COMPREHENSIVE ZONING ORDINANCE
OF THE
CITY OF CARROLLTON, TEXAS

ORDINANCE NUMBER 1470

AN ORDINANCE ESTABLISHING ZONING DISTRICTS, REGULATING THE HEIGHT AND SIZE OF BUILDINGS AND OTHER STRUCTURES, PERCENTAGE OF THE LOT THAT MAY BE OCCUPIED AND FOR WHAT PURPOSE, THE SIZE OF YARDS AND OTHER OPEN SPACES, THE DENSITY OF POPULATION, THE LOCATION AND USES OF BUILDINGS, STRUCTURES AND LAND FOR TRADE, INDUSTRY, COMMERCE, RESIDENCE OR OTHER PURPOSE, AND THE ERECTION, CONSTRUCTION, RECONSTRUCTION, ALTERATION, REPAIR OR USE OF BUILDINGS, STRUCTURES, OR LAND WITHIN SUCH DISTRICTS; PROVIDING FOR OFF-STREET PARKING AND LOADING; PROVIDING FOR LANDSCAPING AND BUFFERING OF SEPARATE SITES AND CERTAIN USES; PROVIDING FOR A ZONING MAP SHOWING THE ACTUAL LOCATION OF SUCH DISTRICTS; PROVIDING FOR A METHOD OF ENFORCEMENT, FOR A CERTIFICATE OF OCCUPANCY AND COMPLIANCE, FOR THE INTERPRETATION, ADMINISTRATION, AND ENFORCEMENT OF THE ORDINANCE; DEFINING CERTAIN WORDS; PROVIDING FOR A BOARD OF ADJUSTMENT, PLANNING AND ZONING COMMISSION, FOR AMENDMENTS AND CHANGES, REPEALING CONFLICTING ORDINANCES, AND PROVIDING FOR A PENALTY, SAVINGS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, on May 23, 1962, the City Council of the city of Carrollton, in accordance with state law, adopted a comprehensive zoning ordinance which classified the area within the city limit into nine (9) general land use classifications or districts, and since then, from time to time, additional territory has been added to the city of Carrollton by annexation; and

WHEREAS, through experience and administration, the City Council is of the opinion that the ordinance as originally adopted, providing nine (9) general land use classifications or districts, and later amended to include sixteen (16) general land use classifications or districts, no longer subserves the public interest nor affords sufficient protection to the general welfare of the citizenship and the peaceful enjoyment of their homes and properties, and by reason thereof, the City Council requested the Planning and Zoning Commission to conduct a study of the zoning ordinance as it existed; and

WHEREAS, written notice was mailed to all owners of real property within the city of Carrollton as their names appeared on the last approved tax roll, at least fifteen (15) days prior to the dates set for the public hearings before the Planning and Zoning Commission and City Council, and notice was published in a paper of general circulation in the city of Carrollton, in accordance with Article 211.006 of the Texas Local Government Code; and

WHEREAS, the Planning and Zoning Commission has, after study of several months, and after holding public hearings, as provided by law, filed with the City Council of Carrollton, Texas, on the 17th day of March, 1988, a revised zoning ordinance, and that the ordinance of May 23, 1962 and all subsequent versions, except

as hereinafter provided, be repealed; and

WHEREAS, the City Council of the city of Carrollton set a public hearing thereon for the 5th day of April, 1988, and conducted such hearing until every person whose property was affected or who had any interest in the matter had an opportunity to be heard, and a fair and complete hearing afforded all who desired to be heard, and said hearing was officially closed, at which time the City Council directed that the zoning ordinance be presented in its final form, and found that same represented their best judgment and opinion and will promote the health, safety, morals, general welfare and convenience of the people.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS:

That Ordinance Number 229-A of the Ordinances of the city of Carrollton, Texas, known as the Zoning Ordinance, and the amendments thereto, are hereby repealed, save and except Ordinance Number 1235 and Ordinance Number 1369, and save and except the various ordinances establishing Planned Development Districts, Special Use Areas, and Special Use Permits; and a new ordinance is hereby enacted in lieu thereof, to read as follows: