ARTICLE II.
ZONING DISTRICTS

(Ord. No. 2835; 07/01/03)

SECTION A. ZONING DISTRICTS ESTABLISHED.

The city of Carrollton, Texas, is hereby divided into thirty-six (36) types of districts. The use, height, area, and other regulations as set out herein are uniform in each district. The thirty-eight (38) districts established herein shall be known as:

IH	Interim Holding District;
SF-12/20	Single-Family Residential District;
SF-10/18	Single-Family Residential District;
SF-8.4/18	Single-Family Residential District;
SF-8.4/16	Single-Family Residential District;
SF-7/16	Single-Family Residential District;
SF-7/14	Single-Family Residential District;
SF-6.5/12	Single-Family Residential District;
SF-PH	Single-Family-Patio Home District;
SF-A	Single-Family-Attached Residential District;
SF-TH	Single-Family Townhouse Residential District;
D	Duplex Residential District;
T	Tri-plex Residential District;
F	Four-plex Residential District;
MF-12	Multi-Family Residential District;
MF-15	Multi-Family Residential District;
MF-18	Multi-Family Residential District;
MHP	Mobile Home Park Residential District;
O-1	Office District;
O-2	Office District;
O-3	Office District;
O-4	Office District;
NS	Neighborhood Service District;
LR-1	Local Retail District;
LR-2	Local Retail District;
LC	Light Commercial District;
HC	Heavy Commercial District;
C/W	Commercial/Warehouse District;
FWY	Freeway District;
I-35E	Interstate Overlay District;
IP	Limited Industrial/Industrial Park District;
LI	Light Industrial District;
HI	Heavy Industrial District;
PD	Planned Development District;
TC	Transit Center District;
CC	Corporate Commercial District;
GWY	Gateway Overlay District;
HP	Historic Preservation Overly District

(Ord. No. 1705, 05/07/91); (Ord. No. 1739, 10/01/91); (Ord. No. 1932, 08/17/93); (Ord. No. 2037, 11/15/94); (Ord. No. 2258, 04/15/97); (Ord. No .2706 , 07/16/02); (Ord. No. 2965, 04/19/05)

SECTION B. OFFICIAL ZONING MAP.

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

1. If, in accordance with the provisions of this ordinance and Article 211.006 and 211.007 of the Texas Local Government Code, as amended, changes are made in district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been ratified by the City Council.

2. All changes made on the Official Zoning Map will note on the map the ordinance number of such ordinance authorizing the map change.

3. No changes of any nature shall be made on the Official Zoning Map or to matter shown thereon except in conformity with the procedures set forth in this ordinance. Any unauthorized change of any nature by any person or persons shall be considered a violation of this ordinance and punishable as provided for hereafter.

4. Regardless of the existence of copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map, which shall be located in the Urban Development Department, shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures within the city.

5. One updated copy of the Official Zoning Map shall be filed with the City Manager or Designee and shall be used for observation in issuing building permits, Certificates of Occupancy, and for enforcing the Comprehensive Zoning Ordinance.

6. One updated copy of the Official Zoning Map shall be filed with the City Manager or Designee for reference purposes and shall be maintained up to date by posting thereon all changes and subsequent amendments.

7. Reproductions for informational purposes may, from time to time, be made of the Official Zoning Map.

8. In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature and/or number of changes or additions, the City Council may, by resolution, adopt a new Official Zoning Map, which shall supersede the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendments thereof. The new Official Zoning Map shall bear the signature of the Mayor and attestation by the City Secretary under the following words:

   "This is to certify that this Official Zoning Map supersedes and replaces the original Zoning Map referred to in Article II of Ordinance Number 1470 of the city of Carrollton, Texas."

9. Unless the prior Official Zoning Map has been lost or has been totally destroyed, the prior map or any significant parts thereof remaining, shall be preserved, together with all available records pertaining to its

adoption or amendment.

10. The existing zones or district boundaries are hereby re-established and district name designations are and shall be changed as follows:

CHANGE OF ZONING DISTRICT NAME DESIGNATION

FROM		TO	
(R-1)	Single-Family District	(SF-12/20)	Single-Family District
(R-2)	Single-Family District	(SF-10/18)	Single-Family District
(R-3)	Single-Family District	(SF-8.4/16)	Single-Family District
(R-4)	Single-Family District	(SF-7/14)	Single-Family District
(A)	Apartment District	(MF-18)	Multi-Family District
(GA)	Garden Apartment District	(MF-15)	Multi-Family District
(MF-1)	Multi-Family District	(MF-18)	Multi-Family District
(MF-2)	Multi-Family District	(MF-15)	Multi-Family District
(MF-3)	Multi-Family District	(MF-12)	Multi-Family District
(MF-15)	Multi-Family District	(MF-12)	Multi-Family District
(MF-20)	Multi-Family District	(MF-15)	Multi-Family District
(MF-25)	Multi-Family District	(MF-18)	Multi-Family District
(O)	Office District	(O-2)	Office District
(LR)	Local Retail District	(LR-2)	Local Retail District
(C)	Commercial District	(HC)	Heavy Commercial District
(I)	Industrial District	(LI)	Light Industrial District

(Ord. No. 1557, 07/11/89) (Ord. No. 1739, 10/01/91)

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