

ARTICLE XX.
(TC) TRANSIT CENTER DISTRICT REGULATIONS

(Article established by Ord. No. 2965 on 04/19/05; replaced the (ODC) Old Downtown Commercial District)

SECTION A. PURPOSE, GOALS AND INTENT.

1. The purpose of the Transit Center District is to implement the adopted recommendations of the Comprehensive Plan by encouraging new development and redevelopment near the DART Light Rail Stations.
2. The goals of this code are:
 - a. To capitalize on the convergence of regional transit, freeways and arterial roadways to create major urban and village centers in the Dallas / Fort Worth region that offer a variety of housing, retail and office uses not commonly present in other areas of the Metroplex.
 - b. To provide development and land use flexibility within the framework of a form-based development code.
 - c. To provide a mix of residential, retail and office uses in a pedestrian-friendly district.
3. The intent of this Code is:
 - a. To provide a comfortable and attractive environment for pedestrians which include such things as buildings framing public space, street trees, lighting and awnings that will attract pedestrians.
 - b. To construct buildings close to the sidewalk and street.
 - c. To construct continuous building frontage along block faces except where it is desirable to provide for pedestrian and auto pass-throughs to parking at mid block.
 - d. To provide shared parking both on-street and in the center of blocks that will benefit the entire district.
 - e. To contribute to the definition and use of public parks and plazas.
 - f. To design streets and buildings which will contribute to creating a safe environment.
 - g. To build on the character reflected in Downtown Carrollton.

SECTION B. DEFINITIONS.

For the purpose of this Article the definitions for the Transit Center Zoning District are as follows:

1. Alternative Standard, Major. A significant change to both the standards and intent of this Code and involves Planning and Zoning Commission and City Council approval.
2. Alternative Standard, Minor. A minor change to the standards, but not the intent of this Code and involves staff approval.
3. Building Façade, Primary. Any façade that faces a public street or open space.
4. Build-to Line: a line parallel to and offset from the property line abutting a street or alley right-of-way, upon which the preponderance of the façade of a building shall be placed. (*Ord. 3321, 09/01/09*)
5. City General Design Standards. The approved City standards which govern such items as street, streetscape, drainage, signage and other public improvements.
6. Entry, Primary. The main entry to a building on a block face. There must be at least one main building entry for each ground floor use, tenant or lobby on each block face which contains the use or tenant. Any additional building entries may be considered a Secondary Entry.
7. Historic Square. A Sub-District which addresses Carrollton's historic Downtown center.
8. Landmark Buildings. Buildings which are located on axis with a terminating street or at the intersection of streets. Such buildings shall incorporate architectural features which address height and articulation that emphasize the importance of such a location.
9. Parking, Long Term. Customer or tenant parking which is intended for the primary use of vehicles parked for duration of four hours or more and neither priced nor managed to encourage turnover.
10. Parking, Reserved. Parking which is assigned or reserved for tenants or visitors of a building or business.
11. Parking, Shared. Parking which is shared by tenants, visitors and the general public. Fees and hours of availability may be further defined in cooperation with parking management district policies.
12. Parking, Short Term. Customer or tenant parking which is intended to serve commercial businesses or residential uses that has a regular turnover.
13. Story. That portion of a building, other than a basement, 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 above the floor of such Story. This includes any mezzanine or loft which may comprise only a portion of a full floor plate.
14. Urban Core. The most intense mixed-use sub-district established by this Code.
15. Urban General. The second most intense mixed-use sub-district established by this Code.



LANDMARK BUILDING EXAMPLE AT
HIGHLAND PARK VILLAGE

16. Urban Fringe. A moderately intense primarily residential sub-district which provides a transition between the more intense mixed use sub-districts and adjacent low density neighborhoods.
17. Zoning and Regulating Map. The graphic plan established in an ordinance which applies the Transit Center District to a particular area around a transit station, and which governs the assignment of districts, as defined herein, and the street-type which shall be used, among other items.

SECTION C. GENERAL DISTRICT STANDARDS.

1. Zoning & Regulating Map

A Zoning & Regulating Map, as depicted in Exhibits A and B, is the coding key for application of this district's provisions to properties, and shall be considered part of this Code. It establishes such things as:

- a. Major street types within the district;
- b. Sub-district areas;
- c. Required at-grade retail construction;
- d. Public open space and plazas; and
- e. Regional hike and bike corridors.

2. Sub-Districts Created

Four sub-districts are hereby created and available for use within the Transit Center District:

- a. Urban Core. This is the most intense district, and includes a mix of residential, retail, office and entertainment uses. It is intended for use where there is a very high degree of accessibility and availability of infrastructure. It is intended to be separated from low density suburban residential districts by the Urban General and Urban Fringe sub-districts or other more traditionally transitional zoning districts.
- b. Urban General. This is a high intensity mixed use district. It is intended for use where there is a high level of access and infrastructure. It is not intended to be located adjacent to low density residential districts.
- c. Urban Fringe. This is an urban transition district which is residential in character, with townhouse-style front door entries to all at-grade units which face a public street or open space.
- d. Historic Square. This mixed use district is intended to be utilized where there is an historic character which is to be preserved or enhanced.

3. Function, Land Use and Building Type

Retail, Personal Service, Residential and Office uses shall be allowed throughout the District, except that where “Required Retail Construction” is designated on the Zoning and Regulating Map. The ground floor adjacent to the street shall be constructed to retail building standards for a depth of at least 30 feet.

For a specific list of permitted uses, see Section I. TRANSIT CENTER LAND USES.

4. Streetscape and Landscape

- a. Streetscape standards are established in the *City’s General Design Standards* for both residential and non-residential ground-level frontages.
- b. Non-Residential ground floor frontages shall not be required to provide additional landscaping beyond that required in the *City General Design Standards*.
- c. Additionally, residential ground floor frontages shall be required to landscape a minimum of six (6) feet between the edge of sidewalk and the primary building façade, excluding access sidewalks, stairs, stoops, porches and patios. This area may be landscaped with ground cover, low shrubs, ornamental trees and street trees. In addition, street tree wells may also be landscaped. Landscaping for this area is limited to ground cover and low shrubs.

5. Sub-District Standards

SUB-DISTRICT STANDARDS (Ord. 3321, 09/01/09)				
STANDARD	URBAN CORE	URBAN GENERAL	URBAN FRINGE	HISTORIC SQUARE
Building Height	Min: 4 stories Max: Unlimited	Min: 2 stories ¹ Max: 6 Stories	Min: 2 stories ¹ Max: 4 Stories	Min: 2 stories Max: 3 Stories
Build-to Lines	3 feet from the ROW (6 feet from the ROW if abutting IH-35E north of Belt Line Road and/or Trinity Mills Road)	6 feet from the ROW (12 feet from the ROW if abutting IH-35E north of Belt Line Road and/or Trinity Mills Road)	6 feet from the ROW (12 feet from the ROW if abutting IH-35E north of Belt Line Road and/or Trinity Mills Road)	0 feet from the ROW
Side and Rear Setback Lines (not abutting any ROW)	In accordance with the applicable requirements of the building codes of the City of Carrollton	In accordance with the applicable requirements of the building codes of the City of Carrollton	In accordance with the applicable requirements of the building codes of the City of Carrollton	In accordance with the applicable requirements of the building codes of the City of Carrollton

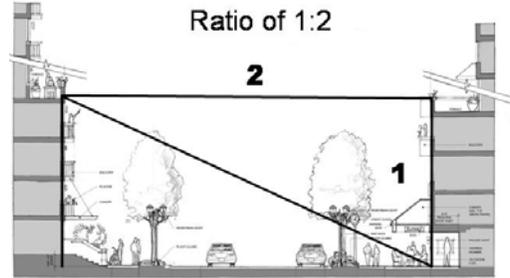
Notes: (1) Maximum height of 2 stories when the building is within 100 feet of single-family zoned property.

SECTION D. BUILDINGS.

1. Intent

It is the intent of this code to create an attractive and active urban style district and the size, disposition, function and design of buildings play an important role in achieving that goal.

- a. Buildings should form a strong continuous “street wall” to define the public street “room” by creating a ratio of between 1:2.0 and 1:3.0 between the building height and the distance between buildings.
- b. Buildings should reflect the history of the City and region in their style and materials.
- c. Buildings should directly contribute to the attractiveness, safety and function of the street and public areas.
- d. Buildings should be designed to accommodate a range of uses over time without the need to be destroyed and rebuilt.
- e. Buildings that accommodate retail at grade should emphasize the retail over the building’s architecture.
- f. Buildings should be constructed in a manner and with materials that are highly durable and will continue to look good over time, especially adjacent to public and pedestrian areas.
- g. It is intended by this code to encourage a variety of building and design solutions in response to the standards and regulations outlined herein.



RETAIL SHOULD BE EMPHASIZED WHERE IT IS PRESENT

2. Block Face

It is intended that building walls should be continuous along block faces to create a strong edge to the street and contribute to creating an attractive and active pedestrian environment. Contributing to that goal however, is to allow some limited variation and opportunities for such things as outside dining, pocket parks and special building entry features.

- a. Block faces shall contain continuous building frontage with the exception of a mid-block access to parking which is no greater than 24 feet in width for vehicular access (additional width dedicated to pedestrian access is permitted) and 16 feet in height. (*Ord. 3321, 09/01/09*)
 “Continuous building frontage” will be considered to be met if 80% or more of the building façade is located at the build-to line. (*Ord. 3321, 09/01/09*)

- b. Facades shall be built parallel to the street frontage, except at street intersections, where a façade containing a primary building entrance may be curved or angled toward the intersection.

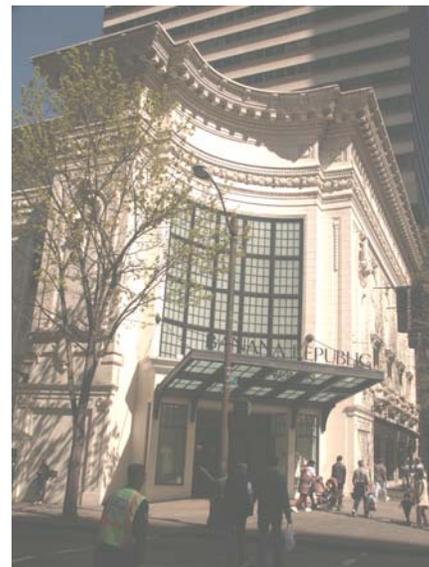
3. Building Form

- a. The maximum leasable retail area allowed shall be 30,000 square feet. Buildings which exceed these standards shall require approval of a Specific Use Permit.
- b. All buildings shall be designed and constructed in tri-partite architecture so that they have a distinct base, middle and top; and all windows shall have a vertical proportion.



TRI-PARTITE ARCHITECTURE: BUILDINGS WITH A “BASE”, “MIDDLE” AND “TOP”

- c. building which is located on axis with a terminating street or at the intersection of streets shall be considered a *Landmark Building*. The building shall be designed with landmark features which take advantage of that location, such as an accentuated entry and a unique building articulation which is off-set from the front wall planes and goes above the main building eave or parapet line.
- d. Drive-through windows are prohibited. (*Ord. 3321, 09/01/09*)
- e. Buildings fronting Commercial Character Streets as shown in Section I of this Article shall have their first floor designed to accommodate retail uses. Said design shall include placing entry doors at grade (with no elevated stoop), having clear glass windows comprising no less than 60% of the ground floor façade and having interior ceiling “clear” heights no less than 14 feet. (*Ord. 3321, 09/01/09*)



LANDMARK FEATURE ON THIS BUILDING CORNER. SEATTLE

4. Architectural Features

- a. Buildings which are greater than four (4) stories in height must be set back at the 5th floor and above at least 12 feet behind the building face of the first four (4) floors along street frontages.
- b. Windows, except for retail at grade, shall be vertical in proportion and have at least a four (4) inch reveal.
- c. No glass curtain wall shall be permitted except by approval of Minor Alternate Standards.
- d. Each building and separate lease space at grade along the street edge shall have a functioning *Primary Entry* from the sidewalk. Entries must be inset from the front building plane by at least five (5) feet. Secondary Entries may be set back as little as three (3) feet. All inset entries, not including utility doors, must flare out between 45 and 60 degrees from perpendicular to the door plane. Functioning entries must be located no greater than 70 feet apart.

In the Historic Square, a three (3) foot inset for Primary Entries and zero (0) feet for Secondary Entries shall be permitted.

1. On small sites, the recess for a Primary Entry may be reduced to zero (0) feet if allowed by Minor Alternative Standard approval.
2. Corner entries may count as a Primary Entry for both intersecting street frontages.
3. Architectural elements to the primary building façade may encroach into the area between the right-of-way line and the build-to line. These elements may include stoops, porches, bay windows, eaves, awnings (provided they are a minimum of 7.5 feet above grade), planters and light wells for a below-grade floor. Balconies, canopies and awnings are not limited in their encroachment, provided that they do not substantially interfere with pedestrian movement and street tree growth. (*Ord. 3321, 09/01/09*)

5. External Façade Materials

The following shall apply to all exterior walls of buildings and parking structures which are clearly visible from a public street, walkway or open space:

- a. The ground floor exterior walls, excluding windows, doors, and other openings, shall be constructed of one hundred percent (100%) brick, stone or cultured stone on the exterior facade.
- b. Overall, a minimum of eighty-five percent (85%) of said exterior walls, excluding windows, doors, and other openings, shall be constructed of brick, stone or cultured stone.
- c. The remainder may be constructed of noncombustible materials including exterior stucco and Class PB Exterior Insulating and Finishing Systems (EIFS). Stucco and EIFS shall be used only for walls, architectural features, and embellishments not subject

to pedestrian contact. In the Urban Fringe Sub-District, cementitious fiberboard may be used for up to 10% of the façade provided it is above the ground floor. (*Ord. 3321, 09/01/09*),

- d. Windows and glazing shall be limited to a minimum of thirty percent (30%) and maximum of seventy percent (70%) of each building elevation. (See subsection 9.b below for special requirements for retail at grade.) A variation of up to 15% of the minimum and maximum percentages and a variation of the material type may be approved by a Minor Alternative Standard, provided that the change will result in an improved architectural design without degrading the quality of public areas or increase the level of maintenance
- e. Unpainted metal, galvanized metal, or metal subject to ordinary rusting shall not be used as a building material. Factory finished metal elements as well as metals that develop an attractive oxidized finish, such as copper or weathering steel, may be used as architectural accents upon approval of a Minor Alternative Standard.

6. Color

- a. The dominant color of all buildings (including above grade parking structures) shall be colors which coordinate with and complement existing commercial architecture in the immediate area, such as shades of warm gray, red, beige and/or brown, or as otherwise approved by the City Manager or designee. (*Ord. 3321, 09/01/09*)
There are no restrictions on accent colors which comprise less than 0.5% of the building face, except that fluorescent colors are prohibited.
- b. Roof colors shall be a shade of cool gray, warm gray, brown or red.

7. Residential at Grade

- a. All buildings which are constructed for residential units at grade shall include a primary front door entrance into the unit which may be accessed from the sidewalk.
- b. The entry shall be located a minimum of two (2) feet above the sidewalk elevation.
- c. Units must also include windows which provide residents a view of the street and sidewalk area.

8. Non-Residential at Grade

- a. The ground floor entry must be located at the approximate elevation of the adjacent sidewalk.
- b. Retail uses adjacent to the sidewalk at grade shall:
 1. Be constructed to meet fire code separation from any other uses constructed above, and shall have a minimum clear height of 16 feet between finished floor and the bottom of the structure above. Mezzanines within the retail space shall be allowed per building code;
 2. Have a canopy which extends at least 6 feet over the sidewalk for at least 75% of the frontage;
 3. Have clear glass windows for at least 60%, but no greater than 80%, of the ground floor façade; and
 4. These standards shall not apply to the IH-35E frontage road between Roberts Street and Hutton Branch.

SECTION E. PARKING.

1. Automobile Parking

a. Goals

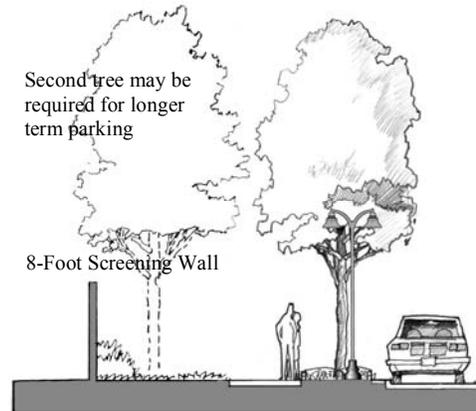
The following are goals of the City's parking policies and this Code:

1. Support the creation of Shared Parking in order to enable visitors to park once at a convenient location and to access a variety of commercial enterprises in a pedestrian-friendly environment.
2. Manage parking so that it is convenient and efficient, and supports an active and vibrant retail environment, including the use of parking meters.
3. Ensure visibility and ease of accessibility of parking.
4. Maximize on-street parking.
5. Provide flexibility for changes in land uses which have different parking requirements within the District.
6. Provide flexibility for the redevelopment of small sites and preservation of historic buildings.
7. Avoid diffused, inefficient single-purpose reserved parking.
8. Avoid adverse parking impacts on residential neighborhoods.
9. Design parking structures so that they do not dominate the public environment by providing for conversion of the ground floor to commercial use and for lining the edge of structures with residential or commercial uses.

b. Parking Provisions and Requirements

1. General Provisions

- a. All off-street parking shall be located behind buildings which face on a street or public open space, and be accessed by alley or short driveway between buildings.
- b. Pedestrian access shall be provided between structured parking and the public street.
- c. With the exception of the Urban Fringe sub-district, surface parking lots shall be considered a temporary use and allowed only upon approval of a Special Use Permit with a maximum five (5) year initial term, with periodic reviews as established by the Special Use Permit for continued appropriateness thereafter. Appropriate screening from public areas, which may include a screening wall and additional landscaping, may be required. (*Ord. 3321, 09/01/09*)
- d. Any limits on the use of shared parking, such as time limits or hours of use, shall be approved by the City Manager or his designee upon a finding that
 - 1. At least 12 hours of public parking are provided in any 24-hour period, and
 - 2. At least eight (8) of those hours are provided during either business or nighttime hours depending on the City Manager or his designee’s determination that the primary public or visitor use will be for office, retail or residential.
- e. Any other parking standards shall be in conformance with Article XXIV, Off Street & Loading, of the Comprehensive Zoning Ordinance.



SCREENING FOR SURFACE PARKING

2. Automobile Parking Requirements

a. Base Parking Requirements (*Ord. 3321, 09/01/09*)

Land Use	Minimum Spaces Required
Residential	1.25 spaces per dwelling unit
Restaurants	1 space per 250 sq ft of floor area
Retail	1 space per 325 sq ft of building area
Living Work Space	1 space per 1,000 sq ft
Office	1 space per 350 sq ft of floor area

- b. Further Parking Reductions
 - 1. Properties in the Historic Square shall receive an additional credit for the number of parking spaces which would normally be required for retail use on the ground floor of any existing or new structure. To achieve this credit however, retail or restaurant use must be located on the ground floor.
 - 2. In all other Districts, on-street parking which is available along the frontage lines of a development site may be counted toward the parking requirement for the development.
 - c. A maximum of one (1) space for each 1,000 s.f. of non-residential and 1 space for each residential unit may be made available for Reserved Parking.
 - d. Notwithstanding any other requirement of the Comprehensive Zoning Ordinance, on-site visitor parking shall not be required for residential uses in the Urban Fringe sub-district. (*Ord. 3321, 09/01/09*)
3. Achieving Automobile Parking
- a. The final parking requirement is a product of using the Base Requirement in the above sub-section 2.a. and utilizing the applicable reductions available in the above sub-sections 2.b. through 2.d.
 - b. Parking requirements may be met on-site, curb-side, by lease from the City or its designated authority or by payment of cash-in-lieu of parking to the City or its designated authority.
 - c. Due to the limited land area within the Historic Square sub-district and the need to provide off-site parking, development shall be eligible to receive a reduction in the cost for the payment to the city for the required cash fee or the lease payments. The amount and the terms of the reduction shall be determined by the City Manager or his designee by individual agreements.
 - d. The City Manager or his designee shall annually establish the following:
 - 1. The leasing rates for city-provided parking spaces as a result of the need to provide such spaces for new development; and
 - 2. The cost of construction of a parking space in a parking structure for the purposes of establishing cash-in-lieu payments.
 - e. Shared parking shall be clearly designated with signs and markings.
 - f. Parking garages which are immediately adjacent to IH-35E and there is no intervening building, shall be treated in an architectural manner which reflects the District and shall be approved by the City Manager or designee.

4. Bicycle Parking

a. Goals

Bicycle parking is required in some use categories to encourage the use of bicycles by providing safe and convenient places to park bicycles. The required number of spaces is lower for uses that do not tend to attract bicycle riders and higher for those uses that do.

b. Required Bicycle Parking

Bicycle parking shall be provided based on at least one (1) space for each 10 automobile parking spaces required as part of the Base Parking requirement in *B.2.b.i* above.

c. Bicycle Parking Standards

1. Location

- a. Required bicycle parking must be located within 50 feet of an entrance to the building. With permission of the City Manager or his designee, bicycle parking may be located in the public right-of-way.
- b. Bicycle parking may be provided within a building, but the location must be easily accessible to bicycles.

2. Covered Spaces

If covered spaces for motor vehicles are provided on-site, then 50% of the bicycle parking shall also be covered, unless otherwise approved by the City Manager or his designee.

3. Signs

If the bicycle parking is not visible from the street, then a sign must be posted indicating the location of the bicycle parking facilities.

4. Rack types and required areas

Bicycle racks and the area required for parking and maneuvering must meet the *City General Design Standards* or be approved by the City Manager or his designee (see below). Bicycle lockers may also be allowed as part of meeting the Bicycle parking requirement, but must be approved as to type and location.

d. Standards for Bicycle Rack Types and Dimensions

1. Rack Type

- a. Bicycle racks types and standards are established by the City Manager or his designee.
- b. Bicycle racks must hold bicycles securely, and support the frame so that so that the bicycle cannot be pushed or fall to one side in a manner that will damage the wheels or components.
- c. Bicycle racks must accommodate locking the frame and the front wheel to the rack with a standard high-security U-shaped shackle lock, if the bicyclist does not remove either wheel from the bicycle.
- d. Bicycle racks must be securely anchored.

2. Parking Space Dimensions
 - a. Bicycle parking spaces must be at least 6 feet long and 2 feet wide, and in covered situations, the overhead clearance must be at least 7 feet.
 - b. An aisle for bicycle maneuvering must be provided and maintained beside or between each row of bicycle parking. This aisle must be at least 5 feet wide.
 - c. Each required bicycle parking space must be accessible without moving another bicycle.
 - d. Areas set aside for bicycle parking must be clearly marked and reserved for bicycle parking only.

SECTION F. STREETScape, LIGHTING, MECHANICAL AND FENCES.

1. Intent
 - a. It is the intent of this Code and the approved City's *General Design Standards* to provide minimum standards and consistency for improvements located in public areas and within the city's rights-of-way.
 - b. Lighting shall support pedestrian activity and promote safety.
 - c. The entire District shall utilize the basic fixtures and furnishings in the public areas as approved in the City's *General Design Standards*.
 - d. Mechanical and utility-related equipment and fixtures shall be located and screened to lessen the negative impact on the streetscape and public areas.
2. Standards
 - a. For Streetscape and Lighting specifications, see the City-approved *City General Design Standards* for the appropriate Transit Center Sub-District.
 - b. Lighting elements shall be incandescent, metal Halide, or halogen only. No HID or fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures) may be used on the exterior of buildings.
 - c. All lighting shall be focused downward or narrowly focused on its intended target such as signing. No lighting source from a commercial activity shall be visible by a residential unit.
 - d. Mechanical and electrical equipment, transformers, meters, and garbage containers shall be located and screened so that they are not visible from the street or other public area.
 - e. On-street bicycle parking shall be located within the band created by street trees and pedestrian street lights, however, they must be placed in a manner that avoids conflicts with pedestrian and vehicular paths.

3. Fences (*Ord. No. 3132, 04/03/07*)

a. Design Standards

Fences shall be decorative in appearance, and shall be of design and materials complementing the appearance of the building. “Chain link” or “hurricane” fences shall not be permitted for commercial uses (either new or existing) or for new residential uses, except as approved by the City Manager or his designee.

SECTION G. SIGNS.

1. Intent

Signage is intended to respond to slow moving traffic and pedestrians. It is therefore, generally smaller in size than other areas of the City and located in prescribed locations on a building so that it is easily found and interpreted.

2. Standards

See Section 151.93 of the Carrollton Code of Ordinances.

SECTION H. ADMINISTRATION.

1. Intent

It is the intent of this Code that a developer or builder who wishes to develop will be processed in an expedited manner, and may in fact qualify for incentives under other separate City programs. However, if there are substantial variances requested, additional approvals shall be required which may delay development progress.

2. Alternate Standards

- a. For the purposes of this Code, there shall be two types of Alternate Standards — Minor and Major.
- b. Minor Alternate Standards are considered relatively minor changes to the strict adherence to the standards in this Code, and may be approved administratively by the City Manager or his designee as part of a Development Plan. However, all Minor Alternate Standards must meet the full intent of this Code as stated herein.
- c. Major Alternate Standards are considered relatively major changes to both the standards and stated intent of this Code. Major Alternate Standards may only be approved by the Planning and Zoning Commission and City Council.
- d. The ability to approve Alternative Standards shall also apply Section 151.93 of the Carrollton Code of Ordinances (Sign code) regarding sign regulations.
- e. The City may impose conditions on granting any Alternate Standards in order to minimize any potential negative impact on the district, neighboring properties or public streets or open space. This may include screening, a time limit or other requirement.

3. Development Plan Approval

- a. Prior to obtaining a Building Permit, a Development Plan must be approved by the City Manager or his designee, to certify that it meets the purpose, intent and standards contained in this Code.
- b. Development Plans must include the following information:
 1. Site plan.
 2. Building elevations and sections.
 3. Building function/proposed use.
 4. Parking standards being met.
 5. Any minor or major alternate standards being requested.

4. Appeals

Denial of a Development Plan or an application for Minor Alternate Standards by the City Manager or his designee may be appealed to the Planning and Zoning Commission if the appeal is filed with the Urban Development Department within ten (10) days of the denial. Denial of a Development Plan or an application for Minor Alternate Standards 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.

SECTION I. TRANSIT CENTER USE CHART AND MAPS

1. Land and structures in each sub-district may be used for any of the indicated uses, but no land shall hereafter be used, and no building or structure shall hereafter be erected, altered, converted, arranged, designed, or used for other than those uses specified as permitted uses in the sub-district in which it is located, according to the Use Chart, and in accordance with the provisions of the applicable Articles of this ordinance.
2. LEGEND FOR INTERPRETING USE MATRIX
 - Use permitted in the sub-district indicated.
 - Use prohibited in the sub-district indicated.
 - S Use permitted only upon approval of a Special Use Permit. (Reference Article XXI)
 - A Use permitted only as an accessory use incidental to a permitted principal use on the same lot or parcel.
 - T Use permitted on a temporary basis only, upon approval of the City Manager or Designee.

Unlisted Uses are prohibited in any sub-district.
3. Transit Center Zoning & Regulating Maps and Street Character Maps (*Ord. 3321, 09/01/09*)

TRANSIT CENTER DISTRICT USE CHART

0100 HOUSEHOLD UNITS

#	NAICS	Types of Use	Historic Core	Urban Core	Urban Center	Urban Fringe
0101		Apartment; Apartment House or Complex	•	•	•	•
0103		Four-plex				•
0107		Single-Family Unit, Attached				•
0109		Townhouse			•	•

0200 GROUP QUARTERS

0207	81311	Rectory or Parsonage (Accessory to Church on Same Lot)				A
0211		Other Religious Quarters, NEC.				S

0300 HOTELS AND TRANSIENT LODGINGS

0301	721191	Bed and Breakfast Inn	•	•	•	S
0302	72111	Hotel, Full Service	•	•	•	
0303	72111	Hotel, Extended Stay or Suites	S	S	S	
0304	72111	Hotel, Limited Service	•	•	•	

0600 ACCESSORY USES

0601		Accessory Use Located on a Separate Lot or Parcel from the Main Use	S	S	S	S
0605		Caretaker or Night Watchman's Quarters, Dwelling	A	A	A	A
0607		Garage, Community (Residential)	•	•	•	•
0608		Garage, Private (Residential)	•	•	•	•
0611		Home Occupation	•	•	•	•
0612		Kiosk, Food Sales and Service	•	•	•	
0613		Kiosk, No Food Sales or Service	•	•	•	
0614		Kiosk, Informational	•	•	•	•
0617		Outside Display (Reference Article XXVI)	A	A	A	
0621		Satellite Television Reception Dish	A	A	A	A
0622		Storage Building, Swimming Pool, Hot Tub or Sauna (Private)	A	A	A	A
0623		Tennis Court, Lighted (Private)	A	A	A	A
0624		Tennis Court, Unlighted (Private)	A	A	A	A
0625		Other Accessory Uses, NEC.	S	S	S	S

- - Permitted Use; [] - Prohibited Use; S - Special Use Permit Required; A - Allowed as an Accessory Use;
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#	NAICS	Types of Use	Historic Core	Urban Core	Urban Center	Urban Fringe
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INSTITUTIONAL

0700 GOVERNMENTAL SERVICES

0701	92111	Administrative Offices	•	•	•	•
0702	922	Civil Defense, Fire or Police Station	•	•	•	•
0703	4911	Post Office	•	•	•	•

0800 EDUCATIONAL SERVICES

0801	61141	Business or Secretarial School	•	•	•	
0802	61131	College, University or Professional School	•	•	•	
0803	611511	Cosmetology School	•	•	•	
0804	62441	Daycare Center or Nursery School	•	•	•	S
0807	61161	Fine Art School	•	•	•	
0808	61162	Karate and Martial Arts School	S	S	S	
0809	61111	Kindergarten	S	S	S	S
0810	61111	Private or Denominational School		S	S	S
0811	61111	Public School		Sp	Sp	Sp
0813	611699	Other Schools, NEC.		S	S	S

0900 INSTITUTIONAL SERVICES

0901	8139	Business professional, labor, political and similar organization	•	•	•	
0902	81311	Church, Synagogue or Temple (Religious Organization or Facility)				•
0903	81341	Fraternal Organization (Lodge) with a Private Club	•	•	•	
0904	81341	Fraternal Organization (Lodge) without a Private Club, Civic or Social Organization or Services	•	•	•	
0905		Religious & Philanthropic Institutions	S	S	S	S
0906	81311	Religious Organizations or Facility (Ancillary Building)				
0907	8133	Social Advocacy Organizations	•	S	S	
0908		Other Membership Organizations or Services, NEC.	S	S	S	S

1000 CULTURAL CENTERS

1002	71212	Historic Marker or Monument Site	•	•	•	•
1003	51412	Library (Public)	•	•	•	•
1004	712110	Museum	•	•	•	
1005	71219	Nature Parks and Other Similar Institutions		•	•	•
1006		Other Cultural Activities, NEC.	•	•	•	S

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#	NAICS	Types of Use	Historic Core	Urban Core	Urban Center	Urban Fringe
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1100 PUBLIC ASSEMBLY

1101		Amphitheater			•	•
1102		Arena or Field House				
1103	71121	Auditorium or Exhibition Hall	S	S	S	S
1104	561920	Civic or Convention Trade Show Facility		S	S	
1105	71121	Spectator Sports (Public or Private with more than 1,500 seats)		S	S	
1106	71121	Spectator Sports (Public or Private with 1,500 or less seats)		S	S	
1107		Other Public Assembly, NEC.	S	S	S	S
1108		Other Sports Assembly, NEC.				

TRANSPORTATION & UTILITIES

1200 RAILROAD AND RAIL RAPID TRANSIT

1201	4821	Rail Transportation Distribution System		S		
1202	482111	Railroad Distribution System		S		
1204	4821	Railroad Passenger Terminal		S		
1205	4882	Support Activities for Rail Transportation		S		
1206	48511	Urban Transit System		S		
1207		Other Rail Rapid Transit Transportation, NEC.		S		
1208		Other Railroad Transportation, NEC.		S		

1300 MOTOR VEHICLE TRANSPORTATION

1306		Bus Parking or Storage (Accessory to an Institutional Use)		A		
1307	485	Bus Passenger Terminal		S	S	
1308	48511	Bus Timed Transfer Center		S	S	
1309	485320	Limousine Service		S	S	

1500 AUTOMOBILE PARKING

1501	81293	Commercial Parking Garage or Structure	•	•	•	S
1501	81293	Commercial Surface Parking Lot	S	S	S	•
1502	81293	Private Parking Garage or Structure (Accessory to Main Use on same Lot)	A	A	A	S
1502	81293	Private Surface Parking Lot (Accessory to Main Use on same Lot)	S	S	S	A
1503	81293	Private Parking Garage or Structure (For overflow or nonrequired parking as a principal use or located on a separate lot from the main use.)	•	•	•	S

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#	NAICS	Types of Use	Historic Core	Urban Core	Urban Center	Urban Fringe
1504	81293	Private Surface Parking Lot (For overflow or nonrequired parking as a principal use or located on a separate lot from the main use.)	S	S	S	S

1600 COMMUNICATION SERVICES

1601		Antenna Support Structure (excluding support structure for amateur radio broadcasting)		S	S	S
1602	5132	Cable Networks	•	•	•	•
1604		Communications Tower (Excluding antennas or support structures for amateur radio communications. Reference Section 0600 above) (Structure within height envelope of applicable district)			•	•
1605	51311	Radio and Television Broadcasting	•	•	•	
1606	51333	Telecommunications Resellers		•	•	
1607		Telephone (Telecommunications) Distribution System	•	•	•	•
1611		Temporary Support Structure, Refer to Article XXVIII	T	T	T	T
1613		Other Telephone Communication, NEC.	S	S	S	S

1700 UTILITY SERVICES

1702	221122	Electricity Power Distribution System	•	•	•	•
1704	22121	Natural Gas Distribution System	•	•	•	•

RECREATIONAL USES & AMUSEMENTS

1900 RECREATIONAL & AMUSEMENT ACTIVITIES

1919	713940	Health Club or Athletic Club (Fitness and Recreation Sports)		•	•	
1922	51213	Motion Picture Theater (Excluding Adult Motion Picture Theater)	•	•	•	
1924	7111	Performing Arts Companies	•	•	•	
1926		Public Park	•	•	•	•
1927		Public Recreation or Community Center, Athletic, or Recreation Facility	•	•	•	•
1935		Other Amusements, NEC.	S	S	S	S
1936		Outdoor Commercial Recreational Activity, NEC.		S	S	S

SERVICES

2200 FINANCE, INSURANCE & REAL ESTATE

2201	5242	Agencies, Brokerages, and Other Insurance Related Activities	•	•	•	
2202	522	Credit Intermediation and Related Activities (Bank)	•	•	•	
2203	5241	Insurance Carriers	•	•	•	
2204	521	Monetary Authorities Central Bank	•	•	•	

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#	NAICS	Types of Use	Historic Core	Urban Core	Urban Center	Urban Fringe
2205	531	Real Estate Agents, Brokers & Management Services	•	•	•	
2207	523	Securities Commodity Contracts, and Other Financial Investments and Related Activities	•	•	•	
2208		Other Finance, Insurance & Real Estate Services, NEC.	•	•	•	

2300 PERSONAL SERVICES

#	NAICS	Types of Use				
2305	81232	Cleaning, Dry Cleaning & Dyeing Service (Conducted within building up to 3,000 square feet)	•	•	•	
2306	81232	Cleaning, Dry Cleaning & Dyeing, Pickup Service Only	•	•	•	
2308	8123	Dry Cleaning and Laundry Services (Self-Service)			•	
2310	54143	Graphic Design Services	•	•	•	
2311	81211	Hair, Nail and Skin Care Services	•	•	•	
2313	561622	Locksmiths	•	•	•	
2314	81219	Other Personal Care Services	•	•	•	
2315	54192	Photographic Services	•	•	•	
2316	81149	Pressing, Alteration & Garment Repair	•	•	•	
2318	541213	Tax Preparation Service	•	•	•	
2319		Other Personal Services, NEC.	•	•	•	

2400 BUSINESS SERVICES

2402	5321	Automobile Equipment Rental and Leasing (Site area less than one [1] acre)		•	•	
2403	5614	Business Support Services	•	•	•	
2405	5322	Consumer Goods Rental		•	•	
2406	492	Courier and Messengers	•	•	•	
2407	561310	Day Labor Employment Placement Agency				
2408	5613	Employment Service	•	•	•	
2411	5141	Information Services	•	•	•	
2412	5616	Investigation and Security Services	•	•	•	
2413	5416	Management Consulting Service	•	•	•	
2416	51411	News Syndicate	•	•	•	
2418	81292	Photo Finishing	•	•	•	
2419	32311	Printing	•	•	•	
2420	323114	Quick Print Service	•	•	•	
2427	5615	Travel Arrangement and Reservation Services	•	•	•	
2433		Other Business Services, NEC.	S	S	S	

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#	NAICS	Types of Use	Historic Core	Urban Core	Urban Center	Urban Fringe
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2500 REPAIR SERVICES

2526	81149	Watch, Clock & Jewelry Repair Service	•	•	•	
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2600 PROFESSIONAL SERVICES

2601	54121	Accounting, Tax Preparation and Payroll Services or Bookkeeping Service	•	•	•	
2602	624120	Adult Daycare Center		S	S	
2603	5418	Advertising and Related Services	•	•	•	
2604	5415	Computer System Design and Related Service	•	•	•	
2607	62121	Dentist Office	•	•	•	
2608	5413	Engineering, Architectural or Related Services	•	•	•	
2610	5411	Legal Services	•	•	•	
2612	6213	Other Health Practitioners Office	•	•	•	
2613	5419	Other Professional, Scientific and Technical Services	•	•	•	
2614	6214	Out-Patient Care Center	•	•	•	
2616	6211	Physicians' Office	•	•	•	
2620	5414	Specialized Design Services	•	•	•	

RETAIL

		Any Retail Establishment or Structure in Excess of 30,000 GLA	S	S	S	
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2800 BUILDING MATERIALS, HARDWARE & FARM EQUIPMENT

2805	444120	Paint and Wallpaper Stores	•	•	•	
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2900 GENERAL MERCHANDISE & NON-STORE RETAILING

2902	452	General Merchandise Stores	•	•	•	
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3000 FOOD

3001	445310	Beer & Wine, Off-Premise Consumption, (Reference Article XXVIII, Section G)	•	•	•	
3003	4451	Food or Grocery Store, Retail	•	•	•	
3005	4452	Specialty Food Stores	•	•	•	

3100 AUTOMOTIVE, MARINE CRAFT & AIRCRAFT

3108	4471	Gasoline Service Station			S	
3109	447110	Gasoline Station with Convenience Store			S	

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3200 APPAREL AND ACCESSORIES

3201	4481	Clothing Stores	•	•	•	
3202	811490	Custom Tailoring	•	•	•	
3203	4482	Shoe Stores	•	•	•	
3204	44819	Other Apparel & Accessories, NEC.	•	•	•	

3300 FURNITURE, HOME FURNISHINGS & EQUIPMENT

3301	442299	All Other Home Furnishings	•	•	•	
3302	4431	Electronics and Appliances Stores	•	•	•	
3303	442	Furniture & Home Furnishings Stores	•	•	•	
3304	442299	Other Retail Furniture & Home Furnishings, NEC.	•	•	•	

3400 EATING AND DRINKING ESTABLISHMENTS

3401	722320	Caterers	•	•	•	
3402	711110	Dinner Theater including a Food & Beverage Certificate (Reference Article XXVIII, Section G)	•	•	•	
3403	722	Restaurant with a Private Club	S	S	S	
3405	722	Restaurant without Drive-Up, Drive-Thru, or Drive-In Service including a Food & Beverage Certificate (Reference Article XXVIII, Section G)	•	•	•	

3500 OTHER RETAIL TRADE, NEC.

3502	45331	Antique Store (Used Merchandise Store) & Secondhand Goods Sales	•	S	S	
3503	453920	Art Dealers	•	•	•	
3504	45121	Book Store and News Dealers (Excluding Adult Bookstore)	•	•	•	
3506	446120	Cosmetics Beauty Supplies and Perfume Stores	•	•	•	

3500 OTHER RETAIL TRADE, NEC.

3509	453110	Florist	•	•	•	
3513	451120	Hobby, Toy and Game Stores	•	•	•	
3514	448310	Jewelry Stores	•	•	•	
3516	448320	Luggage & Leather Goods	•	•	•	
3517	451140	Musical Instruments and Supplies Stores	•	•	•	
3518	4532	Office Supplies, Stationery and Gift Stores	•	•	•	
3519	446130	Optical Goods Stores	•	•	•	
3520	44619	Other Health and Personal Care Stores	•	•	•	
3521	812910	Pet Grooming Salon (Pet Care Services)	•	•	•	
3522	453910	Pets and Pet Supplies Stores	•	•	•	
3523	446110	Pharmacies and Drug Stores	•	•	•	
3524	451220	Prerecorded Tape, Compact Disc and Record Stores	•	•	•	
3525	451130	Sewing, Needlework and Piece Goods Stores	•	•	•	
3526	45111	Sporting Goods	•	•	•	
3528	453991	Tobacco Stores		•	•	

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#	NAICS	Types of Use	Historic Core	Urban Core	Urban Center	Urban Fringe
3529	53223	Videotape and Disc Rental	•	•	•	
3530		Other Retail Trade, NEC.	•	•	•	

MISCELLANEOUS

5600 MISCELLANEOUS LAND USES, NEC.

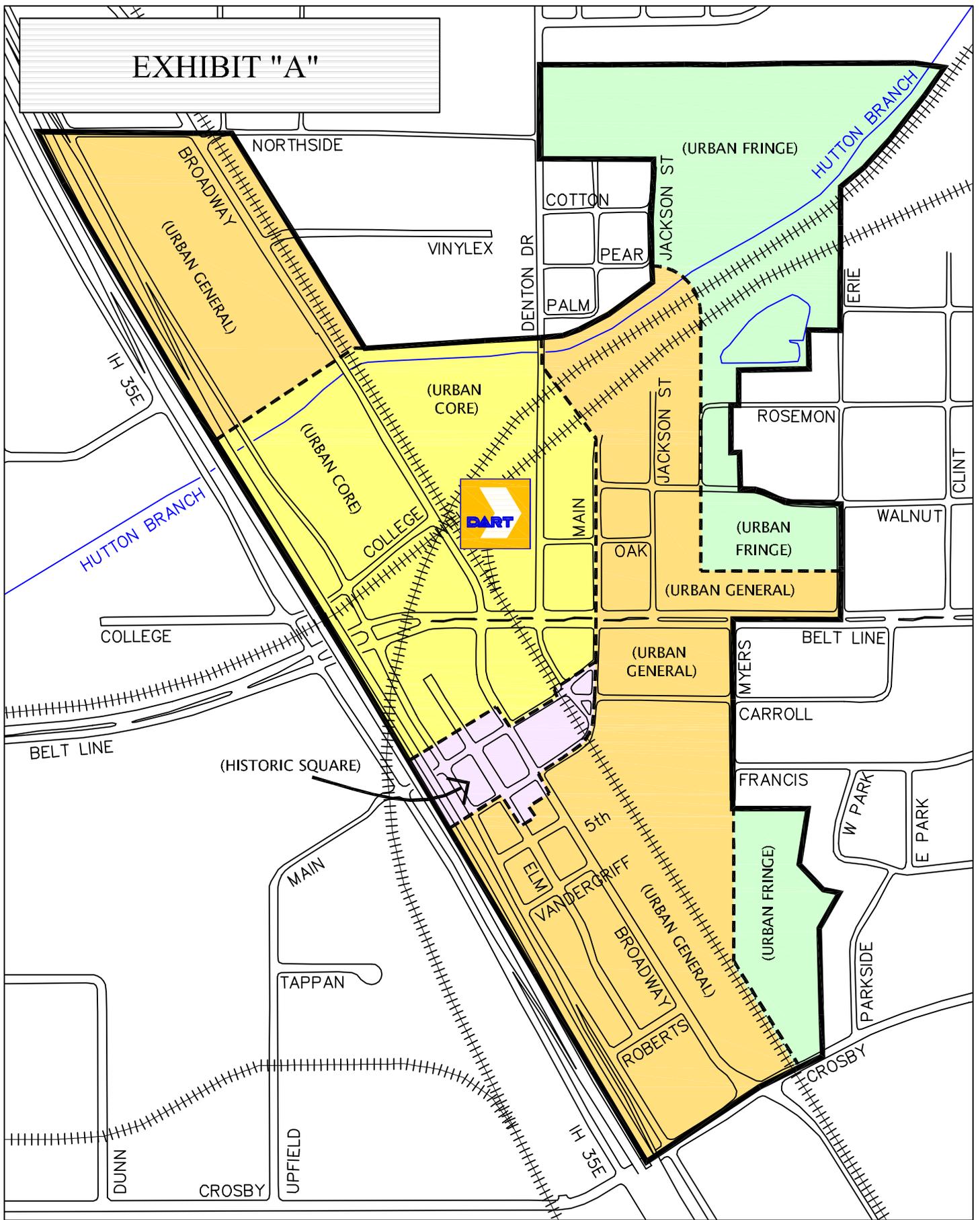
5601		Building or Structure in Excess of 6 Stories		•		
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5800 AGRICULTURE RELATED SERVICES

5802	812910	Pet Care (except Veterinary) Services & Kennel (In Enclosed Building Only)			•	
5805	541940	Veterinarian Services (In Enclosed Building Only)			•	

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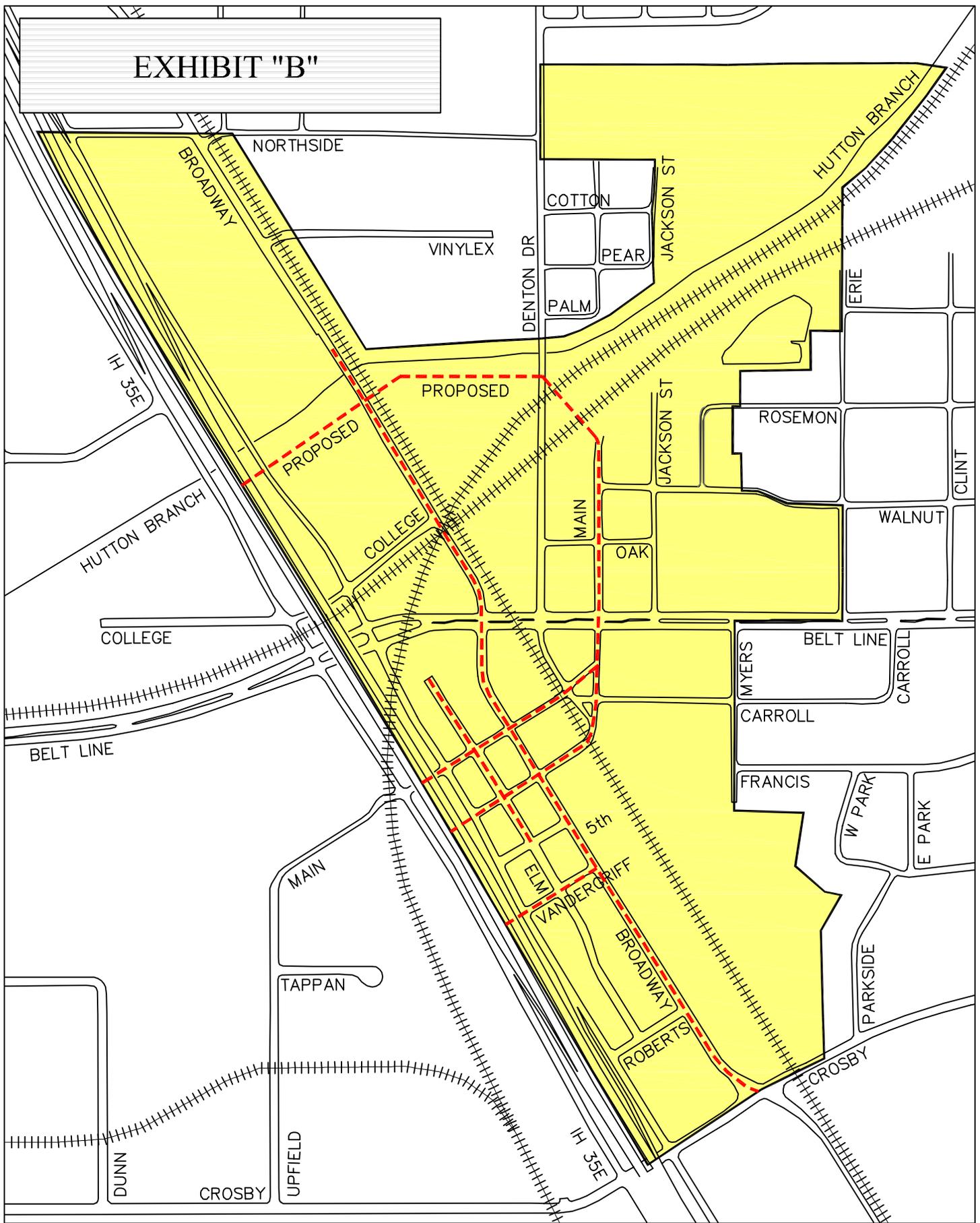
EXHIBIT "A"



--- = SUBDISTRICT BOUNDARY

Transit Center Zoning & Regulating Map Downtown Carrollton

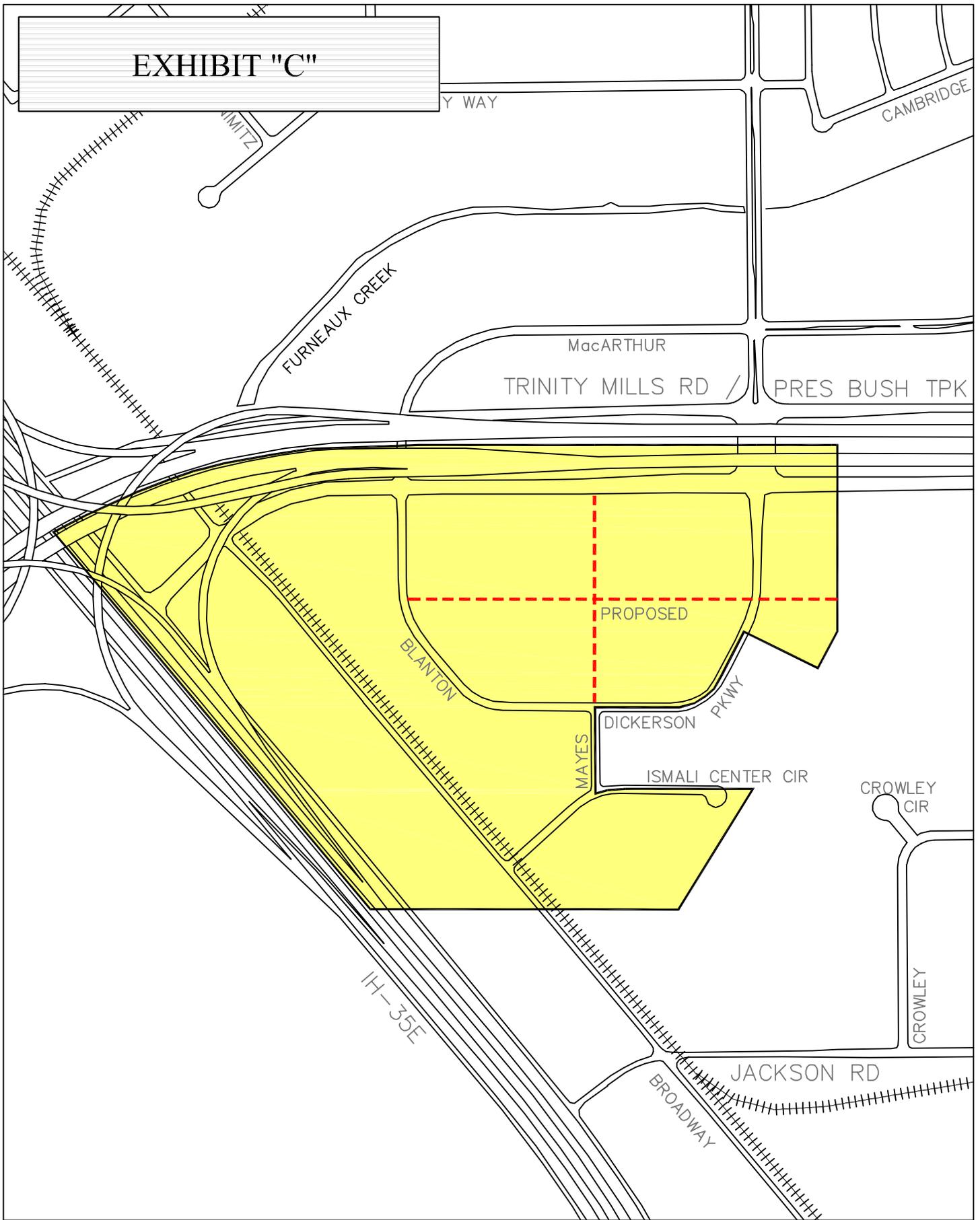
EXHIBIT "B"



- - - = COMMERCIAL CHARACTER STREET
- = DISTRICT BOUNDARY

Commercial Character Streets Downtown Carrollton

EXHIBIT "C"



- - - = COMMERCIAL CHARACTER STREET
- = DISTRICT BOUNDARY

Commercial Character Streets Trinity Mills