs, or private building exteriors or roofs placed under a dedicated maintenance easement;

4. Common yards;

5. Front yards of individual units, whether such yards are under private or common ownership;

6. Internal access drives, if not dedicated as public right of way;

7. Parks and other common areas within the development area.

F. Association documents shall be reviewed by Staff and be subject to approval by the City to insure that they conform to all requirements of this section and other applicable City ordinances and concerns. The documents shall be filed of record prior to approval of the final plat. This requirement may be waived for infill development of four units or fewer.

G. Recommended Design and Architectural Techniques

1. Architectural Techniques, such as varied front setbacks of windows and balconies, and changes in material, color, and texture, should be used to articulate facades and sidewall elevations. Where rear walls are visible from public street, similar techniques should be used.

2. Exterior materials other than roof materials, windows, and railings, should consist of durable products including masonry as defined in this Appendix, architectural metal panel, or engineered wood.

3. If a flat roof is utilized for the primary roof surface, the design should employ the following architectural treatments:

a. Provide substantial horizontal and vertical offsets from the primary cornice

elevation over a minimum of 30% of the linear footage of each building. As an alternative, each demised space may employ its own offset from adjoining units, provided the horizontal or vertical offset is no less than 5% of the adjoining unit(s) based on the adjoining unit(s) overall height.

b. Provide corner treatments for flat roofs at all building corners including a minimum of one sloped or non-horizontal element. The corner treatments should extend from each corner a minimum of 10% of the total distance between the terminating corners of each building side. As an alternative, unique offsets may be provided for each demised unit.

c. Provide parapets and other structures not employing a hipped or mansard roof design that are finished on all sides with a three dimensional cornice element.

4. Mailboxes serving residential units shall be centrally located, be constructed of materials similar to those utilized on residential dwellings, and be equipped with safety lighting. The mailboxes shall be placed in a common lot with a minimum of 10 feet in depth as measured from the right of way. The mailboxes and common lot shall be maintained by the Property Owner's Association.

5. All exterior fireplace chimneys, including roof-protruding chimneys, shall should be 100% incased with a masonry or stone product.

6. Repeat color of brick, stone, siding or other non-accent fascia material should not be used within four consecutive residential units.

H. Landscaping requirements for townhouse and hybrid housing development:

1. Each individual residence at the time of occupancy shall have the following minimum landscaping:

a. Tree planting requirement.

i. For lots containing 5,000 square feet or less: One three-inch caliper tree planted in front of each residence with a second three-inch caliper tree to be located per Developer/Owner preference. Tree species shall be in accordance with the City of Grand Prairie approved tree list (See Exhibit 5). Large and medium trees may NOT be planted beneath utility lines.

ii. For lots greater than 5,000 square feet in area: One three-inch caliper tree shall be planted in front of each house with an additional two three-inch caliper trees to be located per Developer/Owner preference. Tree species shall be in accordance with the City of Grand Prairie approved tree list (See Exhibit 5). Large and medium trees may NOT be planted beneath utility lines.

iii. In addition to the requirements above, the developer shall plant one tree per 2,500 square feet of developed area, including streets and drainage facilities.

b. Front yard shrubs shall be provided for each residence in any size increment totaling a minimum of 30-gallons per residential lot. Shrub species to be in accordance with the City of Grand Prairie approved shrub list set forth in Article 8, Exhibit 5 of this Code.

c. Lots may contain up to 40% of landscape area in groundcover.

d. A developer may request credit of up to five (5) trees per design recommendation, if the developer demonstrates that a townhouse development will provide those items listed in section G.1, G.2, and 3.a, 3.b, and 3.c, up to a maximum credit of 25 trees.

I. For townhouse developments with individual platted lots, all lots shall have access to a public street or to a private internal access drive and utility easement. Private access drives shall be dedicated as separate lots which shall be under the ownership of the Property Owner's Association.

J. For hybrid housing developments, developed on a single tract or lot, all units shall have access to a private internal access drive. Private access drives shall be dedicated in a separate mutual access easement under the ownership of the Property Owner's Association.

V. OFF-STREET PARKING STANDARDS FOR TOWNHOUSE AND HYBRID HOUSING DEVELOPMENTS

A. All off-street parking for Townhouse and Hybrid Housing Development shall conform to all specific definitions, standards, and requirements set forth in Article 10 – Parking and Loading Standards.

VI. TREE CREDITS FOR TOWNHOUSE, HYBRID HOUSING AND MULTI-FAMILY DEVELOPMENT

A. Existing trees may be used to fulfill tree-planting requirements if such trees are in a healthy and growing condition. When existing trees are used to fulfill screening and landscape requirements, their locations shall be accepted, and the formal spacing requirements of the screening and landscape standards may be waived. Protected Tree species can be used for tree credit according to Section 16: Tree Protection Standards. If existing trees are used for credit, the developer shall submit a tree protection plan according to Section 8.16.6.A and protect trees during construction according to Section 8.16.7.

1. Residential property owners shall maintain and preserve all minimum required trees on their property that were required by ordinance at the time the residential lot was initially developed. Waivers to this requirement shall be granted under the following conditions:

i. Where the existence of such trees poses a threat to the health and/or safety of the general public, or

ii. Where trees expire naturally due to no negligence of the property owner.

VII. VARIANCES

City Council may approve variances to Section 3 upon demonstration by the applicant that extraordinary circumstances exist or that the intent of Section 3 is met according to the following criteria:

A. Consideration of any variance is conditioned upon the applicant demonstrating that such variance will fulfill the total intent of these regulations if the variance is granted. Variances to these regulations shall be granted only when an applicant demonstrates that an alternative design or measure provides an equal or greater level of quality and standard of development as that which is mandated by these regulations;

B. All variances shall require approval by City Council and a recommendation of the Planning and Zoning Commission.

SECTION 5 – COMMON REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT

I. RESIDENTIAL LIGHTING STANDARDS

1. Screening of Light Fixtures

   a. In order to preserve the night sky and to reduce glare on roadways, pedestrian areas and adjacent development, light sources (e.g. light bulbs) shall be oriented toward the center of the site or shielded so that the light source is not visible from the nearest property line. This applies to refractory lenses that extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs, or to decorative lighting with 15 watts or less per bulb.

   b. Historic or antique-style pedestrian light fixtures approved by the city are excluded from this standard.

2. Decorative Pedestrian-Level Lighting

   To accent entry areas and enhance pedestrian safety, decorative pedestrian level pole or façade mounted lighting fixtures shall be used at entrances to residential buildings and along major internal pedestrian routes where such routes run primarily through common areas.

II. UTILITIES

1. Local Utilities - All local electrical utilities shall be placed below ground, except for regional and interstate high voltage transmission lines.

2. Utility Access Structures - Major utility access structures, which must be located above ground, shall be placed in unobtrusive locations, and shall be effectively screened with landscaping that blends into the overall landscaping of the area**.**

III. ACCESSORY STRUCTURES IN RESIDENTIAL ZONING DISTRICTS

1. Accessory structures shall conform to all specific definitions, standards, density and dimensional requirements set forth in Article 6 – Density and Dimensional Requirements.

IV. GARAGE CONVERSION (SINGLE-FAMILY RESIDENTIAL ONLY)

1. Garage Conversions in residential zoning districts shall conform to all requirements set forth in Article 6 – Density and Dimensional Requirements.

V. BULDING SEPARATION

1. Building Separation shall conform to all requirements set forth in Article 6 – Density and Dimensional Requirements.

VI. MAXIMUM BUILDING AND STRUCTURE HEIGHT

1. Maximum Building and Structure Height shall conform to all requirements set forth in Article 6 – Density and Dimensional Requirements.

VI. MAXIMUM LOT COVERAGE

1. Maximum Lot Coverage shall conform to all requirements set forth in Article 6 – Density and Dimensional Requirements.

SECTION 6 – COMPLIANCE WITH STATE LAW

To the extent any provision of this Article or the Unified Development Code conflicts with Texas law, the provision shall be construed so as to be in compliance with state law, where possible. If it is not possible to construe a given provision in a manner that is compliant with state law, the provision shall not be enforced.

Appendix X

INDUSTRIAL DEVELOPMENT STANDARDS

LAST UPDATED: November 16, 2021

CASE NUMBER: TA210701

ORDINANCE NO. #-2021

APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

Table of Contents

Section 1	***Purpose***	*2*
Section 2	***Definitions***	*2*
Section 3	***Applicability and Site Plan Review***	*3*
	A. Applicability	*3*
	B. Site Plan Approval Required	*3*
	C. Relationship to Unified Development Code	*4*
Section 4	***Building Design Standards for Industrial Development***	*4*
	1. A Primary Building Facade	*4*
	2. Elements of the Primary Facade	*4*
	3. A Secondary Building Facade	*7*
	4. Elements of the Secondary Facade	*7*
	5. Prohibited Materials	*7*
	6. Truck Docks	*8*
Section 5	***Landscaping and Screening Requirements***	*8*
	1. Base Landscaping Requirements	*8*
	2. Tree Preservation Incentives	*9*
	3. Truck Dock Screening	*9*
	4. Parking Lot Location and Screening Requirements	*11*
	5. Internal parking Lot Landscaping Standards	*12*
Section 6	***Large or Multi-Phase Developments***	*12*
Section 7	***Industrial Buildings Under 50,000 square feet***	*14*
Section 8	***Miscellaneous Requirements***	*15*
	1. Screening of Mechanical Equipment	*15*
	2. Screening of Outside Storage and Detached Utility Apparatus	*16*
	3. Screening of Light Fixtures	*16*
	4. Decorative Pedestrian Level Lighting	*16*
	5. Utilities	*16*
Section 9	***Variances***	*17*

APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

SECTION 1 - PURPOSE

By the adoption of this ordinance, the City intends that the standards contained herein act to reduce the visual and environmental impacts of industrial development, insofar as such development produces daily large truck traffic, impacts large tracts of land resources, and has the potential to create unsightly visual impacts in the form of large edifices, paved areas, empty trailers, outside storage, and truck docks, as well as noise-related uses from trucks and production and distribution facilities.

Conformance with State Law To the extent any provision of this Appendix or the Unified Development Code conflicts with Texas law, the provision shall be construed so as to be in compliance with state law, where possible. If it is not possible to construe a given provision in a manner that is compliant with state law, the provision shall not be enforced.

SECTION 2 - DEFINITIONS

When used in this Article, the terms listed below shall have the following meaning:

Building Facade, Primary (or "Primary Facade") means any exterior building side that lies between two building corners, or projected corners in the case of a rounded or irregular building corner, and that faces, and is most nearly parallel to, one or more of the following elements:

a. A dedicated arterial, collector or highway thoroughfare;

b. A property boundary line of a public park that fronts along a dedicated street thoroughfare of any classification;

c. A property that is both zoned residential and is designated as residential on the adopted Future Land Use Map that fronts along a dedicated street thoroughfare of any classification; or,

d. An adjoining vacant lot that may reasonably be projected or planned in the future to contain any of the elements described in paragraphs "a" through "d" above as determined by the zoning designation and adopted City plans impacting said lot.

Building Facade, Secondary (or "Secondary Facade") means as any exterior building side that is not defined as a Primary Facade.

Colonnade means a repeating series of structurally-stressed members or supports that are vertically-oriented between the ground and the floor plate of the second story, and that are architecturally wrapped or adorned in an approved masonry material.

Heavy Truck means any vehicle designed and used for commercial purposes with a gross vehicle weight in excess of 15,000 pounds, including semi-tractor with or without trailer, or any trailer designed to be towed by a semi-tractor.

Shaded Area means the employment of trees whose foliage have been demonstrated to shield a particular area from direct sunlight from vernal equinox to autumnal equinox for at least 6 hours a day.

Street Tree means trees required immediately along designated arterials and collectors as identified on the adopted Thoroughfare Plan and measuring 24 inches or greater in height, but in no case located within eight feet, laterally, from the back of the curb and no closer than four feet, laterally, from a sidewalk with a minimum spacing of 25 linear feet apart, and a maximum spacing of 50 linear feet apart measured along the street right of way line.

Truck Dock means any building penetration designed for the loading and unloading of freight, cargo, product, or materials into trucks.

Wing Wall means a wall panel that is finished in one or more of approved masonry materials and which projects outward from the main wall plane a distance not less than twenty percent (20%) of the wall's height.

SECTION 3 - APPLICABILITY AND SITE PLAN REVIEW

A. Applicability.

These Standards shall apply to the construction of new buildings in the Light Industrial and Heavy Industrial (LI and HI) districts, or Planned Developments intended for uses allowed within the LI or HI zoning districts, under the following circumstances:

1. When new construction or reconstruction of one or more industrial buildings is proposed which equals or exceeds 50,000 square feet; or

2. When new construction is proposed on contiguous property or properties which total a net acreage of 5 acres or greater (net acreage being defined as land outside of mapped floodplain areas and recorded public or private easements); and

3. When existing buildings 50,000 square feet in size or greater which do not conform to this ordinance are expanded by 50% or more of their existing size and meet A.2 and A.3, or when an existing building less than 50,000 square feet in size is to be expanded so that it will exceed 50,000 square feet;

4. As an alternative to these standards, construction or development associated with a use that is proposed within the LI or HI zoning district, or Planned Developments intended for uses allowed within the LI or HI zoning district, may comply with Appendix F of the *Unified Development Code* rather than the standards listed herein only if the proposed use is not listed among the industrial uses in Section 14, Article 4 of the *Unified Development Code* under the heading of "Transportation & Logistics" or "Manufacturing, Mining, or Construction."

B. Site Plan Approval Required

1. **Public Hearing Required** - All development subject to this ordinance shall require site plan approval from the Planning and Zoning Commission and the City Council at a public hearing.

2. **Submittal Requirements** - All site plan submittals shall conform to the requirements specified in Article 16 of the Unified Development Code. Additionally, all building elevations submitted for site plan and building permit review shall include the following information*:*

a. Total surface area of all Primary Facades and Secondary Facades as defined in Section 2;

b. The height and percentage tabulations for all exterior wall materials;

c. Articulation features proposed for each wall elevation subject to articulation requirements;

d. Top of roof deck height being indicated by a dashed line on all building elevations; and

e. Provide a color pallet, material sample, or rendering of all materials and colors proposed on all Primary building facades.

3. **Incomplete Submittals** - Incomplete submittals, when confirmed by a letter of incompleteness issued by the Planning Division, will not be processed by the Development Services Department until all required items listed in the letter of incompleteness are resolved.

C. Relationship to Unified Development Code

Where the regulations and standards found under this article conflict with other regulations and standards of the *Unified Development Code*, the more restrictive will apply.

SECTION 4 – BUILDING DESIGN STANDARDS FOR INDUSTRIAL DEVELOPMENT

1. **A Primary Building Façade** (or "Primary Facade") means any exterior building side that faces, and is most nearly parallel to, one or more of the following elements:

   a. A dedicated arterial, collector or highway thoroughfare;

   b. A property boundary line of a public park that fronts along a dedicated street thoroughfare of any classification;

   c. A property that is both zoned residential and is designated as residential on the adopted Future Land Use Map that fronts along a dedicated street thoroughfare of any classification; or,

   d. An adjoining vacant lot that may reasonably be projected or planned in the future to contain any of the elements described in paragraphs "a" through "d" above as determined by the zoning designation and adopted City plans impacting said lot.

2. **Elements of the Primary Facade** includes 100% masonry construction as defined in 2.a below, and three of the following on each facade:

   a. Two masonry accent materials, which together comprise at least 50% of the vertical surface area of the facade. Masonry accent material shall consist of brick, stone, cast stone, cultured stone, rock, marble, granite, poured in place tilt wall concrete with minimum 2 inch reveals, exterior portland cement plaster (stucco) with 3 coats over metal lath or wire fabric lath, and fiber cement siding, excluding lap siding; architectural metal panel or engineered wood may substitute for masonry on a maximum of 15% of each façade;

   b. A glass curtain wall or equivalent transparent glass façade comprising at least 15% of the façade (see image below);



Figure 1-X Glass Curtain Wall

c. One or more awnings that project a minimum of six feet (6') from the primary masonry surface of the façade and cumulatively cover a concrete sidewalk along a distance of 50% or more of the horizontal length of each facade. For multi-story buildings, 1 foot of awning length may be substituted on the first floor for each foot of shade or awning structure constructed on the upper floors, provided that the required length of covered walkway is not reduced by more than half of the length required and that the upper floor shade structures project a minimum six feet (6') from the primary masonry surface of the facade;

d. A cornice projection with a minimum depth of 18 inches along the entire length of the facade (see image below);



Figure 2-X - Cornice Projection

e. Articulation with at least two distinct areas of vertical offset and two distinct areas of horizontal offset at a dimension of at least 5% of the building height, each spanning at least 15% of the building length. No more than two articulation elements shall be identical in either a horizontal or vertical dimension along any single facade (see image below);



Figure 3-X - Vertical and Horizontal Building Articulation

f. Accent lighting along a dimension totaling at least 50% of the length of each façade (see image below);



Figure 4-X – Accent Lighting

g. On multi-story structures, a colonnade with a length of at least 50% of the horizontal length of the façade. Colonnade means a repeating series of structurally-stressed members or supports that are vertically-oriented between the ground and the floor plate of the second story, and that are architecturally wrapped or adorned in a material listed in 2.a or 2.b (see image below);



Figure 5-X - Collonade

h. A wing wall for each 50 feet of horizontal façade length. "Wing Wall" means a wall panel that is finished in one or more of the materials listed in 2.a or 2.b and projects outward from the main wall plane a distance not less than twenty percent (20%) of the wall's height. This projecting element shall be of a height not less than fifty percent (50%), and not more than one-hundred twenty-five (125%), of the total height of the adjacent exterior building wall;

i. Windows comprising an area equal to 30% or more of the overall vertical surface area of each facade.

3. **A Secondary Building Façade** (or "Secondary Facade") means as any exterior building side that is not defined as a Primary Facade.

4. **Elements of the Secondary Façade** includes 100% masonry construction except that concrete masonry unit or metal panel may be substituted for up to 50% of the portion of the facade nearest to the ground, and that each facade include at least two of the following:

a. Masonry accent material or accent color within an area comprising 10% to 25% of the area of the facade;

b. A cornice projection with a minimum 6 inch depth along the entire length of the façade;

c. Windows along 30% of the length of each façade;

d. Articulation with at least two areas of vertical offset at a dimension of at least 5% of the building height, each spanning at least 15% of the building length.

5. **Prohibited Materials** The following materials are prohibited as wall cladding, roofing, or screening materials:

a. Aluminum siding or cladding other than commercial grade pre-coated and roll formed architectural aluminum panels, and standing seam metal roof panels;

b. Corrugated plastic or galvanized metal;

c. Wood siding, other than engineered wood or fiber cement siding with a wood look;

d. Un-textured (smooth face) concrete block;

e. Exposed aggregate wall textures; and

f. Wood roof shingles.

g. Accessory Structures that are clearly secondary in use to the primary structure or primary structures on a property subject to the standards of this Article may be clad in metal only if such accessory structure is not visible from any public or private street right of way, public park, or property that is not zoned LI or HI, or to a Planned Development intended for uses allowed within the LI or HI districts, and is not designated as industrial on the adopted Future Land Use Map. Any side or portion of an accessory structure that is visible from the above locations shall meet the standards of a Primary Facade.

6. **Truck Docks** are prohibited along any primary façade.

SECTION 5 – LANDSCAPING AND SCREENING REQUIREMENTS FOR INDUSTRIAL DEVELOPMENT

1. **Base Landscaping Requirements** – It is the intent of the City that landscaping be made an integral part of all industrial development for the purposes of beautification, noise attenuation, and carbon sequestration. Landscaping required in this section shall comprise an area not less than 10% of the overall size of the platted lot and shall be landscaped in the following manner:

a. Trees with a caliper measuring three inches (3") or greater at time of planting shall be provided in an amount not less than 1 tree per 250 square feet of required landscape area;

i. Developments which provide at least three elements listed in Section 4.2 on each primary facade and at least two elements listed in Section 4.4 on each secondary facade may reduce landscaping requirements from 1 tree per 250 square feet to 1 tree per 500 square feet, or receive relief from one (1) required "activation feature" element listed in Section 6.3.

ii. Developments which provide at least five elements listed in Section 4.2 on each primary facade and all elements listed in Section 4.4 on each secondary facade may reduce landscaping requirement to 1 tree per 1,000 square feet, or receive relief from two (2) required "activation feature" elements listed in Section 6.3.

b. Street trees shall be planted parallel to the street between 30 and 50 feet on center;

c. Trees within the parking lot shall be provided per Section 5.5 below;

d. Trees intended for truck dock screening in Section 5.3 are required for the purposes of buffering adjacent uses, shall be evergreens reaching a mature height of at least 8 feet, and shall be provided in addition to trees required by Section through 5.1(a-c);

e. 1 shrub shall be provided for each 50 square feet of required landscape area. In addition, all portions of a Primary Facade not used as an entrance, or as a planting area as described in 1.f below shall have a row of hedges along the perimeter of the building which conceal the base of the building and vary in height from a minimum of 36 inches in height at maturity to a minimum of 60 inches in height at maturity (see photo below);



Figure 6-X Landscaping along the base of a façade

f. An additional area of annuals, perennials, or native grasses shall be provided within an area equivalent to 1% of the overall building dimension and situated so that no portion is more than 50 feet from a public building entrance.

2. <u>Tree Preservation Requirements</u>

a. Protected Tree species can be used for tree credit according to Section 16: Tree Protection Standards. If existing trees are used for credit, the developer shall submit a tree protection plan according to Section 8.16.6.A and protect trees during construction according to Section 8.16.7.

3. <u>Truck Dock Screening</u>

a. When one or more truck docks are parallel to property that is not zoned LI or HI district, or to a Planned Development not intended solely for uses allowed within the LI or HI district, and is not designated as Industrial on the City's adopted Future Land Use Map, screening shall be constructed between the non-industrial zoning line and the nearest paved surface in the following manner:

i. Screening shall consist of an eight-foot (8') masonry wall of a material and construction that is complimentary to either the primary industrial building or the adjacent non-industrial building, and an opaque eight (8) foot living wall or screen and one row of evergreen trees spaced 30 feet on center, or, in lieu of an opaque living wall or screen, two parallel rows of evergreen trees spaced 40 feet on center and staggered;

ii. If a masonry screening wall already exists at the time of construction along the adjacent non-industrial zoning line, screening shall consist of an opaque eight foot (8') living wall or screen and two rows of trees spaced 30 feet on center.

iii. Screening required herein shall be constructed parallel to the truck docks along a measurement equal to the length of all truck docks adjacent to the non-industrial zoning, plus an additional 150 feet.

b. The above requirements may be waived if open space is provided at a depth not less than 150 feet as measured from the right of way or non-industrial zoning line, as applicable, with such open space being subject to the following:

i. The open space is a minimum one acre in size and of sufficient width to meet the linear screening requirement;

ii. The open space shall contain two or more of the following features:

1. A minimum 1,000 feet of paved walking trails with paving consisting at a minimum of decomposed granite and looped to avoid dead-ends unless a connection can be made to a trail on a neighboring property or development or to the City's trail network;

2. Seating within a shaded area or areas that are within 300 feet of the nearest public building entrance. "Shaded" as used herein shall describe the use of trees whose foliage can be demonstrated to shield the seating areas from direct sunlight from vernal to autumnal equinox for at least 6 hours a day;

3. Water feature such as a fountain or retention pond;

4. One or more gardens planted with shrubs and flowers;

5. Maintenance of open space and improvements shall be the sole responsibility of the property owner.

iii. An eight foot (8') masonry screening wall as described in Section 5.3.a.i shall be required in all cases along abutting property lines of property not zoned LI or HI district, or to a Planned Development not intended solely for uses allowed within the LI or HI district, under this provision unless a masonry wall exists at the time of construction along the adjacent non-industrial zoning line, in which case screening shall consist of an opaque eight foot (8') living wall or screen between the existing wall and the truck docks.

c. If one or more Truck Docks are constructed, a three inch (3") caliper tree shall be provided in addition to the requirements herein for every 5th Truck Dock or fraction thereof that is constructed.

d. When truck docks are constructed perpendicular to a public or private street right of way they shall be screened by a wing wall constructed in the following manner:

i. The wing wall shall be a structurally integrated member of the building and measure a minimum 25 feet in height and 50 feet long, plus an additional 10 feet for every 10th dock door in excess of 50 along the wall that is perpendicular to the street right of way;

ii. The surface of the wing wall shall be architecturally finished as an integral portion of the building, or consist of an opaque living screen (see image below).



Fig. 7-X- Wing wall consisting of living screen

4. **<u>Parking Lot Location and Screening Requirements</u> –** Each paved area intended for the parking of vehicles other than heavy trucks shall be screened in the following manner:

a. No more than two rows of vehicle parking shall be allowed between a street right of way and a building façade;

b. All parking or drive areas shall be located a minimum of thirty (30) feet from public and private street right-of-way, public parks, and adjoining property that is both zoned residential and appears as residential on the City's adopted Future Land Use Map;

c. All parking shall be screened from public or private street right-of-way, public park areas, and adjoining property that is both zoned residential and appears as residential on the City's adopted Future Land Use Map using a solid screen within the 30 foot setback described above. The screen shall be at least thirty six inches (36") in height, and be achieved through one of the following methods:

i. A berm;

ii. An opaque living screen or hedge;

iii. A masonry wall; or

iv. A combination of the above.

v. Perimeter parking lot screening shall be offset at least six feet (6') for every sixty linear feet (60') of screening area length.

d. Truck Docks, outdoor storage areas, parking of Heavy Trucks as defined in Article 30 of the *Unified Development Code*, or areas intended for the storage of trailers shall be allowed only in areas not adjacent to a Primary Building facade, a public or private street right of way, public park areas, or adjoining property that is both zoned residential and appears as residential on the City's adopted Future Land Use Map.

5. **Internal Parking Lot Landscaping Standards -** Landscaped areas within a parking lot shall contain the following:

a. Protected landscaped tree islands equivalent to one parking space or greater in size shall be installed at the ends of all rows of parking with one or more spaces (other than parking intended for the storage of trailers or heavy vehicles) and interspersed throughout rows of parking so that no parking space is farther than 100 feet from a tree and no more than 10 parking spaces are provided in a row without a landscape island separating the run of spaces;

b. Concrete pedestrian paths a minimum width of five feet (5') in width shall be installed between each head-in row of parking providing usable access between the further rows of parking and the building entrances, such paths being landscaped with a double row of trees spaced every twenty feet (20') so as to provide a minimum of five feet (5') of landscaped space on either side of the path.

SECTION 6 –LARGE OR MULTI-PHASE DEVELOPMENTS

The following additional requirements shall apply to developments that consist of either multiple buildings with a cumulative square footage greater than 250,000 at ultimate buildout, a developed area of 20 acres or greater, or a development planned to be constructed in multiple phases:

1. Concurrent with approval of Zoning or the Preliminary Plat, whichever is first, a Concept Plan meeting the requirements of Article 17, and a Phasing Plan, if the development is to be phased, must be approved which shows the ultimate buildout condition of the development and the following information:

   a. Locations of all primary and secondary building facades;

   b. Intended locations of Truck Docks and Heavy Truck or trailer parking;

   c. Locations of screening walls and landscaping required under this Appendix along with maintenance easements for the protection of each screening element;

   d. Locations of common elements such as private streets, bridges, detention facilities, and signage;

   e. A Site Plan meeting the requirements of Article 16 may substitute for the Concept Plan required herein if the project is constructed as a single phase.

2. A coordinated signage plan including monument and directional signage with a landscaped corner feature at each street intersection;

3. A coordinated landscaping and open space plan providing at least one (1) acre of open common space for each twenty (20) acres or fraction thereof to be developed at buildout. Open space areas may be consolidated or broken up provided that no single element is less than 10% of the minimum overall open space area required and that each separate area is linked by a paved sidewalk or trail and meets the requirements below.

   a. The open space shall contain the following activation features:

      i. Mapped floodplain, floodprone areas, or other areas not suited for development may be used to satisfy the open space requirement, but in any case the open space shall be distributed so that no public building entrance is more than 500 feet from the nearest accessible open space element;

      ii. For each acre of open space that is required, a minimum of 1,000 feet of paved walking trails shall be provided with paving consisting at a minimum of decomposed granite and looped to avoid dead-ends unless a connection can be made to a trail on a neighboring property or development or to the City's trail network;

      iii. Seating within a shaded area or areas shall be provided that are within 300 feet of the nearest public building entrance, with seating equivalent to 1 seat per 20,000 square feet of proposed building area at ultimate buildout. "Shaded" as used herein shall describe the use of trees whose foliage can be demonstrated to shield the seating areas from direct sunlight from vernal to autumnal equinox for at least 6 hours a day;

      iv. An active water feature such as a fountain, waterfall, or aerated pond;

      v. One or more gardens measuring 1 square foot for every 50 square feet of proposed building area at ultimate buildout, planted with shrubs and flowers;

      vi. Maintenance of open space and improvements shall be the sole responsibility of the property owner, if the development is platted as a single lot, or an owner's association;

      Areas used for tree preservation under Article 8: Landscape and Screening, Section16 Tree Protection Standards may be used to fulfill the requirements herein.

   b. The open space activation features listed above shall be completely constructed and operable no later than the completion of 50% percent of the ultimate proposed building square footage, or the second phase of any multi-phase development, whichever comes first.

APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

SECTION 7 – INDUSTRIAL BUILDINGS UNDER 50,000 SQUARE FEET

1. When property is zoned Light Industrial (LI) or Heavy Industrial (HI) District and is not within a designated overlay district, buildings intended for industrial use that total under 50,000 square feet, and that are part of a development that is less than 5 total net acres, are encouraged to use secondary masonry or glass construction.

   A. Secondary construction is defined as any of the following when it covers at least 30% of the exterior of the building:

      1. Stone material consisting of granite, sandstone, slate, limestone, marble, or other hard and durable all weather stone, Ashlar, cut stone, and dimension stone construction techniques.

      2. Brick material composed of hard fired (kiln fired), stacked in place, mortared joints, faced or building brick with a minimum nominal depth of three (3") inches.

      3. Concrete finish for precast concrete panel (tilt wall) construction shall be exposed aggregate, bush-hammered, sandblasted, or textured, all of which may be painted or stained.

      4. Split faced, fluted, sandblasted, glazed or textured concrete masonry units.

      5. Ceramic tile as approved by the Building Code.

      6. Exterior Portland cement plaster (stucco) with three coats over metal lath or wire fabric lath (excludes EIFS);

      7. Fiber Cement Siding, excluding lap siding (as defined in the most recently adopted Building Code and approved by the Building Official).

      8. Glass walls including glass curtain walls or glass block construction. Glass curtain wall is defined as an exterior wall, which carries no floor or roof loads, and which may consist of a combination of metal, glass and other surfacing material supported in metal framework.

      9. Excludes exterior metal walls unless 26 gauge or thicker, and are painted with a baked enamel coating, or stained, or otherwise finished to be non-reflective as well as resistant to weather and damage from impacts, abrasions, rust, and deterioration.

   B. Truck and trailer docks shall be designed to face away from public streets. No truck or trailer loading docks shall be visible from or face a public street or be situated along or parallel to a public street.

C. At least 15% of the total area of exposed walls, excluding windows, doors, or garage doors, of the front exterior facade should be constructed from an alternate material, or a contrasting texture or color.

2. Additions to buildings erected legally of materials other than those listed above may be constructed of the same materials as the original building, provided the addition or additions do not exceed 50% of the area of the original building. If an addition exceeds 50%, the stipulations of this section apply.

3. In addition to required truck dock screening found in Section 5, landscaping shall consist of 1 tree a minimum of 3 inches caliper per 500 square feet of required landscaping area, and 1 shrub per 150 square feet of required landscaping area.

4. The developer shall plant street trees along every public street at 30 to 50 foot intervals.

5. The developer shall plant parking lot trees at the end of each row of parking. The developer shall also break up each row of 20 or more parking spaces with at least one tree.

6. A variance to reduce landscaping requirements from 10% to 5% for industrial buildings under 50,000 square feet, or to allow truck docks along or parallel to a public street may granted by the City Council only if the building fulfills the design recommendations included in Section 1.

7. Truck dock screening and orientation requirements found in Section 5 of this Appendix applies regardless of building size.

8. Buildings that are under 50,000 square feet and are within a corridor overlay shall conform to the requirements of Appendix F.

SECTION 8 –MISCELLANEOUS REQUIREMENTS

1. Screening of Mechanical Equipment

a. Buildings that are within view from residential uses, street right of way, or a public park shall screen all roof, ground and wall mounted mechanical equipment (e.g. air handling equipment, compressors, duct work, transformers, wall mounted utility meters and elevator equipment) from view at ground level at any adjoining:

i. Property line;

ii. Public or private street right of way; or

iii. Public park.

b. On all Primary and Secondary facades, roof-mounted mechanical equipment shall be shielded from view by a parapet wall that extends above the roof line thirty-six inches (36") in height and compliments the materials and colors of the building, with no roof-top mechanical equipment being installed within ten feet (10') of the nearest perimeter wall.

2. Screening of Outside Storage and Detached Utility Apparatus

a. Outside storage and utility apparatus shall not be located adjacent to a street.

b. Notwithstanding the requirements of Section 5.3, when industrial development is adjacent to a residential development, all outside storage, utility apparatus, and heavy truck parking areas not intended for the loading and unloading of trailers shall be screened with a minimum 8-foot-tall masonry wall or an opaque living wall or screen that is a minimum of one (1) foot above the top of the storage materials, whichever is taller.

3. Screening of Light Fixtures

a. In order to preserve the night sky and to reduce glare on roadways, pedestrian areas and adjacent development, light sources (e.g. light bulbs) shall be oriented toward the center of the site or shielded so that the light source is not visible from the nearest property line. This applies to refractory lenses that extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs, or to decorative lighting with 15 watts or less per bulb.

b. Historic or antique-style pedestrian light fixtures approved by the City are excluded from this standard.

4. Decorative Pedestrian Level Lighting

a. To accent entry areas and enhance pedestrian safety, decorative pedestrian level pole or façade mounted lighting fixtures shall be used at entrances to the building and along major internal pedestrian routes and trails.

5. Utilities

a. **Local Utilities** – The developer shall request that applicable utilities install new utility facilities below ground where possible at the sole expense of the developer, except for regional and interstate high voltage transmission lines.

b. **Utility Access Structures** - Major utility access structures, which must be located above ground, shall be placed in unobtrusive locations, and shall be screened with landscaping that blends into the overall landscaping of the area.

APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

SECTION 9 – VARIANCES

City Council may approve variances to this Article upon demonstration by the applicant that extraordinary circumstances exist or that the intent of this article is met according to the following criteria:

1. Consideration of any variance is conditioned upon the applicant demonstrating that such variance will fulfill the total intent of these regulations if the variance is granted. Variances to these regulations shall be granted only when an applicant demonstrates that an alternative design or measure provides an equal or greater level of quality and standard of development as that which is mandated by these regulations;

2. All variances shall require approval by the City Council upon recommendation of the Planning and Zoning Commission.