Agenda Item No. 12

P&Z MEETING DATE: December 5, 2019

DATE: November 22, 2019

TO: Planning & Zoning Commission

FROM: Loren Shapiro, AICP, Planning Manager


BACKGROUND:
This is a City-initiated request to consider proposed annual text amendments updates to the Comprehensive Zoning Ordinance (CZO).

The changes include adding three land uses to Article V. Land Use Matrix, removing redundancies and correcting clerical errors; updating language for clarity; moving landscape percentages from individual zoning districts to Article XXV. Landscape and Buffering; minor updates to Article XX. Frankford Road Transit Center and Downtown Transit Center District regulations mainly related to master developer agreements; remove an exception to communication towers and add and revise four terms in Article XXXIV. Definitions.

STAFF RECOMMENDATION/ACTION DESIRED:
Staff recommends APPROVAL of the attached proposed Comprehensive Zoning Ordinance amendments, attached.

ATTACHMENTS:
Result Sheet
Summary of Changes
Proposed CZO Amendments
Current Use of Land Matrix
RESULT SHEET

Date: 12/05/19
Case No./Name: PL ZT 2019-X1 CZO Text Changes

A. Staff Recommendation

Staff recommends APPROVAL of amendments to the Comprehensive Zoning Ordinance.

The existing and proposed regulations are provided in the attached Proposed CZO Amendments. New text is shown underlined, while removed text is struck through.

1. Amendments to Article V. Use of Land and Structures, Section C. Use Matrix.

<table>
<thead>
<tr>
<th>Use Code</th>
<th>Type of Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>C900</td>
<td>Automated Teller Machine (ATM)</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### ACCESSORY USES

<table>
<thead>
<tr>
<th>Use Code</th>
<th>Type of Use</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### PRIMARY USES

#### BUSINESS SERVICES

<table>
<thead>
<tr>
<th>Use Code</th>
<th>Type of Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>C900</td>
<td>Automated Teller Machine (ATM)</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### VEHICULAR PARKING AND STORAGE

<table>
<thead>
<tr>
<th>Use Code</th>
<th>Type of Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>C17X1</td>
<td>Parking Lot, Garage or Structure (For overflow or nonrequired parking as a principal use or located on a separate lot from the main use and less than 300 feet from the main use.)</td>
</tr>
<tr>
<td>C17X2</td>
<td>Parking Garage Structure (For overflow or nonrequired parking as a principal use or located on a separate lot from the main use.)</td>
</tr>
<tr>
<td>C17X3</td>
<td>Parking, Surface (For overflow or nonrequired parking as a principal use or located on a separate lot from the main use.)</td>
</tr>
</tbody>
</table>

2. Amend Article VII. Single-Family Residential District and Article VIII. Single Family Attached District Regulations adding the following new purpose statements:

“SECTION A. PURPOSE.

Institutional Uses should not route traffic through lower density residential areas, and should be located on sites that have direct access to arterial or collector size streets capable of carrying the additional traffic they will generate.”
3. **Amend Article VII. Single-Family Residential District Regulations, in Section C. Accessory Uses revising the language and clarifying carport standards.**

“SECTION C. ACCESSORY USES.

2. **CARPORTS:**

   a. Carports shall be allowed as an accessory use either attached to the home or detached.
   b. Location: Rear entry loaded
   c. Definitions:
      i. Attached carport – A covered structure attached and structurally dependent to the main structure, used to offer limited protection to vehicles, primarily cars, from rain, snow and hail.
      ii. Detached carport – A freestanding, structurally independent, covered structure used to offer limited protection to vehicles, primarily cars, from rain, snow and hail.
   d. Materials:
      i. Attached carports shall be constructed of building materials of similar architectural style, size, shape and texture to the building materials of the house.
      ii. Detached carports shall be durable weather-resistant material, meeting wind load and can be an engineered metal carport.
   e. Size: A maximum dimension of 24 feet x 24 feet
   f. Height:
      i. Attached carport cannot exceed the roof line and must be integrated into the home.
      ii. Detached carport cannot exceed 15 feet.
   g. Setbacks:
      i. Shall not extend beyond the wall of the house into the side yard further than the main structure.
      ii. Attached carport – Minimum three feet from rear property line;
      iii. Detached carport – Minimum zero feet from a dedicated alley.
   h. Carport Prohibitions:
      i. Swing entry carports
      ii. A carport on the front or side of a house
      iii. Structural posts and overhang cannot encroach upon an adjacent fence or wall
      iv. Conversion of a garage to another use unless another garage exists or is
iv. Garage doors on carports
v. Temporary carports, tents, canvas or vinyl structures
vi. Carports in subdivisions approved after 2004

Exception: An attached carport shall be allowed in the front of the house in subdivisions existing prior to 2005 when it is demonstrated that at least 50 percent of the total homes located on both sides of the street, measured from the block’s intersecting streets, have carports in the front of the house. The carport shall be constructed of building materials of similar architectural style, size, shape and texture to the building materials of the house.”

4. Amend Article VII. Single-Family Residential District and Article VIII. Single Family Attached District Regulations, in Section C. Accessory Uses adding garage regulations ensuring space is not converted to living area and setbacks for new homes are a minimum 5-feet from the enclose portion of the front of a home.

“SECTION C. ACCESSORY USES.

3. GARAGES
   a. Garage conversions to another use or occupancy is prohibited unless another garage exists or is constructed on the same property.
   b. In no instance shall the front facing garages to a street be flush with the house face. Front loaded garages shall be setback a minimum 5-feet from the enclosed home facade.”

5. Reference setbacks in Article VII. Single Family Residential District language in Section L. Height and Area Regulations.

“7. Minimum distance from public right-of-way, alley, or street or alley easement to entrance of a garage or enclosed carport. (Where the applicable front, rear, or side yard requires a greater setback, such front, rear, or side yard setback shall apply) (Ord. No. 1641, 07/17/90) (Also see Art. VII. Section C.4)”

“10. Minimum depth of front setback (Measured from front property line to any structure) (Also see Art. VII. Section C.4)”

6. Update Article XX. Transit Center District Regulations for Part 1. - Downtown Transit Center adding “Flex/Commercial Ready” definition to Section B. Definitions. This matches the same term added to Part 2 – Trinity Mills Transit Center District last month.

“FLEX/COMMERCIAL READY. Ground Floor residential uses that may be utilized as future non-residential uses, as regulated in Article V. Use of Land and Structures. On street parking spaces will be utilized to meet this parking requirement. These units are typically located at street level and are subject to the development standards for ground-floor retail or commercial establishments.”
7. Correct a scrivener’s error to add the correct term “Special Use Permit” instead of the incorrect term “Specific Use Permit” as it relates to surface parking, under Article XX. Transit Center District Regulations for Part 1 — Downtown Transit Center, Section D. Buildings.

“3. BUILDING FORM:

a. The maximum leasable retail area allowed shall be 30,000 square feet. Buildings which exceed these standards shall require approval of a Specific Special Use Permit.”

8. Add parking requirements for outdoor dining in Article XX. Transit Center District Regulations for Part 1. — Downtown Transit Center, Section E. Parking. There are only parking requirements for restaurants, without consideration for outdoor dining.

Outdoor Dining Areas: 1 space per 400 square feet of outdoor dining area greater than 250 square feet.

9. Amend Article XX. Transit Center District Regulations for Part 1. — Downtown Transit Center District, Section H. Administration and Part 3. — Frankford Transit Center District, Section G. Administration, under the sub-section for Development Plan Approval.

“Development Plan Approval

a. A Development Plan shall be approved by City Council if a plan is not consistent with an approved Master Development Agreement.

b. Development Plans must include the following information:
   i. Site plan
   ii. Parking plan
   iii. Grading plan
   iv. Landscape Plan and Streetscape
   v. Color building elevations and sections
   vi. Building function/proposed use
   vii. Specific development standards or other agreements
   viii. Any minor or major alternate modifications to standards being requested
   ix. Related parking or traffic study, when required by the City Manager or designee

c. EXEMPTIONS: Plans consistent with an approved Master Development Agreement with a master plan shall be exempt from Development Plan review.”

“Any above ground cabinets, pedestals or above ground transmission lines visible from streets shall be screened by landscaping, decorative walls, or with an art theme in character with the North Carrollton Station.”

11. Amend Article XXI. Special Use Permits, Section D. Special Conditions, regarding communication towers to remove the exemption requiring a SUP for towers owned, leased, or controlled by the City of Carrollton. The purpose is to require SUPs for transmission towers in zoning districts, except for essential services, communication equipment on buildings, and integrated inside buildings or structures.

m. Communication Towers:

   ii. Exceptions. A Special Use Permit is not required for the following:

      d) A communications tower located on property owned, leased or otherwise controlled by the City of Carrollton, provided a license or lease authorizing such tower has been approved by the City of Carrollton City Council. No such license or lease shall be issued for a communication tower located within 200 feet of any residentially zoned property without an approved Special Use Permit.
12. Move minimum percentage of total lot area devoted to landscaping from the individual zoning district articles (chapters) to Article XXV. Landscaping and Buffering where landscaping is regulated. The same percentages will remain for each district, but in the landscaping chapter. The following table provides the percentage of landscaping required, by zoning district, to be placed in Article XXV.

<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
<th>MINIMUM LANDSCAPE PERCENTAGE REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>(IH) Interim Holding</td>
<td>0%</td>
</tr>
<tr>
<td>(SF) Single Family Residential (Detached)</td>
<td>10%</td>
</tr>
<tr>
<td>(SF-A) Single Family Residential (Attached)</td>
<td>10%</td>
</tr>
<tr>
<td>(D) Duplex</td>
<td>10%</td>
</tr>
<tr>
<td>(MHP) Mobile Home Park Residential</td>
<td>10%</td>
</tr>
<tr>
<td>(MF) Multi-Family Residential</td>
<td>20%</td>
</tr>
<tr>
<td>(NS) Neighborhood Service</td>
<td>10%</td>
</tr>
<tr>
<td>(O-1,O-2,O-3,O-4) Office</td>
<td>10%</td>
</tr>
<tr>
<td>(LR-1,LR-2) Local Retail</td>
<td>10%</td>
</tr>
<tr>
<td>(LC,HC, C/W) Commercial</td>
<td>10%</td>
</tr>
<tr>
<td>(FWY) Freeway</td>
<td>15%</td>
</tr>
<tr>
<td>(GWY) Gateway Overlay</td>
<td>20% (See Article XX.2)</td>
</tr>
<tr>
<td>(LI) Industrial</td>
<td>10%</td>
</tr>
<tr>
<td>(HI) Industrial</td>
<td>5%</td>
</tr>
<tr>
<td>(DTC) Downtown Transit Center</td>
<td>(See Article XX Part 1)</td>
</tr>
<tr>
<td>(TMTC) Trinity Mills Transit Center</td>
<td>(See Article XX Part 2)</td>
</tr>
<tr>
<td>(FTC) Frankford Transit Center</td>
<td>(See Article XX Part 3)</td>
</tr>
<tr>
<td>(CC) Corporate Commercial</td>
<td>20% (See Article XX.1)</td>
</tr>
<tr>
<td>(JBL) Josey Belt Line Overlay</td>
<td>(See Article XX.4)</td>
</tr>
</tbody>
</table>


a. Residential Zoning Districts

In all single-family and duplex residential zoning districts where landscaping is required, not less than 30 percent of the total required on-site landscaping, as provided in Section B, Subsection 1. Landscaping Required, shall be located in the designated front yard, with not less than 50 percent of the total required on-site landscaping located in the front one-half of the lot.

14. Amend Article XXXII. Board of Adjustment, Section E. Jurisdiction of Board of Adjustment, Sub-section 3. Special Exceptions to add and read:

   l. The Board may authorize the construction of an attached or detached accessory structure in the required side yard of a residential key lot provided that the following can be demonstrated:

      1. That the encroachment is not more than 50% of the required side yard set back
      2. That the accessory structure is architecturally compatible with the main structure.
      3. That the accessory structure is not a carport.

15. Amend Article XXXIV. Definitions to add Automated Teller Machines (ATM) and read:

   AUTOMATED TELLER MACHINE (ATM): An unmanned, free-standing structure that performs banking financial functions at a location that may be separate from the controlling financial institution.

16. Amend Article XXXIV. Definitions to revise the definitions of “Parking, Garage Structure” and “Parking, Surface”. The amendments also remove “Accessory Parking Garage Structure” and “Accessory Surface Parking”.

   PARKING, GARAGE STRUCTURE: A structure on a separate lot where a fee may be charged for the temporary parking of operable personal and light commercial vehicles. Such structure shall be in lieu of accessory garages within a block or portion of a block. Commercial facilities for washing, repair, or other services shall not be included in the definition.

   PARKING, GARAGE STRUCTURE, ACCESSORY: An accessory building or a portion of a main building for the storage or parking of motor vehicles as may be required in connection with the permitted use of the main building. Commercial facilities for washing, repair, or other services shall not be included in the definition.

   PARKING, SURFACE, ACCESSORY: An accessory surface parking lot supporting the main use on the same tract of land. An approved parking surface where motor vehicles may be stored for the purpose of temporary, daily or overnight off-street parking.

   PARKING, SURFACE: An approved parking surface, other than an accessory parking lot as described herein, where motor vehicles may be stored for the purpose of temporary, daily or overnight off-street parking for a fee, charge or permit.

B. P&Z RECOMMENDATIONS from P&Z meeting: 12/05/19
   Result: /Vote:

C. CC PUBLIC HEARING and ORDINANCE ACTION from CC meeting: 01/14/20
   Result: /Vote:
SUMMARY OF TEXT CHANGES IN THE COMPREHENSIVE ZONING ORDINANCE

The following contains a summary of City Council directed changes and staff recommended amendments. The changes proposed are provided below:

A. City Council Directed Changes:

1.) Provide the Board of Adjustment the ability to grant Special Exceptions for an attached or detached accessory structure in the required side yard of a residential key lot – Amend Article XXXII. Board of Adjustment, Section E. Jurisdiction of Board of Adjustment, Sub-section 3. Special Exceptions to add and read:

   1. The Board may authorize the construction of an attached or detached accessory structure in the required side yard of a residential key lot provided that the following can be demonstrated:

   4. That the encroachment is not more than 50% of the required side yard set back
   5. That the accessory structure is architecturally compatible with the main structure.
   6. That the accessory structure is not a carport.

B. Staff Recommended Amendments to the CZO:

1.) Land Uses and Terms - CZO Amendments to Article V. Use of Land and Structures, Section C. Use Matrix.

<table>
<thead>
<tr>
<th>Use Code</th>
<th>Type of use</th>
</tr>
</thead>
<tbody>
<tr>
<td>C003</td>
<td>Automated Teller Machine (ATM)*</td>
</tr>
</tbody>
</table>

• Add “Automated Teller Machines” as accessory uses, allowed in Office, Neighborhood Service, Local Retail, Corporate Commercial, Commercial/Warehouse, Freeway, Light and Heavy Industrial and in the Transit Districts, by right.

• The ATMs are accessory and shall not locate in an open area or parking lot.
2. ATM's are also added to be allowed by right, as a primary use in open areas and parking lots, but with a Technical Site Plan. The Technical Site Plan would require sufficient stacking spaces, landscaping and lighting.

2.) Amend Article VII. Single-Family Residential District and Article VIII. Single Family Attached District Regulations.

a. adding the following new purpose statements:

“SECTION A. PURPOSE.

Institutional Uses should not route traffic through lower density residential areas and should be located on sites that have direct access to arterial or collector size streets capable of carrying the additional traffic they will generate.”

b. Amend Article VII. Single-Family Residential District Regulations, in Section C. Accessory Uses revising the language and clarifying carport standards.

“SECTION C. ACCESSORY USES.

4. CARPORTS:

i. Carports shall be allowed as an accessory use either attached to the home or detached.

j. Location: Rear entry loaded

k. Definitions:

iii. Attached carport – A covered structure attached and structurally dependent to the main structure, used to offer limited protection to vehicles, primarily cars, from rain, snow and hail.

iv. Detached carport – A freestanding, structurally independent, covered structure used to offer limited protection to vehicles, primarily cars, from rain, snow and hail.

l. Materials:

iii. Attached carports shall be constructed of building materials of similar architectural style, size, shape and texture to the building materials of the house.

iv. Detached carports shall be durable weather-resistant material, meeting wind load and can be an engineered metal carport.

m. Size: A maximum dimension of 24 feet x 24 feet

n. Height:

iii. Attached carport cannot exceed the roof line and must be integrated into the home.

iv. Detached carport cannot exceed 15 feet.

o. Setbacks:
iv. Shall not extend beyond the wall of the house into the side yard further than the main structure.

v. Attached carport – Minimum three feet from rear property line;

vi. Detached carport – Minimum zero feet from a dedicated alley.

p. Carport Prohibitions:

v. Swing entry carports

vi. A carport on the front or side of a house

vii. Structural posts and overhang cannot encroach upon an adjacent fence or wall

viii. Conversion of a garage to another use unless another garage exists or is constructed.

vii. Garage doors on carports

viii. Temporary carports, tents, canvas or vinyl structures

ix. Carports in subdivisions approved after 2004

Exception: An attached carport shall be allowed in the front of the house in subdivisions existing prior to 2005 when it is demonstrated that at least 50 percent of the total homes located on both sides of the street, measured from the block’s intersecting streets, have carports in the front of the house. The carport shall be constructed of building materials of similar architectural style, size, shape and texture to the building materials of the house.”

c. Amend Article VII. Single-Family Residential District and Article VIII. Single Family Attached District Regulations, in Section C. Accessory Uses adding garage regulations ensuring space is not converted to living area and setbacks for new homes are a minimum 5-feet from the enclosure portion of the front of a home.

“SECTION C. ACCESSORY USES.

5. GARAGES
   a. Garage conversions to another use or occupancy is prohibited unless another garage exists or is constructed on the same property.

   b. In no instance shall the front facing garages to a street be flush with the house face. Front loaded garages shall be setback a minimum 5-feet from the enclosed home facade.”

d. Reference setbacks in Article VII. Single Family Residential District language in Section L. Height and Area Regulations.

“7. Minimum distance from public right-of-way, alley, or street or alley easement to entrance of a garage or enclosed carport. (Where the applicable front, rear, or side yard requires a greater setback, such front, rear, or side
yard setback shall apply) (Ord. No. 1641, 07/17/90)  (Also see Art. VII. Section C.4)”

“10. Minimum depth of front setback (Measured from front property line to any structure) (Also see Art. VII. Section C.4)”

3.) Update Article XX. Transit Center District Regulations for Part 1. - Downtown Transit Center and Part 2. – Frankford Transit Center.

a. Adding “Flex/Commercial Ready” definition to Section B. Definitions. This matches the same term added to Part 2 – Trinity Mills Transit Center District last month.

“FLEX/COMMERCIAL READY. Ground Floor residential uses that may be utilized as future non-residential uses, as regulated in Article V. Use of Land and Structures. On street parking spaces will be utilized to meet this parking requirement. These units are typically located at street level and are subject to the development standards for ground-floor retail or commercial establishments.”

b. Correct a scrivener’s error to add the correct term “Special Use Permit” instead of the incorrect term “Specific Use Permit” as it relates to surface parking, under Article XX. Transit Center District Regulations for Part 1 – Downtown Transit Center, Section D. Buildings.

“3. BUILDING FORM:

a. The maximum leasable retail area allowed shall be 30,000 square feet. Buildings which exceed these standards shall require approval of a Specific Special Use Permit.”

c. Add parking requirements for outdoor dining in Article XX. Transit Center District Regulations for Part 1. – Downtown Transit Center, Section E. Parking. There are only parking requirements for restaurants, without consideration for outdoor dining.

Outdoor Dining Areas: 1 space per 400 square feet of outdoor dining area greater than 250 square feet.

d. Amend Article XX. Transit Center District Regulations for Part 1. – Downtown Transit Center District, Section H. Administration and Part 3. – Frankford Transit Center District, Section G. Administration, under the sub-section for Development Plan Approval.

“Development Plan Approval

d. A Development Plan shall be approved by City Council if a plan is not consistent with an approved Master Development Agreement.

e. Development Plans must include the following information:

x. Site plan

xi. Parking plan

xii. Grading plan
xiii. Landscape Plan and Streetscape
xiv. Color building elevations and sections
xv. Building function/proposed use
xvi. Specific development standards or other agreements
xvii. Any minor or major alternate modifications to standards being requested
xviii. Related parking or traffic study, when required by the City Manager or designee

f. EXEMPTIONS: Plans consistent with an approved Master Development Agreement with a master plan shall be exempt from Development Plan review.”


“Any above ground cabinets, pedestals or above ground transmission lines visible from streets shall be screened by landscaping, decorative walls, or with an art theme in character with the North Carrollton Station.”

4.) Amend Article XXI. Special Use Permits, Section D. Special Conditions, regarding communication towers to remove the exemption requiring a SUP for towers owned, leased, or controlled by the City of Carrollton. The purpose is to require SUPs for transmission towers in zoning districts, except for essential services, communication equipment on buildings, and integrated inside buildings or structures.

m. Communication Towers:

ii. Exceptions. A Special Use Permit is not required for the following:

   d) A communications tower located on property owned, leased or otherwise controlled by the City of Carrollton, provided a license or lease authorizing such tower has been approved by the City of Carrollton City Council. No such license or lease shall be issued for a communication tower located within 200 feet of any residentially zoned property without an approved Special Use Permit.
5.) Amend Article XXV. Landscape and Buffering.

a. Move minimum percentage of total lot area devoted to landscaping from the individual zoning district articles (chapters) to Article XXV. Landscaping and Buffering where landscaping is regulated. The same percentages will remain for each district, but in the landscaping chapter. The following table provides the percentage of landscaping required, by zoning district, to be placed in Article XXV.

<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
<th>MINIMUM LANDSCAPE PERCENTAGE REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>(IH)  Interim Holding</td>
<td>0%</td>
</tr>
<tr>
<td>(SF)  Single Family Residential (Detached)</td>
<td>10%</td>
</tr>
<tr>
<td>(SF-A) Single Family Residential (Attached)</td>
<td>10%</td>
</tr>
<tr>
<td>(D)  Duplex</td>
<td>10%</td>
</tr>
<tr>
<td>(MHP) Mobile Home Park Residential</td>
<td>10%</td>
</tr>
<tr>
<td>(MF)  Multi-Family Residential</td>
<td>20%</td>
</tr>
<tr>
<td>(NS)  Neighborhood Service</td>
<td>10%</td>
</tr>
<tr>
<td>(O-1,O-2,O-3,O-4) Office</td>
<td>10%</td>
</tr>
<tr>
<td>(LR-1,LR-2) Local Retail</td>
<td>10%</td>
</tr>
<tr>
<td>(LC,HC, C/W) Commercial</td>
<td>10%</td>
</tr>
<tr>
<td>(FWY) Freeway</td>
<td>15%</td>
</tr>
<tr>
<td>(GWY) Gateway Overlay</td>
<td>20% (See Article XX.2)</td>
</tr>
<tr>
<td>(LI)  Industrial</td>
<td>10%</td>
</tr>
<tr>
<td>(HI)  Industrial</td>
<td>5%</td>
</tr>
<tr>
<td>(DTC) Downtown Transit Center</td>
<td>(See Article XX Part 1)</td>
</tr>
<tr>
<td>(TMTC) Trinity Mills Transit Center</td>
<td>(See Article XX Part 2)</td>
</tr>
<tr>
<td>(FTC) Frankford Transit Center</td>
<td>(See Article XX Part 3)</td>
</tr>
<tr>
<td>(CC)  Corporate Commercial</td>
<td>20% (See Article XX.1)</td>
</tr>
<tr>
<td>(JBL) Josey Belt Line Overlay</td>
<td>(See Article XX.4)</td>
</tr>
</tbody>
</table>

b. Correct referenced sections of Article XXV. Landscape and Buffering, in Section B. Landscaping, Sub-section 8. Location and Design.

a. Residential Zoning Districts

In all single-family and duplex residential zoning districts where landscaping is required, not less than 30 percent of the total required on-site landscaping, as provided in Section B, Subsection 1. Landscaping Required, shall be located in the designated front yard, with not less than 50 percent of the total required on-site landscaping located in the front one-half of the lot.

6.) Amend Article XXXIV. Definitions.

   a. Amend Article XXXIV. Definitions to add Automated Teller Machines (ATM) and read:

      AUTOMATED TELLER MACHINE (ATM): An unmanned, free-standing structure that performs banking financial functions at a location that may be separate from the controlling financial institution.

   b. Amend Article XXXIV. Definitions to revise the definitions of “Parking, Garage Structure” and “Parking, Surface”. The amendments also remove “Accessory Parking Garage Structure” and “Accessory Surface Parking”.

      PARKING, GARAGE STRUCTURE: A structure on a separate lot where a fee may be charged for the temporary parking of operable personal and light commercial vehicles. Such structure shall be in lieu of accessory garages within a block or portion of a block. Commercial facilities for washing, repair, or other services shall not be included in the definition.

      PARKING, GARAGE STRUCTURE, ACCESSORY: An accessory building or a portion of a main building for the storage or parking of motor vehicles as may be required in connection with the permitted use of the main building. Commercial facilities for washing, repair, or other services shall not be included in the definition.

      PARKING, SURFACE, ACCESSORY: An accessory surface parking lot supporting the main use on the same tract of land. An approved parking surface where motor vehicles may be stored for the purpose of temporary, daily or overnight off-street parking.

      PARKING, SURFACE: An approved parking surface, other than an accessory parking lot as described herein, where motor vehicles may be stored for the purpose of temporary, daily or overnight off-street parking for a fee, charge or permit.