ARTICLE XV.
(LC, HC, C/W)
LIGHT COMMERCIAL, HEAVY COMMERCIAL, AND COMMERCIAL/WAREHOUSE DISTRICTS

SECTION A. PURPOSE.

1. The (LC, HC, C/W) Commercial Districts are established to provide adequate space and site diversification to accommodate most types of commercial development. The uses specified in these districts include most types of retail activity and some wholesale, warehousing and distribution activity, although more intensive uses are permitted within the (C/W) Commercial/Warehouse District and (HC) Heavy Commercial District than in the (LC) Light Commercial District.

2. The (LC) Light Commercial District is intended to accommodate most retail uses and lower intensity commercial uses.

3. The (HC) Heavy Commercial District is intended to accommodate most retail and commercial uses, including higher intensity commercial uses and certain wholesale activities.

4. The (C/W) Commercial/Warehouse District is intended to accommodate most retail and commercial uses, wholesale activities and warehousing.

5. The noise, traffic, litter, late night hours and other influences generated as a result of the intensive commercial uses allowed in these districts require adequate buffering from residential areas, and the traffic generated from such uses should not be routed through residential areas.

6. Areas zoned to a (LC, HC, C/W) Commercial District should have direct access to arterial or major collector thoroughfares capable of accommodating the increased traffic that will be generated, and should have increased water, sewer and drainage capacity, and increased fire protection.

SECTION B. PRINCIPAL AND ACCESSORY USES.

No land shall be used and no structure shall be erected for, converted to, or used for any principal or accessory use other than such uses as are allowed in the (LC, HC, C/W) Commercial Districts, in accordance with Article V of this ordinance. ***(Ord. No. 1705, 05/07/91)***

SECTION C. SPECIAL USE PERMITS.

Uses requiring approval of a Special Use Permit shall be allowed in the (LC, HC, C/W) Commercial Districts only in accordance with Articles V and XXI of this ordinance. ***(Ord. No. 1705, 05/07/91)***

SECTION D. PROHIBITED USES.

The following uses shall be specifically prohibited in the (LC, HC, C/W) Commercial Districts:

1. Any structure erected or land used for other than one or more of the uses specifically permitted pursuant to this Article and Article V of this ordinance;
2. Any use of property that does not meet the required minimum lot size; front, side or rear yard dimensions; lot depth or width; or which exceeds the maximum height, building coverage or any other standard as herein required, except as provided by Article XXVIII of this ordinance;
3. The storage of equipment, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district. ***(Ord. No. 1705, 05/07/91)***

SECTION E. SCREENING REQUIREMENTS.

1. SCREENING WALL:

   Screening walls applicable to the separation of uses, screening of satellite television reception dishes, trash receptacles, and other items shall be provided in accordance with Article XXV of this ordinance.

2. ROOF-TOP SCREENING:

   Roof-mounted equipment shall include, but not be limited to, storage tanks, compressor units, mechanical equipment and elevator machinery, and shall be integrated into the building design and screened on all sides of the building. Roof-top screening shall be provided in a manner such that the screening is equal in height to the highest point of any roof-mounted equipment. Roof-top screening shall use building materials similar in appearance to the façade of the building on which such items are located in order to create a smooth, clean, integrated appearance. ***(Ord. No. 3421, 01/11/11)***

SECTION F. SPECIAL HEIGHT REGULATIONS.

1. Flagpoles, cooling towers, roof gables, roof-mounted communication antennas and satellite television reception dishes, chimneys and vent stacks, elevator bulkheads, penthouses and mechanical equipment, and parapet walls may extend for an additional height not to exceed fifteen (15) feet from the maximum height limit of a structure to the highest point of any church steeple, dome, spire, flagpole, cooling tower, roof gable, roof-mounted communication antenna or satellite television reception dish, chimney, vent stack, elevator bulkhead, penthouse and mechanical equipment, or parapet wall.

2. The height of the church steeples, domes and spires may extend an additional height not to exceed twice the height of the main building and shall be set back from any adjacent residentially zoned property line at a minimum distance equal to the total height of the steeple, dome or spire. Church steeples, domes and spires shall be permitted to be placed on the main buildings. This provision for an additional height in excess of the maximum height requirements shall be permitted for maximum of one (1) steeple, dome or spire per lot, tract or project.

3. Municipal water towers and sports lighting facilities, utility poles, and utility towers shall be specifically exempted from the maximum height restrictions imposed by this Article. ***(Ord. No. 2572, 11/07/00)***

SECTION G. SPECIAL YARD REGULATIONS.

1. SPECIAL FRONT YARD REGULATIONS:

   a. Every part of a required front yard shall be open and unobstructed from a point thirty (30) inches above the general ground level of the graded lot, to the sky. The requirements of this paragraph shall not apply to living plant material or landscaping, lighting fixtures, flagpoles, mailboxes, overhead service lines and poles for utilities, or fences, which shall be situated and constructed in accordance with the applicable codes of the city of Carrollton.

   b. The location, placement and dimensions of any sign located within these Districts shall be in accordance with the applicable sections of Chapter 153 of the Carrollton Code of Ordinances, otherwise known as the Sign Ordinance. ***(Ord. No. 1947, 10/19/93)***

2. SPECIAL FRONT, REAR AND SIDE YARD REGULATIONS:

   a. The ordinary extensions of window sills, awnings, wall-mounted signs, eaves, balconies, belt courses, cornices, roof overhangs, canopies and other architectural features may extend an additional ten (10) feet into the required front yard, or an additional five (5) feet into the required side or rear yards.

   b. Where applicable, any front, rear or side yard adjacent to any existing or proposed freeway, as identified on the Carrollton Thoroughfare Plan, shall be measured from the face of the structure, covered porch or covered terrace to the proposed right-of-way line designated for future expansion or construction of the adjacent freeway, as such right-of-way is identified by the most current construction plans or schematic drawings available at the time of application by the property owner for a permit for construction.

3. SPECIAL REAR AND SIDE YARD REGULATIONS:

   No rear or side yard setback shall be required where such rear or side yard abuts:

   a. Railroad tracks, including sidings and spurs;

   b. Water body or stream course;

   c. Any area dedicated to permanent open space, such as a channel easement.

4. SPECIAL SIDE YARD REGULATIONS:

a. A structure shall be permitted to have one or both side walls coincident with the parcel or lot line upon a technical review and approval of a site plan by the Planning and Zoning Commission. Written notice of such technical review shall be sent to owners of real property within the area to be considered relevant to the site plan, and to owners of real property located immediately adjacent to such parcel to be considered. Such notice shall be sent in the same manner as prescribed by Article XXXI, subsection (B)(1)(d), of this ordinance. Such site plan shall be prepared and submitted in a manner as prescribed by the city of Carrollton, and shall, at a minimum, address the following issues.

1. Provision of ingress and egress to such lot or parcel;

2. Potential impacts upon adjacent properties;

3. On-site traffic circulation patterns, including fire lanes, and the provision of off-street parking and off-street loading areas to serve such structure.

b. The side yard setback for the exterior wall which is not designated coincident with the lot line shall be established in accordance with the following:

1. Where a single building or structure is subdivided whereby individual tenant spaces are created on separately platted lots, the side yard setback for the exterior walls which are not coincident with the lot lines shall be established in accordance with Section (J)(11) or (K)(11) of this Article, as applicable.

2. Where a single building or structure is located on a separately platted lot, and where the exterior wall which is not designated coincident with the lot line faces the exterior wall of a building located on the abutting lot line of the adjacent lot, the side yard setback for such building shall be the cumulative total of both required side yards for the particular type of building if such building had not been established at the zero lot line. In all other instances, the side yard of the exterior wall which is not coincident with the lot line shall be established in accordance with Section (J)(11) or (K)(11) of this Article, as applicable.

c. In the event that a fire lane is provided within a designated side yard, the applicable requirements of the Carrollton fire code shall apply.

d. Approval of a zero lot line side yard in accordance with the provisions of this subsection shall not be construed as, nor constitute, a variance, reduction, modification or exemption from any other provision or requirement of this Article, or any applicable building or fire code of the city of Carrollton.

SECTION H. SIDEWALKS.

Sidewalks shall be provided in accordance with the Subdivision Ordinance, and shall be constructed in accordance with the standards prescribed by the city of Carrollton. ***(Ord. No. 1947, 10/19/93)***

SECTION I. MISCELLANEOUS REQUIREMENTS.

1. ACTIVITIES WITHIN AN ENCLOSED BUILDING:

All business operations and activities within the (LC, HC, C/W) Commercial Districts shall be conducted completely within an enclosed building, and in no instance shall any outside activity be permitted in these districts, except for off-street parking or loading; drive-in movie; outdoor commercial amusements; drive-in window or drive-through window at a financial institution, restaurant, prescription pharmacy or dry cleaning establishment; outdoor dining in conjunction with a restaurant; material recycling collection bin; mobile collection center for secondhand goods; mobile redemption center; the temporary outside display and sales of Christmas trees.

Outside storage shall be allowed in the (LC, HC, C/W) Commercial Districts, and shall comply with Article XXVI, Section A of this ordinance.

The outside display of merchandise incidental to a permitted principal use shall be allowed in the (LC, HC, C/W) Commercial Districts, and shall comply with Article XXVI, Section B, of this ordinance.
(Ord. No. 1705, 05/07/91)

2. UTILITIES:

All utilities located within two hundred (200) feet of the front property line which will serve any lot or parcel within the (LC, HC, C/W) Commercial Districts shall be installed underground, except for any transmission or feeder lines, either existing or proposed, located within the (LC, HC, C/W) Commercial Districts, provided that such transmission or feeder lines shall be located within a designated paved easement or alley way provided by the property owner.

Nothing set forth herein shall prohibit or restrict any utility company from recovering the difference between the cost of overhead facilities and underground facilities. Each utility whose facilities are subject to the provisions of this Article shall develop policies and cost reimbursement procedures with respect to the installation and extension of underground service.

3. COMMUNICATIONS TOWERS AND SATELLITE TELEVISION RECEPTION DISHES:

Communications antennas and satellite television reception dishes located within the (LC, HC, C/W) Commercial Districts shall not be located in front of the main structure or the front building line, and shall not be erected closer than three (3) feet to any rear or side property line.

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

a. Not to exceed ten (10) feet when located closer than twenty-five (25) feet to any residentially zoned property;

b. Not to exceed twenty-five (25) feet when located between twenty-five (25) and sixty-five (65) feet from any residentially zoned property;

c. Not to exceed thirty-seven (37) feet in the (C/W) Commercial/Warehouse District when located in excess of sixty-five (65) feet from any residentially zoned property;

d. Not to exceed forty (40) feet in the (LC, HC) Commercial Districts when located between sixty-five (65) feet and one hundred (100) feet from any residentially zoned property;

e. Not to exceed fifty (50) feet in the (LC, HC) Commercial Districts when located between one hundred (100) feet and one hundred-fifty (150) feet from any residentially zoned property;

f. Not to exceed seventy-five (75) feet in the (LC, HC) Commercial Districts when located in excess of one hundred-fifth (150) feet from any residentially zoned property.

No lettering, logo or any form of advertising or other writing shall appear on the face or back of any tower or dish, except the name of the manufacturer, distributor or seller of such tower or dish, provided that such lettering does not exceed two (2) inches in height.

4. LANDSCAPING:

Landscaping shall be provided on the premises of any property within the (LC, HC, C/W) Commercial Districts in accordance with Article XXV of this ordinance.

5. SERVICE STATION PUMP ISLANDS:

Gasoline service station pump islands and unenclosed canopies shall be permitted to extend beyond the front and side building line, provided that such pump islands are not located nearer than twenty (20) feet from the front or side property line, and that the outer edge of the unenclosed canopy shall not be located nearer than twelve (12) feet from the front or side property line.

6. VEHICLE SERVICE BAYS:

   All vehicle repair, service, wash or maintenance bays incidental to any use shall be arranged and screened in accordance with Article XXV of this ordinance.

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

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

   b. All accessory structures shall be considered as main structures and shall comply with all the building and zoning requirements for main structures in that district with the following exceptions:

      1. Public schools: Public schools shall be permitted to use modular classrooms on-site as attendance requires.

      2. Churches: A maximum of one (1) accessory building with a floor area in excess of 120 square feet shall be permitted per lot or adjoining lots under a single ownership for churches. (All additional accessory buildings shall be considered main structures.)

         a. This structure shall not be located in front of the main structure, nor within the designated front yard of any lot or parcel.

         b. Where an accessory building or structure is located in the side yard of any lot or parcel, as such side yard is determined relative to the main structure, and where such side yard does not overlap or occur coincident with the designated rear yard, such accessory building or structure shall be screened from the view of any adjacent public street.

         c. Accessory structures shall be prohibited in the side yard, as such side yard is determined relative to the main structure, where such accessory structure is located between the main structure and a public street.

         d. Accessory buildings with a floor area greater than 120 square feet, but less than 240 square feet, shall have a metal or exterior grade wood siding unless the building is constructed in accordance with Section (Section No. reference modified per article), Height and Area Regulations, of this Article. Exterior construction materials for accessory buildings greater than 240 square feet shall be similar in type and in equivalent ratios of materials used on the exterior façade of the existing main structure on the lot.

         e. Accessory buildings with a floor area in excess of 600 square feet or with a building height over 15 feet, with or without a utility meter separate from the main building, shall be permitted only upon approval of a Special Use Permit.

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SECTION J. HEIGHT AND AREA REGULATIONS
(LC) Light Commercial District
(HC) Heavy Commercial District
(Ord. No. 1509, 10/04/88)

		(LC) OR (HC) DISTRICTS BUILDINGS UP TO 17 FEET IN HEIGHT	(LC) OR (HC) DISTRICTS BUILDINGS UP TO 25 FEET IN HEIGHT	(HC) DISTRICT BUILDINGS UP TO 37 FEET IN HEIGHT	(HC) DISTRICT BUILDINGS UP TO 50 FEET IN HEIGHT	(HC) DISTRICT BUILDINGS UP TO 63 FEET IN HEIGHT	(HC) DISTRICT BUILDINGS UP TO 75 FEET IN HEIGHT
NOTE:	Story designations for structures are included for reference purposes only. Structure setback, area, and coverage regulations shall be based upon the height restrictions established in paragraph (2) of this Section.						
1.	Minimum lot area (Square feet)	10,000	10,000	10,000	10,000	10,000	10,000
2.	Maximum height of structure	17'	25'	37'	50'	63'	75'
3.	Maximum floor area ratio (FAR) (Ratio of total building area to lot area)	0.65:1	1.3:1	2:1	2.6:1	3.25:1	4:1
4.	Maximum building coverage (As a percentage of total lot area) (Percent of lot area which can be covered by buildings) ***(Ord. No. 1844, 11/03/92)***	65%	65%	65%	65%	65%	65%
5.	Minimum brick or stone content, exterior (All main buildings shall have a percentage not less than specified herein of each exterior wall, excluding doors, windows, and window walls, constructed of brick, stone, masonry or pre-cast concrete panels unless an alternate material is approved by the Planning & Zoning Commission. A denial of the request by the Planning & Zoning Commission may be appealed to the City Council if the appeal is filed with the Urban Development Department within ten (10) days of the action of the Planning & Zoning Commission.) ***(Ord. No. 1641, 07/17/90) (Ord. No. 2572, 11/07/00)***	80%	80%	80%	80%	80%	80%
6.	Maximum amount of impervious coverage (As a percentage of total lot area)	90%	90%	90%	90%	90%	90%
7.	Minimum amount of landscaped area (As a percentage of total lot area)	10%	10%	10% (Reference Article XXV of this ordinance)	10%	10%	10%

	(LC) OR (HC) DISTRICTS BUILDINGS UP TO 17 FEET IN HEIGHT	(LC) OR (HC) DISTRICTS BUILDINGS UP TO 25 FEET IN HEIGHT	(HC) DISTRICT BUILDINGS UP TO 37 FEET IN HEIGHT	(HC) DISTRICT BUILDINGS UP TO 50 FEET IN HEIGHT	(HC) DISTRICT BUILDINGS UP TO 63 FEET IN HEIGHT	(HC) DISTRICT BUILDINGS UP TO 75 FEET IN HEIGHT
8. Minimum lot frontage on a public street (Measured at the front building line)						
a. Abutting a freeway, freeway frontage road, or arterial thoroughfare (identified on the Carrollton Transportation Plan) ***(Ord. No. 1557, 07/11/89)***	150'	150'	150'	150'	150'	150'
b. All others	100'	100'	100'	100'	100'	100'
9. Minimum lot depth (Length of side lot lines)	100'	100'	100'	100'	100'	100'
10. Minimum depth of front setback (Measured from front property line to any structure)						
a. Abutting a freeway, freeway frontage road, or arterial or collector thoroughfare (identified on the Carrollton Transportation Plan)	50'	50'	50'	50'	50'	50'
b. All others	25'	25'	25'	25'	25'	25'
11. Minimum width of side setback (Distance between structure and any property line not deemed a front or rear yard)						
a. Abutting (SF) single-family zoned property						
1. Without windows facing (SF) single-family zoned property, or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, facing any (SF) single-family zoned property.	10'	65'	65'	100'	150'	150'
2. With windows facing (SF) single-family zoned property which occupy in excess of the top 20% of any exterior wall, per floor above the first floor.	25'	130'	130'	200'	250'	250'
b. Abutting a freeway, freeway frontage road, or arterial thoroughfare (identified on the Carrollton Transportation Plan)	25'	25'	25'	25'	25'	25'
c. Abutting a collector thoroughfare or any other type of street	15'	15'	20'	20'	20'	20'
d. All other side setbacks ***(Ord. No. 3331, 10/06/09)***	15’	15’	15’	15’	15’	15’

(In the event that a fire lane is provided within a designated side yard, the applicable requirements of the Carrollton fire code shall apply)

e. All other side setbacks shall be in accordance with the applicable requirements of the building codes of the city of Carrollton.

(In the event that a fire lane is provided within a designated side yard, the applicable requirements of the Carrollton fire code shall apply)

	(LC) OR (HC) DISTRICTS BUILDINGS UP TO 17 FEET IN HEIGHT	(LC) OR (HC) DISTRICTS BUILDINGS UP TO 25 FEET IN HEIGHT	(HC) DISTRICT BUILDINGS UP TO 37 FEET IN HEIGHT	(HC) DISTRICT BUILDINGS UP TO 50 FEET IN HEIGHT	(HC) DISTRICT BUILDINGS UP TO 63 FEET IN HEIGHT	(HC) DISTRICT BUILDINGS UP TO 75 FEET IN HEIGHT
12. Minimum depth of rear setback (Measured from rear property line to any structure)						
a. Abutting (SF) single-family zoned property 1. Without windows facing (SF) single-family zoned property, or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, facing any (SF) single-family zoned property.	25'	65'	65'	100'	150'	150'
2. With windows facing (SF) single-family zoned property which occupy in excess of the top 20% of any exterior wall, per floor above the first floor.	25'	130'	130'	200'	250'	250'
b. Abutting property zoned other than (SF) single-family	10'	10'	20'	20'	20'	20'
c. Abutting a freeway, freeway frontage road, or arterial or collector thoroughfare (identified on the Carrollton Transportation Plan)	50'	50'	50'	50'	50'	50'
d. Abutting any other type of street	10'	10'	20'	20'	20'	20'
(In the event that a fire lane is provided within a designated rear yard, the applicable requirements of the Carrollton fire code shall apply)						
13. Minimum distance between structures on the same lot or parcel	0'	0'	15'	15', plus ½ the structure height over 37'	15', plus ½ the structure height over 37'	15', plus ½ the structure height over 37'
14. Minimum required off-street parking spaces			Reference Article XXIV of this ordinance.			

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SECTION K. HEIGHT AND AREA REGULATIONS
(C/W) Commercial/Warehouse District

		(C/W) DISTRICT
1.	Minimum lot area (Square feet)	12,500
2.	Maximum height of structure	3 stories, not to exceed 37'
3.	Maximum floor area ratio (FAR) (Ratio of total building area to total lot area)	1.8:1
4.	Maximum building coverage (As a percentage of total lot area) (Percent of lot area which can be covered by buildings) ***(Ord. No. 1844, 11/03/92)***	60%
5.	Minimum brick or stone content, exterior (All main buildings shall have a percentage not less than specified herein of each exterior wall, excluding doors, windows, and window walls, constructed of brick, stone, masonry or pre-cast concrete panels unless an alternate material is approved by the Planning & Zoning Commission. A denial of the request by the Planning & Zoning Commission may be appealed to the City Council if the appeal is filed with the Urban Development Department within ten (10) days of the action of the Planning & Zoning Commission.) ***(Ord. No. 2572, 11/07/00)***	80%
6.	Maximum amount of impervious coverage (As a percentage of total lot area)	90%
7.	Minimum amount of landscaped area (As a percentage of total lot area)	10% Reference Article XXV of this ordinance
8.	Minimum lot frontage on a public street (measured at the front building line)	
	a. Abutting a freeway, freeway frontage road, or arterial thoroughfare (As identified on the Carrollton Transportation Plan) ***(Ord. No. 1557, 07/11/89)***	150'
	b. All others	100'
9.	Minimum lot depth (Length of side lot lines)	125'
10.	Minimum depth of front setback (Measured from front property line to any structure)	
	a. Abutting a freeway, freeway frontage road, or arterial or collector thoroughfare (As identified on the Carrollton Transportation Plan)	50'
	b. All others	25'

	(C/W) DISTRICT
11. Minimum width of side setback (Distance between structure and any property line not deemed a front or rear yard)	
a. Abutting (SF) single-family zoned property	
1. Without windows facing (SF) single-family zoned property, or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, facing any (SF) single-family zoned property.	
A. One and two story structures, not to exceed 25'	25'
B. Three story structures, not to exceed 37'	65'
2. With windows facing (SF) single-family zoned property which occupy in excess of the top 20% of any exterior wall, per floor above the first floor.	
A. One and two story structures, not to exceed 25'	25'
B. Three story structures, not to exceed 37'	130'
b. Abutting a freeway, freeway frontage road, or arterial thoroughfare (As identified on the Carrollton Transportation Plan)	25'
c. Abutting a collector or any other type of street	20'
d. All other side setbacks shall be in accordance with the applicable requirements of the building codes of the city of Carrollton	

(In the event that a fire lane is provided within a designated side yard, the applicable requirements of the Carrollton fire code shall apply)

		(C/W) DISTRICT
12.	Minimum depth of rear setback (Measured from rear property line to any structure)	
	a. Abutting (SF) single-family zoned property\	
	b.	
	1. Without windows facing (SF) single-family zoned property, or with windows occupying only the top 20% of any exterior wall, per floor above the first floor, facing any (SF) single-family zoned property.	
	A. One and two story structures, not to exceed 25'	25'
	B. Three story structures, not to exceed 37'	65'
	2. With windows facing (SF) single-family zoned property which occupy in excess of the top 20% of any exterior wall, per floor above the first floor.	
	A. One and two story structures, not to exceed 25'	25'
	B. Three story structures, not to exceed 37'	130'
	c. Abutting property zoned other than (SF) single-family	10'
	d. Abutting a freeway, freeway frontage road, or arterial or collector thoroughfare (As identified on the Carrollton Transportation Plan)	50'
	e. Abutting any other type of street	10'
	(In the event that a fire lane is provided within a designated rear yard, the applicable requirements of the Carrollton fire code shall apply)	
13.	Minimum distance between structures on the same lot or parcel	0'
14.	Minimum required off-street parking	Reference Article XXIV of this ordinance

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