

**ARTICLE XIII.  
DEFINITIONS**

For the purpose of this ordinance, the following words and terms as used herein are defined to mean the following:

Words used in the present tense include the future; words in the singular number include the plural; and words in the plural number include the singular; the word "shall" or the word "must" is mandatory and not discretionary; the term "used for" includes the meaning "designed for" or "intended for"; the word "lot" includes the word "plot". Terms not herein defined shall have the meaning assigned to them as it appears in the building codes of the City of Carrollton. Terms not defined herein or in the building codes shall have the customary meaning assigned to them.

1. **ABANDONMENT:** The legal process by which land dedicated to public use may revert to private use.
2. **ABUTS:** To be separated by common property lines, lot lines or an alley; adjacent, adjoining, contiguous or touching.
3. **ACCELERATION/DECELERATION LANE:** A lane added to the side of a street to facilitate ingress and egress from adjacent property and to help maintain traffic flow in the travel lanes of the street.
4. **ACCESS WAY:** An area on private property used by vehicular traffic for access to and from streets.
5. **ACCESS WIDTH:** The minimum lot frontage necessary to accommodate a driveway and its return.
6. **ADDITION:** See SUBDIVISION.
7. **ALL WEATHER ACCESS:** An access way paved with a paving material which is cohesive and holds its form when subjected to vehicular traffic and the normal variation of weather conditions experienced in the City of Carrollton.
8. **ALLEY:** A public way which affords only secondary means of access to property abutting thereon.
- 9-19. **RESERVED FOR FUTURE USE.**
20. **BASE FLOOD:** The flood having a one (1) percent chance of being equaled or exceeded in any given year, determined based upon FEMA (Federal Emergency Management Agency) guidelines and as shown in the current effective Flood Insurance Study.

21. **BLOCK:** An area within the City enclosed by streets and occupied by or intended for buildings.
22. **BLOCK LENGTH:** The distance along a side of a street between the nearest two (2) streets which intersect said street on said side.
23. **BUILDER:** The person or party responsible for the construction of buildings and/or other structures or permanent improvements on a platted lot or building site, as defined by the Building Official. The builder shall also be defined as the developer if responsible for platting or replatting of property and/or development of property, as herein defined.
24. **BUILDING:** Any structure for the support, shelter and enclosure of persons or movable property of any kind. (See STRUCTURE).
25. **BUILDING LINE:** A line designated on an approved subdivision plat which is parallel or approximately parallel to a street, beyond which buildings may not be erected.
26. **CENTERLINE, STREET:** A point equidistant from opposite right-of-way lines of a street, roadway, thoroughfare or alley.
27. **CITY:** The City of Carrollton.
28. **CITY COUNCIL:** The governing or legislative authority of the City of Carrollton.
29. **CITY ENGINEER:** The individual, or his designee, with responsibility to review and approve construction plans for development projects. He/she is also responsible for overseeing the construction of the development to ensure that it meets the requirements of the City of Carrollton General Design Standards and the North Central Texas Council of Governments (NCTCOG) Public Works Specifications.
30. **COMPREHENSIVE PLAN:** The plan adopted by the City Council as the official municipal policy regarding the guidance and coordination of the development of private and public land in Carrollton, Texas, and the provision of adequate public facilities.
31. **CONTIGUITY:** Contiguous; where the reimbursable improvements are within the boundaries, or abutting the perimeter, of a developed subdivision.
32. **CORNER CLIP:** A triangular extension of street right-of-way at intersections of streets, used for curb returns, utilities, barrier-free ramps, and other public facilities.
33. **CUL-DE-SAC:** A local street with only one primary outlet and having a terminal of sufficient width for the reversal of traffic movement.

- 34-42. RESERVED FOR FUTURE USE.
43. DEAD-END STREET: A street having right-of-way or pavement which terminates abruptly at one end without intersection with another street but has no terminal of sufficient width for the reversal of traffic movement.
44. DEDICATION: An act transmitting property or interest to the City or other entity.
45. DEVELOPER: The owner of the property being platted or replatted or the person designated by the owner as being responsible for the development of the property. The terms "subdivider" and "developer" are synonymous and used interchangeably, and shall include any person, partnership, firm, association, corporation and/or any officer, agent, employee, servant and trustee thereof who does or participates in the doing of any act toward the subdivision of land within the intent, scope and purview of this ordinance. The developer shall also be defined as the builder if he or she is responsible for the construction of buildings and/or other structures or permanent improvements.
46. DEVELOPMENT: Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, paving, drainage or utility improvements.
47. DEVELOPMENT AGREEMENT: An agreement between the City and the developer to provide certain public improvements, donating land for the purposes of constructing public improvements or to pay funds to construct public improvements and/or to acquire land for the public improvements.
48. DIVIDED THOROUGHFARE: A street in which the opposite travel lanes are separated by a median.
49. DRAINAGE WAY: All areas with an elevation lower than a ground elevation, defined as being the highest elevation of the following:
- a. One (1) foot above the base flood, calculated in accordance with criteria set forth by the City of Carrollton; or
  - b. One (1) foot above the elevation required for peak discharge for the 100-year design flood, Alternate C, of the Flood Insurance Study, U.S. Department of Housing and Urban Development, Federal Insurance Agency; or
  - c. The top of the high bank.
50. DWELLING UNIT: A single unit providing complete, independent living facilities for a family, and including a residential kitchen, bathroom, and provisions for living, sleeping and sanitation.

- 51-59. RESERVED FOR FUTURE USE.
60. EASEMENT: A grant of one or more of the property rights by the property owner to and/or for the use or benefit by the public, a corporation, or other person or entity. An easement shall be identified on a subdivision plat, or by a separate instrument and filed for record with the appropriate county clerk, and cannot be varied or altered by action of the Board of Adjustment.
61. EASEMENT, MUTUAL ACCESS: A grant of one or more of the property rights by the property owner or owners to and/or for the use or benefit by the public, for access between and/or across two (2) or more lots or tracts of land.
62. ENGINEERING PLANS: A group of drawings and specifications, including paving, water, wastewater, or other required plans, submitted to the City Engineer for review in conjunction with a subdivision plat or development.
63. EXACTION REQUIREMENT: A requirement imposed as a condition for approval of a plat, preliminary plat, building permit application to:
- a. Dedicate an interest in land for a public infrastructure improvement;
  - b. Construct a public infrastructure improvement; or
  - c. Pay a fee in lieu of constructing a public infrastructure improvement.
64. FEDERAL EMERGENCY MANAGEMENT AGENCY: The federal agency which administers the National Flood Insurance Program.
65. FILED: The day the administrative review process is completed, and the plan or plat is placed on the Planning and Zoning Commission agenda.”  
*(Ord. No. 3944, 01/14/20)*
66. FINAL ACCEPTANCE: Acceptance by the City of Carrollton of all capital improvements constructed by a developer in connection with the development of land.
67. FLOOD PLAIN: Any land area susceptible to being inundated by water from the base flood.
68. FLOODWAY: A drainage area designated on a plat to accommodate the design flood for existing creeks and open drainage ways.
69. FLOODWAY EASEMENT: A drainage area dedicated to the City for control and maintenance of a flood plain.

- 70. FREEWAY: A street listed on the Transportation Plan of the City of Carrollton, meeting the requirements for a freeway and intended to be the highest capacity limited access thoroughfare.
- 71. FRONTAGE: All of the property measured along the property line abutting on one side of the street upon which such property is addressed.
- 72. GREENBELT: A linear park, generally in or near a flood plain, and as defined on the Comprehensive Plan as a park.
- 73-80. RESERVED FOR FUTURE USE
- 81. HOMEOWNERS' ASSOCIATION: An organization to maintain or improve a given tract of real property and improvements on that property.
- 82. INFRASTRUCTURE: All streets, alleys, sidewalks, storm drainage facilities, water and wastewater facilities, utilities, lighting, transportation, and such other facilities as required by the City of Carrollton.
- 83. KEY LOT: A corner lot whose exterior side yard abuts the front yard of another lot.
- 84. LANDSCAPE AUTHORITY: A landscape architect registered with the State of Texas, or a licensed Texas nurseryman.
- 85. LAY DOWN CURB: A low curb with a flat slope designed to be crossed easily.
- 86. LOT: Land occupied or to be occupied by a building and its accessory building(s), and including such open spaces as are required under this ordinance, and having its principal frontage upon a public street, and designated on a subdivision plat filed with the appropriate county clerk.
- 87. LOT, AREA: The net area of the lot, exclusive of any portion of streets, alleys, or rights-of-way.
- 88. LOT, CORNER: A lot or parcel of land abutting two (2) or more streets at their intersection or abutting two (2) parts of the same street which form an interior angle of less than 135 degrees.
- 89. LOT, DOUBLE OR REVERSE FRONTAGE: A lot having frontage on two (2) non-intersecting streets, as distinguished from a corner lot.
- 90. LOT LINES: Lines defining the legal boundaries of a lot.
- 91. LOT OF RECORD: A lot which is created by an approved subdivision, the plat of which has been duly recorded in the office of the appropriate county clerk.

- 92-102. RESERVED FOR FUTURE USE.
- 103. MAJOR INTERSECTION: The intersection of two public streets, each of which is four-lanes, divided, or larger, as designated on the Transportation Plan.
- 104. MEDIAN OPENING: A gap in a median allowing vehicular passage through the median.
- 105. METES AND BOUNDS: A system of describing and identifying land by measures (metes) and direction (bounds) from an identifiable point of reference such as a monument or other marker, the corner of intersecting streets, or in a rural area, a tree or other permanent fixture.
- 106. MONUMENT: A permanent structure set on a line to define the location of property lines, important horizontal subdivision control points, and other important features on a plat.
- 107. NATURAL FLOODWAY: The effective area of a channel of a river or other water course and the adjacent land areas that must be reserved in order to discharge the "design flood" without cumulatively increasing the water surface elevation. This floodway differs from the FEMA "regulatory floodway".
- 108. NEIGHBORHOOD PARK: As defined and identified by the Comprehensive Plan, as amended, of the City of Carrollton.
- 109. NONCONFORMING LOT: A lot, the area, dimensions or location of which was lawful prior to the adoption, revision or amendment of the Comprehensive Zoning Ordinance, but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the applicable zoning district.
- 110. OWNER: The fee simple owner(s) of property being platted or their representative(s) when authorized by a power of attorney, corporate resolution or other appropriate document.
- 111. PARCEL: See TRACT.
- 112. PARKWAY: The area between the curb line, or outside edge of street pavement where no curb exists, and street right-of-way lines.
- 113. PLAT: A map of a subdivision that represents a tract of land, showing the boundaries and location of individual properties, streets, easements and other pertinent information.
- 114. PLAT, AMENDING: A plat making minor corrections to a previously approved plat

in accordance with state law provisions applicable to amending plats, and which meets the requirements of Article VIII of this ordinance.

115. PLAT, CONVEYANCE: A plat of record filed with the appropriate county clerk after approval by the Planning and Zoning Commission for the purpose of sale or conveyance in its entirety or interests thereon defined. A conveyance plat shall not convey any rights to development or guarantee public utilities, public or private access or issuance of addressing and permits.

PLAT, FINAL: A plat that is filed with the appropriate county clerk after final approval by the Planning and Zoning Commission to create a lot of record, and which meets the requirements of Article VI of this ordinance. An ADMINISTRATIVE PLAT shall be considered a final plat.

116. PLAT, PRELIMINARY: A plat of five (5) or more lots that is not filed with the county clerk, but which is reviewed for general design principles, and which meets the requirements of Article V of this ordinance.

117. PUBLIC INFRASTRUCTURE IMPROVEMENT: A water, wastewater, roadway, drainage or park facility that is a part of one or more of the City's public facilities systems.

118. PUBLIC FACILITIES SYSTEM: With respect to water, wastewater, roadway, drainage or parks, the facilities owned or operated by or on behalf of the City to provide services to the public, including existing and new developments and subdivisions.

119. REPLAT: A plat to alter lot lines or alter other aspects of a recorded plat, and which meets the requirements of Article VII of this ordinance.

120. RESERVE STRIP: An area adjacent to dedicated right-of-way conveyed or dedicated to a federal or state agency by a property owner for the eventual location of State Highway 121, 161, 190, or Interstate Highway 35 E.

121. RESIDENTIAL DEVELOPMENT: The construction of one or more dwelling units.

122. RIGHT-OF-WAY LINE: A dividing line between a lot, tract, or parcel of land and the public right-of-way.

- 123-129. RESERVED FOR FUTURE USE.

130. SCREENING WALL: A solid opaque masonry wall, not less than six (6) feet in height measured at the highest finished grade, designed by a Professional Engineer registered in the state of Texas and constructed in accordance with the General Design Standards of the City of Carrollton.

- 131. SERVICE AREA: The area to be served by a neighborhood park and delineated in Figure 1 of Article X, Section J of this ordinance.
- 132. SIDEWALK: A paved travelway intended for pedestrian use.
- 133. SINGLE-FAMILY LOT: A lot in a single-family zoning district, or a lot in an identifiable single-family component of a planned development district.
- 134. STREET: Any public thoroughfare dedicated to the public and not designated as an alley.
- 135. STREET, ARTERIAL: A street listed on the Transportation Plan of the City of Carrollton and meeting the requirements for an arterial thoroughfare and intended as the primary urban traffic-carrying system between major traffic centers. (Reference Figure 2.4, Appendix A).
- 136. STREET CENTERLINE OFFSET: The difference in location of the theoretical centerline of one street and the theoretical centerline of another street on the opposite side of a more or less perpendicular street.
- 137. STREET, COLLECTOR: A street listed on the Transportation Plan of the City of Carrollton and meeting the minimum requirements for a collector thoroughfare and intended to move traffic from local access streets to arterial streets. (Reference Figure 2.4, Appendix A).
- 138. STREET, EASEMENT: An authorization by the property owner in perpetuity for the public use of a portion of his or her property for the placement thereon of a street, sidewalk, etc., whereby the property owner retains title to the property upon which such easement is established. Public use of such easement shall also be extended to the construction and placement of sidewalks, street signs, signals and markings; utilities, both above- and below-ground; and other such facilities as are customarily located within typical street rights-of-way.
- 139. STREET, HALF: A street which, due to special circumstances, can only be constructed to one half (1/2) of its ultimate design. A half street is usually built as a perimeter street to a subdivision.
- 140. STREET, LOCAL: A street listed on the Transportation Plan of the City of Carrollton, meeting the requirements for a local residential street and intended to provide access from groups of housing units to collector streets. (Reference Figure 2.4, Appendix A).
- 141. STREET, MARGINAL-ACCESS: A street that runs parallel to an arterial street and provides access to abutting properties.
- 142. STREET RIGHT-OF-WAY: A street, including its pavement and all the publicly

owned property adjacent to it, dedicated for street purposes.

- 143. STRUCTURE: Anything constructed or erected, which requires location on the ground, or attached to something having a location on the ground; including, but not limited to, buildings, communications towers, signs and swimming pools, and excluding utility poles, parking lots, fences and retaining walls. (See BUILDING)
- 144. SUBDIVISION: The division of a parcel of land into two (2) or more lots or tracts, or the creation from said parcel one (1) or more lots of record, subsequent to April 2, 1962, for the purpose of transfer of ownership, dedication of streets, alleys, or easements, for use for building development, or for the assimilation of separate, contiguous tracts into one or more tracts under common ownership. A division of land for agricultural purposes into tracts of five (5) acres or more, and not involving the construction of a new street or alley shall not be deemed a subdivision. This definition includes resubdivision and, when appropriate to the context, shall relate to the process of subdividing or to the land subdivided.
- 145. SUBDIVISION, DEVELOPED: Property for which a final plat has been filed for record in the county in which the property is located, and all public improvements required by the City have been installed by the developer and accepted by the City.
- 146. TEMPORARY: Used or lasting for only a limited period of time; not a permanent structure or use. For temporary on-site construction offices, administrative offices, and batching plants, temporary shall mean the period of time limited to the actual on-site construction of the structure, facility or subdivision, as the case may be. For all other uses, temporary shall mean a period of time not to exceed ninety (90) calendar days from the date of commencement of the use.
- 147. TEMPORARY DEAD-END STREET: A street that can feasibly be extended in the foreseeable future to another street.
- 148. THOROUGHFARE: See STREET.
- 149. TRANSPORTATION PLAN: The plan adopted by the City Council that provides the general location and designation for the street system in Carrollton.
- 150. TRACT: All contiguous property in common ownership.
- 151-160. RESERVED FOR FUTURE USE.
- 161. UTILITIES: An agency under public franchise or ownership which provides a regulated service to the public, such as electric, gas, or communication services.
- 162. UNITY AGREEMENT: An agreement by the owners of adjacent tracts or lots to consider their combined tracts or lots as a singular tract or lot under the provisions of

- the City of Carrollton Building Code.
163. VACATION: The legal process by which platted land may be unplatted.
164. VARIANCE: Modification of the provisions of these regulations, as applied to a specific piece of property, as further set out in Article XII of this ordinance.
165. WAIVER: Relief from the provisions of these regulations, as applied to a specific piece of property, as further set out in Article XII of this ordinance.
166. WASTEWATER FACILITIES: An underground piping system that conveys wastewater from a lot or subdivision, and includes pipe, manholes and associated appurtenances.
167. WATER FACILITIES: An underground piping system that provides water to a lot or subdivision, and includes pipe, valves and associated appurtenances.
168. ZONING ORDINANCE: The Comprehensive Zoning Ordinance of the City of Carrollton, including all duly adopted amendments thereto.