ARTICLE XXXIV.
DEFINITIONS
(Entire Article amended, Ord. No. 1670, 11/20/90)

SECTION A. GENERAL.

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. ACCESSORY BUILDING OR STRUCTURE: A subordinate building or structure, attached to or detached from the main building, and having a use customarily incidental to and located on the same lot occupied by the main building. ***(Ord. No. 2099, 09/05/95)***

2. ACCESSORY USE: A use customarily incidental to the main use of the property. ***(Ord. No. 2099, 09/05/95)***

3. ADJACENT: To be separated by common property lines, lot lines or an alley; abutting, adjoining, contiguous, or touching.

4. ADULT ARCADE: Any place to which the public is permitted or invited wherein coin-operated, slug- or token-operated, or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified anatomical areas" or "specified sexual activities," as herein defined.

5. ADULT BOOKSTORE: A commercial establishment which has devoted a substantial or significant portion of its business to the sale, rental or any form of consideration, of any one or more of the following:

    a. Books, magazines, periodicals or other printed matter, photographs, films, motion pictures, video cassettes, video tapes, or other video reproductions, slides, or other visual representations which depict or describe "specified sexual activities" or "specified anatomical areas"; or

    b. Instruments, devices, or paraphernalia which depict "specified anatomical areas" or are designed for use in connection with "specified sexual activities".

6. ADULT CABARET: A nightclub, bar, restaurant, or similar commercial establishment which regularly features:

   a. Person or persons who appear in a state of nudity; or

   b. Live performances which are characterized by the exposure of "specified anatomical areas", or by "specified sexual activities", including topless or bottomless dancers, exotic dancers, or strippers; or

   c. Films, motion pictures, video cassettes or tapes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas".

7. ADULT DAY CARE CENTER: An establishment that provides counseling, recreation, supervision, or food, or any combination of these services on a daily or regular basis, but not overnight, to four (4) or more elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the establishment. Clients of an adult day care center shall not require institutionalization in a hospital; nursing or convalescent home; respite, personal care or custodial care home; or similar specialized facility. Hours of operation shall not exceed the period between 6:00 a.m. and 12:00 midnight.

   Such establishment shall not accommodate individuals who pose a direct threat to the health, safety, or welfare of themselves or others, and shall not constitute a halfway house, rehabilitation facility, or any other type of facility whereby individuals receive guidance or assistance in the transition from institutional care to normal social activities. Medical treatment or rehabilitative services shall not be provided in an adult day care center.

   An adult day care center shall be licensed and operated in a manner consistent with such standards as may be promulgated by the Texas Department of Health and the Texas Department of Human Services. ***(Ord. No. 1573, 09/05/89)***

8. ADULT DAY CARE HOME: An establishment that provides counseling, recreation, supervision, or food, or any combination of these services on a daily or regular basis, but not overnight, to three (3) or fewer elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the establishment. Clients of an adult day care home shall not require institutionalization in a hospital; nursing or convalescent home; respite, personal care or custodial care home; or similar specialized facility.

   Hours of operation shall not exceed the period between 6:00 a.m. and 12:00 midnight. The license-holder, operator, director, or person otherwise responsible for the operation and provision of care within the facility, shall maintain his or her primary residency in the dwelling within which such facility is located. An adult day care home shall be accessory to the full-time residency of the dwelling.

   A minimum floor area of fifty (50) square feet of living space shall be required per client. Such floor area shall be calculated exclusive of the kitchen and food service or dining area, restrooms, bath areas, offices, corridors, stairways, garages, storage areas, and outdoor spaces. A minimum of

two hundred (200) square feet of site area shall be provided per client.

Such establishment shall not accommodate individuals who pose a direct threat to the health, safety, or welfare of themselves or others and shall not constitute a halfway house, rehabilitation facility, or any other type of facility whereby individuals receive guidance or assistance in the transition from institutional care to normal social activities. Medical treatment or rehabilitative services shall not be provided in an adult day care home.

An adult day care home shall be licensed and operated in a manner consistent with such standards as may be promulgated by the Texas Department of Health and the Texas Department of Human Services. ***(Ord. No. 1573, 09/05/89)***

9. ADULT MOTION PICTURE THEATER: A commercial establishment where, for any form of consideration, films, motion pictures, video cassettes or tapes, slides, or similar photographic reproductions are regularly shown which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas".

10. ADULT THEATER: A theater, concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in a state of nudity, or live performances which are characterized by the depiction or description of "specified sexual activities" or the exposure of "specified anatomical areas".

11. AGRICULTURE: The planting, cultivating, harvesting and storage of grains, hay or plants, vegetables, fruits, or vineyards.

    The raising and feeding of livestock and poultry shall be considered an agricultural use if the area in which the livestock or poultry is kept is five (5) acres or more in area, and if such raising of livestock and poultry is incidental or supplemental to the raising of crops and is not primarily for the raising or fattening of livestock.

    A feed lot exclusively for the fattening of livestock is not considered an agricultural use. The processing and/or storage of raw agricultural products, including facilities such as cotton gins and grain elevators, shall not be considered an agricultural use if such use constitutes the main or principal use on a lot or parcel. (See FARM, ORCHARD, OR RANCH)

12. AIRPORT OR LANDING FIELD: A facility for landing aircraft approved by the U.S. Federal Aviation Administration.

13. AIRPORT HAZARD: Any building, structure, tree, sign, vehicle, utility pole, transmission line, or use of land which obstructs the air space required for the flight of aircraft in landing or taking off at an airport, or is otherwise hazardous to such landing or taking off of such aircraft.
    (Ord. No. 1844, 11/03/92)

14. ALCOHOLIC BEVERAGE: Any beverage containing more than one-half of one percent (0.5%) of alcohol by volume which is capable of use for beverage purposes and consumption, either alone or when mixed or diluted.

15. ALLEY: A public way, public space or thoroughfare which affords only secondary means of access to property abutting thereon.

16. ALTERATION: Any addition, removal, extension, or change in the location of any exterior or interior wall of a main building or accessory building, or change or modification in construction or occupancy.

17. ANTENNA AND SUPPORT STRUCTURE FOR AMATEUR RADIO COMMUNICATIONS: An antenna utilized for communication purposes in conjunction with a citizen band or amateur radio station, and including any tower, mast or structure for the support thereof. This definition shall also include such anchors, anchor supports or guy wires associated with the structure, but shall not include any antenna used for commercial communications or radio broadcasting operations.

18. ANTENNA SUPPORT STRUCTURE: A freestanding structure built specifically to support or act as an antenna, excluding structures supporting antennas for amateur radio broadcasting or television reception. The structure shall be considered a principal or primary use. ***(Ord. No. 2580; 12/05/00)***

19. ANTIQUE SHOP: A retail establishment engaged in the sale of works of art, furniture, or other artifacts of an earlier period. Pawn shops and flea markets, as herein defined, shall not be considered as antique shops.

20. APARTMENT: A dwelling unit designed or occupied as a residence by a single family, individual or group of individuals.

21. APARTMENT HOUSE OR COMPLEX: Any building, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied as three (3) or more apartments, or which is occupied as the home or residence of three (3) or more families living independently of each other and maintaining separate cooking facilities. (See DWELLING, MULTIPLE-FAMILY)

22. ARCADE: Any place or establishment wherein more than four (4) coin-operated, slug- or token-operated, or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices, or skill machines, are located, whether operable or inoperable. Such machines shall include, but not be limited to, billiard tables, pool tables, and video games and simulated gambling device versions of bingo, keno, blackjack, video lottery terminals (VLT's), roulette, video poker, or facsimile thereof, that operate by chance or partially so. ***(Ord. No. 3331, 10/06/09)***

23. RESERVED FOR FUTURE USE: ***(Ord. No. 3421, 01/11/11)***

24. RESERVED FOR FUTURE USE.

25. ATRIUM HOME: A single-family attached dwelling. (See DWELLING, SINGLE-FAMILY ATTACHED)

26. AUTOMOBILE: A four-wheeled, self-propelled vehicle designed for passenger transportation, and commonly propelled by an internal combustion engine.

27. AUTOMOBILE PARTS SALES: The display and sales of new or used parts for automobiles, pick-up trucks, panel trucks, vans, trailers, or recreational vehicles. All display and sales of new or used parts shall be completely located within an enclosed building. This definition shall not include motor vehicle wrecking or salvage yards.

28. AUTOMOBILE REPAIR GARAGE: A garage or portion thereof in which the repair and maintenance of automobiles and light load trucks, as herein defined, takes place, but excluding the outdoor storage of vehicle parts or inoperative automobiles or light load trucks. This definition shall not include reupholstery, body repair or painting activities or services. (See GARAGE, REPAIR)

29. AUTOMOBILE SALES: The display and sales of new and used automobiles and light load trucks, as herein defined, with incidental parts sales, maintenance, and repair facilities. Such incidental parts sales, maintenance, and repair facilities shall be completely located within an enclosed building.

30.-32. RESERVED FOR FUTURE USE.

33. BASE FLOOD: The flood having a one (1) percent chance of being equaled or exceeded in any given year.

34. BASEMENT OR CELLAR: As such terms are defined by the Building Code of the city of Carrollton.

35. BATCH PLANT: A temporary or permanent facility for the production and manufacture of asphalt or concrete.

36. BED AND BREAKFAST HOME: A property originally designed for and occupied as a singe-family residence providing temporary, overnight tourist lodging accommodations to transient guests. The structure serves as the primary residence or homestead of its owner-operator with the Bed and Breakfast Home considered an accessory use and not the primary use of the property. The person who owns the property must also be the operator of the establishment. ***(Ord. No. 3271, 12/01/08)***

37. BED AND BREAKFAST INN: A property providing commercial enterprise tourist lodging services within rooms of the principle building with sleeping rooms for this purpose, on the property or in one (1) separate guest house, within a single property served by a single water and electrical meter.
(Ord. No. 1641, 07/17/90; Ord. No.3265, 12/01/08; Ord. No. 3271, 12/01/08)

38. BEDROOM: A room in a dwelling used for sleeping purposes, other than a kitchen, dining room, living room, bathroom or closet. This definition shall include extra dining rooms, living rooms, and all dens, studies, game rooms, sun rooms or similar extra rooms, all of which are capable of being used as bedrooms.

39. BLOCK: An area within the city enclosed by streets and occupied by or intended for buildings; or, if this word is used as a term of measurement, it shall mean the distance along a side of a street between the nearest two streets which intersect said street on said side.

40. BOARD: Board of Adjustment of the city of Carrollton.

41. BOARDING, LODGING OR ROOMING HOUSE: A building other than a hotel, where lodging and meals for five (5) or more persons are served for compensation.

42. BREEZEWAY: A covered passage one (1) story in height connecting a main structure and an accessory building.

43. BRICK OR STONE: Brick, Cast Stone or Stone Masonry as defined by the adopted International Building Code of the City of Carrollton, provided however that cast stone or concrete masonry units ("CMU's") shall have a split, ribbed, scored, burnished or otherwise decorative face. ***(Ord. No. 3421, 01/11/11)***

44. BUFFER: Land area used to physically separate one use from another, or to shield or block noise, light, visual intrusions or other nuisances.

45. BUILDING: Any structure for the support, shelter and enclosure of persons, animals, chattels, or movable property of any kind. (See STRUCTURE)

46. BUILDING COVERAGE: The proportion of a lot or site covered or permitted to be covered by a building or structure.

47. BUILDING, END OF: Those sides of the building having the least dimensions and in which doors or openings are not customarily provided for ingress or egress.

48. BUILDING FACING THE SQUARE: Those buildings in the (TC) Transit Center District that are located on properties which directly face the square and buildings on corner lots which are located diagonally across an intersection from the square. ***(Ord. No. 1659, 10/02/90; Ord. No. 3331, 10/06/09)***

49. BUILDING HEIGHT: As defined by the adopted International Building Code, as amended. ***(Ord. No. 2773; 02/04/03)***

50. 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.

51. BUILDING OFFICIAL: The administrative official of the city of Carrollton responsible for issuing

permits and enforcing the Zoning Ordinance and building codes of the city.

52. BULK STORAGE TERMINAL: Any facility engaged in the wholesale distribution, and storage in excess of 50,000 gallons, of petroleum and petroleum products, liquefied petroleum gas, and other chemicals, from bulk liquid storage tanks.

53.-57. RESERVED FOR FUTURE USE.

58. CABANA, PAVILION OR GAZEBO: A secondary structure on a lot incidental to a swimming pool or recreational area, but excluding sleeping and kitchen facilities. ***(Ord. No. 1670, 11/20/90)***

59. CARETAKER OR NIGHTWATCHMAN QUARTERS: A residence or facility located on the premises of a non-residential use. Such residence or facility shall be occupied only by a caretaker, guard, or nightwatchman employed on the premises.

60. CARNIVAL OR CIRCUS: A temporary traveling show or exhibition usually housed in tents and which has no permanent structure or installation.

61. CARPORT: A permanent roofed structure entirely open on at least two (2) sides, designed for or occupied by private passenger vehicles.

62. CAR WASH: A structure or facility used to wash automobiles, motorcycles, trucks, and other light load vehicles.

63. CERTIFICATE OF OCCUPANCY: Official certification which permits the use of a building in accordance with the approved plans and specifications and which certifies compliance with the provisions of law for the use and occupancy of the building in its several parts together with any special stipulations or conditions of the building permit.

63.1 CHILD DAY CARE SERVICES ***(Ord. No. 3587, 12/03/13):*** As defined by the North American Industry Classification System (NAICS), 2007 edition, provided however that this definition shall specifically include "Day Care Center" as defined and regulated by Chapter 42 of the Human Resources Code and the Texas Administrative Code of the State of Texas as may be amended, and in accordance with such standards as may be promulgated by the Texas Department of Family and Protective Services.

Day Care Centers provide care at a location other than the residence of the director, owner or operator of the facility for seven or more children under 14 years of age for less than 24 hours a day but at least two hours a day, three or more days a week.

This definition shall not include Registered & Licensed Child Care Homes or Listed Family Homes (see Definition No. 327).

64. CHURCH, MOSQUE, SYNAGOGUE OR TEMPLE: (Ord. No. 3331, 10/06/09 added "Mosque")

    a. A structure used primarily for the purpose of engaging in religious worship or promoting the spiritual development or well-being of individuals; and

    b. A structure used by an organization operated in a way that does not result in accrual of distributable profits, realization of private gain resulting from payment or compensation in excess of a reasonable allowance for salary or other compensation for services rendered, or realization of any other form of private gain; and

    c. A structure used by an organization whose charter, bylaws or other regulation adopted by the organization to govern its affairs:

        1. Pledges its assets for use in performing the organization's religious functions; and

        2. Directs that on discontinuance of the organization by dissolution or otherwise, the assets are to be transferred to the State of Texas or to a charitable, educational, religious or other similar organization that is qualified as a charitable organization under Section 501(c)(3), Internal Revenue Code of 1954, as amended.

    d. Use of a structure for occasional secular purposes other than religious worship does not result in loss of the status as a church if the primary use of the structure is for religious worship, and all income from the other use is devoted exclusively to the maintenance and development of the structure as a place of religious worship.

    e. For the purposes of this Section, "religious worship" shall mean individual or group ceremony or meditation, education or fellowship, the purpose of which is to manifest or develop reverence, homage and commitment in behalf of a religious faith.

65. CITY: The city of Carrollton, Texas.

66. CITY COUNCIL: The governing or legislative authority of the city of Carrollton.

67. CIVIC FACILITY: Any place or facility owned or operated by the school district, municipal, county, state, or federal government which is open for use by the general public. Civic facilities shall include amphitheaters, auditoriums, cemeteries, libraries, museums, post offices, public office and administrative buildings (including City Hall), public plazas and open space, recreation centers and facilities, stadiums, arenas, convention or civic centers; but excluding storage and maintenance facilities, facilities for public utilities, including substations, treatment, generation or pump facilities, police or fire stations, or landfills or disposal facilities.

68. CLASSROOM: Any room, including laboratories, in which classes are conducted at a school, church or other educational facility, but excluding hallways and other common areas, auditoriums, sanctuaries, gymnasiums, cafeterias, libraries, storage and maintenance areas, and administrative offices.

69. CLINIC: An institution or facility for examining, consulting with or treating patients, including offices, laboratories and out-patient facilities, but not including hospital beds and rooms for acute or chronic care.

70. CLUSTER DEVELOPMENT: A development pattern in which the uses are grouped or bunched together through a density transfer to provide for community green or open space, shared parking and access, or other amenities.

71. COMMERCIAL: Any business, other than a home occupation or manufacturing business, which involves the exchange of goods or services for the remuneration of a person occupying the premises upon which the transaction or part thereof takes place.

72. COMMERCIAL PARK, ATHLETIC OR RECREATION FACILITY: Any park, playground, or other similar outdoor recreation or park facility, including batting cages, softball, soccer or other recreation sports fields, and outdoor tennis, racquet or swimming facilities, which are open to the general public for a fee or charge. ***(Ord. No. 1670, 11/20/90)***

73. COMMISSION: The Planning and Zoning Commission of the city of Carrollton.

74. COMMUNICATIONS TOWER: A structure, other than an antenna and support structure for citizen band and amateur radio communications, utilized for communications, radio broadcasting or television transmission. This definition shall include all antennas and any tower, mast or structure for the support thereof, and such anchors, anchor supports or guy wires associated with the structure.

75. COMMUNITY HOMES ***(Ord. No. 3587, 12/03/13):*** A facility meeting the requirements and licensed under Chapter 123 of the Texas Human Resources Code, providing food, shelter, personal guidance, care, habilitation, and supervision to persons with disabilities who reside in the home, not housing more than six persons with disabilities and two supervisors at the same time, regardless of the legal relationship of those persons to one another. A community home may not be established within one-half mile of an existing community home, and the number of vehicles that may be kept at the home may not exceed the number of bedrooms in the home.

76. CONDOMINIUM: The separate ownership of single units or apartments in a multiple unit structure or structures with common elements as defined in Article 81.002 of Vernon's Annotated Civil Statutes.

77. CONTRACT CONSTRUCTION SERVICES: Any premises used for the storage, accumulation, stocking, or depositing of materials, tools, products, or equipment on a temporary or permanent basis for eventual use or sale by an electrician, plumber, carpenter, or any other type of building, construction or manufacturing trade, provided that such activities are conducted completely within an enclosed building. Provided, however, that the temporary or overnight on-premises parking of motor vehicles and outside storage of equipment or materials for eventual use or sale shall be allowed as an accessory use. ***(Ord. No. 1705, 05/07/91)***

78. CONTRACTOR STORAGE YARD: Any premises where the principal use is for the outside storage, accumulation, stocking, or depositing of materials, tools, products, equipment or vehicles on a temporary or permanent basis for eventual use or sale by an electrician, plumber, carpenter, or any other type of building, construction or manufacturing trade. ***(Ord. No. 1705, 05/07/91)***

79. CONVALESCENT OR REST HOME: Any structure, other than a hospital, used for or occupied by persons recovering from illness or suffering from the infirmities of old age. ***(Ord. No. 1670, 11/20/90)***

80. COUNTRY CLUB: An area containing a golf course and a club house available only to the membership of the country club and their guests, including facilities for dining and entertainment, swimming, tennis and similar recreational facilities and services.

81. COURT: A space open and unoccupied to the sky bounded on more than two (2) sides by the walls of the building. An inner court is a court entirely surrounded by the exterior walls of a building. An outer court is a court having one side open to a street, alley, yard, or other permanently open space.

82. CUL-DE-SAC: A local street with only one outlet and having a terminal of sufficient width for the reversal of traffic movement.

83.-92. RESERVED FOR FUTURE USE.

93. RESERVED FOR FUTURE USE. ***(Ord. No. 3421, 01/11/11)***

94. RESERVED FOR FUTURE USE ***(Ord. No. 3587, 12/03/13)***

95. DAY LABOR EMPLOYMENT PLACEMENT AGENCY: Establishments primarily engaged in referring or placing applicants for day labor employment. The individuals placed are not employees of the employment agency. (Ord. No. 2866, 12/16/03)

96. DENSITY: The ratio of the number of dwelling units per net acre of platted area being developed. Net acre shall be defined as the acreage of a site less any existing or proposed rights-of-way, or flood plain that is not either reclaimed or substantially improved as open space and incorporated into the project.

97. DISABLED PERSON: A handicapped person. ***(Ord. No. 1573, 09/05/89)***

98. DISCONTINUED: The cessation of any use, activity or business activity. (Ord. No. 2258, 04/15/97)

99. DISTRIBUTION SYSTEM: The actual lines of system distribution of a utility, railroad, or municipally owned or controlled facilities.

    For utilities and municipally owned or controlled facilities, the distribution system shall include transmission lines, main lines, feeder lines, lateral lines, service lines, lift stations, trunk lines, culverts, utility poles and towers and appurtenances attached thereto; but excluding generation and treatment plants and facilities, regulating stations, telephone exchanges, sub-stations, and broadcast and receiving towers and stations.

    For railroads the distribution system shall include railroad tracks, railroad crossings, signals and control devices, and rights-of-way; but excluding facilities such as railroad stations and depots, sidings, switching yards, team tracks, loading facilities for freight and passengers, dock yard, or maintenance or repair facilities.

100. DISTRICT: A zone or geographic area in the city of Carrollton within which certain zoning or development regulations apply.

101. RESERVED FOR FUTURE USE. ***(Ord. No. 3421, 01/11/11)***

102. DWELLING: Any building, or portion thereof, which is designed for use for residential purposes.

103. 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. ***(Ord. No. 1739, 10/01/91)***

104. DWELLING, ATTACHED: A dwelling having any portion of one or more walls in common with adjoining dwellings.

105. DWELLING, DETACHED: A dwelling having open space on all sides.

106. DWELLING, SINGLE-FAMILY ATTACHED: A detached building having separate accommodations for, and occupied by not more than, two (2) families, whereby each individual dwelling unit is located on a separate lot of record as a result of the property line being coincident with the common wall separating each dwelling unit, such that dwelling units may be individually owned. Not more than one (1) wall of such dwelling unit shall be coincident with a property line. (Reference Figure 1.1, Appendix A)

107. DWELLING, SINGLE-FAMILY DETACHED: A detached building having accommodations for, and occupied by not more than, one (1) family, or by one family and not more than four (4) boarders or lodgers.

108. DWELLING, TWO-FAMILY DUPLEX: A detached building having separate accommodations for, and occupied by not more than, two (2) families, whereby both individual dwelling units within the building are located on the same lot of record.
(Reference Figure 1.1, Appendix A)

109. DWELLING, TOWNHOUSE: A single-family attached dwelling unit located on a separately platted lot of record which is joined to another dwelling unit on one or both sides, and occupied by not more than one (1) family. (Reference Figure 1.1, Appendix A)

110. DWELLING, MULTIPLE-FAMILY: A building designed for occupancy by three (3) or more families. (See APARTMENT HOUSE OR COMPLEX)

111-119. RESERVED FOR FUTURE USE.

120. 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, filed for record with the appropriate county clerk, and cannot be varied or altered by action of the Board of Adjustment.

121. EFFICIENCY APARTMENT: An apartment having a combination living and bedroom, where no separate bedroom exists.

122. EGRESS: A place or means of exit.

123. ELDERLY PERSON: A person sixty-five (65) years of age or older. ***(Ord. No. 1537, 09/05/89)***

124. EMERGENCY MAINTENANCE AND REPAIR: Any work, necessitated by emergency or sudden and unforeseeable event, without which a structure, object, or site, or any part thereof, is likely, in the opinion of duly authorized officers of the city of Carrollton, to result in additional deterioration or damage to said structure, object or site, or without which said structure, object or site poses an immediate threat to life, health or safety of the populace. ***(Ord. No. 2706, 07/16/02)***

125. ERECTED: Built, constructed, raised, altered, reconstructed, moved upon; any physical operations on the premises which are required for construction of a building, structure, or facility.

126. ESCORT: A person who, for consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.

127. ESCORT AGENCY: A person or business association which furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes, for a fee, tip, or other consideration.

128.-133. RESERVED FOR FUTURE USE.

134. FACING A PUBLIC STREET: Where the projection of any exterior elevation of a building onto the adjacent public street between an imaginary extension of the side property lines is equal to or greater than twenty (20) percent of such elevation. Such measurement shall take into account any existing intervening structures, such as buildings or any opaque screening wall that is erected to satisfy a requirement of this ordinance, but shall not include intervening landscape material, signs, utility poles, flagpoles, chain link fences or any fence erected at the option of the property owner which is not specifically required to satisfy a provision of this ordinance. ***(Ord. No. 1557, 07/11/89)***

135. FALSE FRONT: The exterior wall of a building located in the (TC) Transit Center District which rises from the sidewalk to a minimum of two (2) feet above the intersecting roof line, concealing any visibility of the roof from the adjacent public street. ***(Ord. No. 1659, 10/02/90; Ord. No. 3331, 10/06/09)***

136. FAMILY: Any number of individuals living together as a single housekeeping unit, in which not more than four (4) individuals are unrelated by blood, marriage or adoption.

137. FARM, ORCHARD, RANCH: An area of five (5) acres or more which is used for growing usual farm products, vegetables, fruits, trees, and grain, and for the raising thereon of the usual farm poultry and farm animals such as horses, cattle, and sheep, and including the necessary accessory uses for raising, treating, and storing products raised on the premises; but excluding the commercial feeding of offal or garbage to swine or other animals, including feed lots. The processing and storage of raw agricultural products, such as cotton gins and grain elevators, shall not be considered a farm, ranch or orchard if such constitute the main or principal use on the lot or parcel. (See AGRICULTURE)

138. FEEDER LINE: Any line, wire, or cable which distributes, transmits or delivers a utility service to a general area and not to a specific end user.

139. FLAMMABLE OR COMBUSTIBLE LIQUIDS, OR HAZARDOUS MATERIAL: Flammable material is any material that will readily ignite from common sources of heat, or that will ignite at a temperature of 600°F or less. Flammable liquid is any liquid having a flash point below 100°F and having a vapor pressure not exceeding forty (40) pounds per square inch (absolute) at 100°F. Combustible liquid is any liquid having a flash point at or above 100°F. Hazardous material includes any flammable solids, corrosive liquids, radioactive materials, oxidizing materials, highly toxic materials, poisonous gases, reactive materials, unstable materials, hyperbolic materials, pyrophoric materials, and any substance or mixture of substances which is an irritant, a strong sensitizer or which generates pressure through exposure to heat, decomposition or other means. *(Uniform Fire Code, 1985 Edition)*

140. FLEA MARKET: A site or market where space either inside or outside a building is leased to individual vendors on a temporary basis for the sale of new or used goods, items, materials, and merchandise.

141. FLOOD PLAIN: An area of land subject to inundation by a 100-year frequency flood.

142. FLOODWAY: The channel of a river or other watercourse and the adjacent land areas required to carry and discharge a flood of a given magnitude.

143. FLOOR AREA: The total square footage of floor area within the outside dimensions of a building, including each floor level, but excluding breezeways, porches, carports, garages, accessory buildings or structures, or areas devoted to the off-street parking of vehicles. (See MINIMUM SQUARE FOOTAGE OF DWELLING UNIT)

144. FLOOR AREA RATIO: An indicated ratio between the number of square feet of total floor area of building(s) on a lot and the total square footage of land in the lot.

$$\frac{\text{Floor Area}}{\text{Lot Area}} = \text{Floor Area Ratio}$$

(*Reference Figure 1.3, Appendix A*)

145. FOOD OR Beverage, RETAIL WITH DRIVE-UP, DRIVE-THRU, OR DRIVE-IN SERVICE: Any establishment which provides the sale of food or beverages including alcoholic beverages for the purpose of off-premise consumption and includes the service of dispensing the food or beverage items through a window to a vehicle, bringing the items to the vehicle or allowing a vehicle to drive inside of the structure. ***(Ord. No. 2938; 10/19/04)***

146. FRATERNAL, CIVIC OR SOCIAL ORGANIZATION WITHOUT A PRIVATE CLUB: An organized group having a restricted membership and specific purpose related to the welfare of its members or the community. ***(Ord. No.2281, 09/09/97)***

147. FRATERNAL ORGANIZATION WITH A PRIVATE CLUB: Domestic fraternal associations, operating under the lodge system, the net earnings of which are devoted exclusively to philanthropic, charitable, scientific, literary or educational purposes; and organizations in which 75% of the membership is composed of past or present members of the Armed Forces of the United States. Any such association or organization must be in active operation in not fewer than 31 states, have at least 300 local units in those 31 states and must have been in active, continuous existence for at least 20 years. ***(Ord. No. 2281, 09/09/97)***

148. FREESTANDING BUILDING: A building, structure, or premises which stands independently and separately, and which is not connected to any other building, structure, or premises by any means of support or attachment, including but not limited to a common wall, roof, or breezeway.

149. FREEWAY: A continuous thoroughfare designed to give preference to through traffic by providing grade-separated connections only with selected arterials and by prohibiting crossings at grade and direct private driveway connections.

150. FRONT: That portion of a building, structure, lot or parcel of land which faces or abuts the street upon which such building, structure, lot or parcel of land is addressed.

151. FRONTAGE: All of the property measured along the property line abutting on one side of the street upon which such property is addressed.

152.-157. RESERVED FOR FUTURE USE

158. GARAGE APARTMENT: A dwelling unit attached to or erected above a private garage.

159. GARAGE, COMMERCIAL; COMMERCIAL PARKING LOT: A premises used solely for the parking of motor vehicles, and where such parking is allowed on the basis of the payment of a fee, contract or other form of remuneration. Facilities for washing, repair or other services shall not be included within a commercial garage or parking lot.

160. GARAGE, COMMUNITY: A building or portion thereof, other than a repair, private or storage garage as herein defined, providing storage for motor vehicles with facilities for washing, but not other services, such garage to be in lieu of private garages within a block or portion of a block.

161. GARAGE, PRIVATE: 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.

162. GARAGE, REPAIR: A building or portion thereof, designed or used for the storage, sale, hiring, care or repair of motor vehicles, which is operated for commercial purposes, but excluding reupholstery, body repair or painting activities or services. (See AUTOMOBILE REPAIR GARAGE)

163. GARAGE, STORAGE: A building or portion thereof, except those defined herein as private, repair or community garage, providing storage for more than four (4) motor vehicles, which may have facilities for washing, but no other services.

164. GARDEN HOME: A single-family attached dwelling. (See DWELLING, SINGLE-FAMILY ATTACHED)

165. GASOLINE SERVICE STATION: A place or establishment where gasoline, oil, grease or motor vehicle accessories are sold, supplied or dispensed to the retail motor vehicle trade, and where the minor repair or washing of motor vehicles incidental to such gasoline service station is performed. A truck terminal or truck stop shall not be considered a gasoline service station.

    Gasoline sales shall be considered accessory to a retail use when the site has four (4) or fewer gasoline pumps, and has a gross retail sales floor area ratio of 500 square feet or more of sales area to each gasoline pump, up to four (4) pumps. Otherwise, gasoline sales shall be considered a principal use. ***(Ord. No. 1641, 07/17/90)***

166. GRADE: As defined by the adopted International Building Code, as amended. ***(Ord. No. 3331, 10/06/09)***

167. GROSS LEASABLE AREA: The total floor area designed for occupancy and exclusive use. The area of tenant occupancy shall be measured from the centerlines of joint partitions to the outside of the tenant walls.

168. GUEST HOUSE: A secondary structure on a lot which may contain dwelling accommodations for the temporary occupancy by guests, but which is not for rent, lease or permanent occupancy. Such building shall not have a separate utility meter or kitchen facilities. Kitchen facilities may be provided in accordance with Article VII of this ordinance. ***(Ord. No. 1947, 10/19/93)***

169.-179. RESERVED FOR FUTURE USE

180. HANDICAPPED PERSON: A person who has a physical or mental impairment, or both, which substantially limits one or more of such person's life activities; who has a record of having such an impairment; or who is regarded as having such an impairment. Such term does not include current illegal use of, or addiction to, a controlled substance, as defined in Section 102 of the Controlled Substance Act, as amended.

181. HEALTH CLUB OR ATHLETIC CLUB: Any recreational facility where all activities are contained within an enclosed building which is open to the general public for a fee or charge. Such facilities may include, but are not limited to tennis, swimming or racquet facilities, gymnasium, weight room, sauna or other associated recreational activities.

182. HEAVY EQUIPMENT: Machinery, apparatus or implements which include, but are not limited to construction and/or earth moving equipment, forklifts, and other related equipment.

183. HELIPORT OR HELISTOP: A HELIPORT is a premises or structural surface which is used, or intended for use, for the landing and taking off of helicopters, and any appurtenant facilities for the maintenance, refueling, or repair of helicopters. A HELISTOP is the same as a heliport, except that no refueling, maintenance, repairs or storage of helicopters is permitted. ***(Ord. No. 1670, 11/20/90)***

184. HISTORIC DISTRICT: An area of the city designated by ordinance of the City Council, which possesses definable geographic boundaries, a significant concentration, linkage, or continuity of sites, buildings or structures united historically or aesthetically by plan or physical development. ***(Ord. No. 2706, 07/16/02)***

185. HISTORIC LANDMARK: An individual site, place, building, structure or object, designated by ordinance by the City Council, as worthy of rehabilitation, restoration, and/or preservation for its historic, cultural, and/or architectural significance to the city of Carrollton. ***(Ord. No. 2706, 07/16/02)***

186. HISTORIC PRESERVATION ADVISORY COMMITTEE: The Historic Preservation Advisory Committee of the city of Carrollton, as established by Section 34.050 of the Carrollton Code of Ordinances. Also referred to as "the Committee" and "HPAC." ***(Ord. No. 2706, 07/16/02)***

187. HISTORIC PRESERVATION OFFICER: The City Manager or Designee charged with the administration of the historic preservation overlay district ordinance. Also referred to as "the HPO." ***(Ord. No. 2706, 07/16/02)***

188. HOME OCCUPATION: A business activity customarily carried on in the home by a member of the occupant's family without structural alterations in the building or any of its rooms, without the installation or outside storage of any machinery, equipment or materials other than that customary to normal household operations, without the employment of persons not residing in the home, without the use of a sign to advertise the occupation, and which does not cause the generation of additional traffic in the street.

188. HOSPICE, IN-PATIENT: An institution or facility where those persons suffering from generally permanent types of infirmity, illness, injury or deformity are given care and treatment on a prolonged or permanent basis, and which is licensed by the state or Texas. ***(Ord. No. 1573, 09/05/89)***

189. HOSPITAL: An institution or place where sick or injured in-patients are given medical or surgical care either at public or private expense.

190. HOTEL ACCOMODATION AND RESERVATION SERVICE: A business or service that provides information, such as rates, availability, and other property information and also schedules and books accommodations for hotels on a 24-hour basis, 7 days a week. (***Ord. No. 3271, 12/01/08)***

191. HOTEL, FULL SERVICE: A building or group of buildings with the main function of providing temporary lodging accommodations for transient guests where entrance to each room is gained from a completely enclosed area, except first floor units which may have direct access from an interior courtyard or swimming pool area instead of, or in addition to, hallway access. Such Hotels contain restaurants, conference and meeting facilities, business office services, personal service shops and other amenities as listed under Sec. XXI, (D)(2)(g)(2) Full Service Hotel. This definition shall not include Extended Stay Hotels, Residence Hotel or Hotel Suites. ***(Ord. No. 2656, 01/08/02; Ord. No. 3271, 12/01/08)***

192. HOTEL, LIMITED SERVICE: A building or group of buildings with the main function of providing temporary lodging accommodations for transient guests where entrance to each room is gained from a completely enclosed area, except first floor units which may have direct access from an interior courtyard or swimming pool area instead of, or in addition to, hallway access. Such Hotels contain restaurants, conference and meeting facilities, business office services, and other amenities as listed under Sec. XXI, (D)(2)(g)(4), Limited Service Hotel. This definition shall not include extended stay hotels, residence hotel or hotel suites. ***(Ord. No. 2656, 01/08/02; Ord. No. 3271, 12/01/08)***

193. HOTEL, RESIDENCE OR HOTEL SUITES: A building or group of buildings with the main function of providing temporary, extended stay lodging accommodations for transient guests for compensation where entrance to each room is gained from an interior corridor, except first floor units which may have direct access from an interior courtyard or swimming pool area instead of, or in addition to, hallway access. ***(Ord. No. 2656, 01/08/02; Ord. No. 3271, 12/01/08)***

194. HOUSING PROJECT: A dwelling project consisting of three (3) or more buildings, to be constructed on a plot of ground which is not subdivided into customary streets or lots, or where the existing or contemplated street or streets or lot layouts make it impractical to apply the requirements of this ordinance to the individual building units in such housing project.

196-197. RESERVED FOR FUTURE USE.

198. IMPERVIOUS COVER: Roads, parking areas, buildings and other impermeable construction covering the natural land surface that prevents absorption of the water. Water quality basins, swales and other conveyances for overland drainage shall not be calculated as impervious cover.

199. INDUSTRIAL FINISHING: A principal use involving any process whereby finished products are altered in size or shape, excluding shredding or crushing, to serve as a component in some other product or process, or for immediate use, sale or distribution as a finished product. ***(Ord. No. 1670, 11/20/90)***

200. INGRESS: A place or means of entrance or access.

201. INOPERABLE MOTOR VEHICLE: Any motor vehicle, as herein defined, which is inoperable; or which does not have lawfully attached thereto an unexpired license plate(s); or which is wrecked, dismantled, or partially dismantled.

202. INSTITUTIONAL USE: A non-profit organization or building, public or private, for the benefit of the public including YMCA, YWCA, boys clubs, girls clubs, Boy Scouts, Girl Scouts; educational facilities and schools, including day care centers and kindergartens; cemeteries, mausoleums or crematories for the deposit of the human dead; private parks, private libraries, and museums; churches, synagogues, temples or other places of worship.

203. INSTITUTIONS OF A RELIGIOUS OR PHILANTHROPIC NATURE: An institutional use sponsored or operated by organizations established for religious or philanthropic purposes, including but not limited to orphanages, counseling and referral services, homes for the aged, training and educational facilities, meeting establishments, and residences.

204. INTERIM USE: A non-permanent, permitted use of the land, provided that the land is unplatted at the time of use. Upon approval of a subdivision plat, all rights permitted under the term "interim" shall cease.

205.-213. RESERVED FOR FUTURE USE.

214. KENNEL: Any place where dogs, cats, or other domesticated animals are housed, groomed, bred, boarded, trained, harbored, kept or sold for commercial purposes; but excluding pet stores, as herein defined, or municipal animal shelters. Veterinary clinics, animal hospitals and animal clinics shall not be considered a kennel, unless such uses contain pens or facilities for housing, boarding, breeding, training, harboring, or keeping dogs, cats or other domesticated animals, swine, equine, or other livestock or animals. (See PET STORE, VETERINARY CLINIC)

215. KEY LOT: A corner lot whose exterior side yard is adjacent to the front yard of another lot. ***(Ord. No. 1557, 07/11/89)***

216. KINDERGARTEN: A school for children of pre-public school age in which constructive endeavors, object lessons and helpful games are prominent features of the curriculum.

217. KITCHENETTE: A food preparation facility within a hotel in which only the following may be allowed:

a. A cook-top limited to no more than two (2) burners
b. A microwave oven
c. A refrigerator ***(Ord. No. 3271, 12/01/08)***

218. KIOSK: A small, freestanding, accessory structure having a maximum floor area of six hundred (600) square feet and used for commercial purposes, the posting of temporary information and/or posters, notices and announcements. If a kiosk is to be occupied, it shall have a minimum floor area of twenty-five (25) square feet. Vending machines and other similar mechanical devices or appliances shall not be defined as a kiosk.

An INFORMATIONAL KIOSK shall be limited to the posting of temporary information and/or posters, notices and announcements, including a location map of the premises upon which such informational kiosk is located. An informational kiosk shall not be occupied by any person. ***(Ord. No. 1582, 10/03/89)***

219.-226. RESERVED FOR FUTURE USE.

227. LANDING AREA: The area or areas of an airport used for landing, take-off, or taxiing of aircraft. ***(Ord. No. 1844, 11/03/92)***

228. LANDSCAPE AUTHORITY: A landscape architect registered with the State of Texas, or a licensed Texas nurseryman. ***(Ord. No. 1659, 10/02/90)***

229. LATERAL LINE: Any line, wire, or cable used to distribute, transmit, or deliver a utility service from a feeder line to two (2) or more sites or end users of the utility service.

230. 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 or officially approved place.

231. LOT, AREA: The net area of the lot, exclusive of any portion of streets, alleys, or rights-of-way.

232. 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. ***(Ord. No. 1493, 08/02/88)***

233. LOT COVERAGE: The proportion of a lot or site covered or permitted to be covered by a building or structure.

234. LOT DEPTH: The average horizontal distance between the front and rear lot lines. (Reference Figure 2.1, Appendix A)

235. LOT, DOUBLE FRONTAGE: A lot having frontage on two (2) non-intersecting streets, as distinguished from a corner lot.

236. LOT, FLAG: A lot having access to a street by means of a parcel or portion of land having a greater depth than its frontage, and having a width less than the minimum required lot width. (Reference Figure 2.1, Appendix A)

237. LOT, INTERIOR: A lot whose side lot lines do not abut upon any street.

238. LOT LINES: A line dividing one lot from another, or from a street or place. (Reference Figure 2.3, Appendix A)

239. 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.

240. LOT WIDTH: The mean horizontal distance between the side lot lines of a lot measured at right angles to the depth or the same distance measured at the front building line. (Reference Figure 2.6, Appendix A)

241.-249. RESERVED FOR FUTURE USE.

250. MANEUVERING SPACE: The space entirely on private property required for maneuvering vehicles in such a manner as to preclude the backing of any vehicle into any street right-of-way.

251. RESERVED FOR FUTURE USE. ***(Ord. No. 3421, 01/11/11)***

252. MASONRY: As defined by the adopted International Building Code of the City of Carrollton, provided however that cast stone or concrete masonry units ("CMU's") shall have a split, ribbed, scored, burnished or otherwise decorative appearance. ***(Ord. No. 3421, 01/11/11)***

For the purposes of this ordinance, where the term MASONRY SCREENING WALL is used, such wall shall be constructed in accordance with the General Design Standards of the city of Carrollton. ***(Ord. No. 1650, 09/04/90)***

253. MASSAGE PARLOR: Any place where, for any form of consideration, massage, alcohol rub, administration of fomentations, electric or magnetic treatments, or any other treatment or manipulation of the human body occurs as part of or in connection with any "specified sexual activity", or where any person providing such treatment, manipulation or service related thereto exposes any "specified anatomical area."

This term shall not apply to a place wherein registered physical therapists or a certified massage therapist treats only patients recommended by a licensed physician and operate only under such physician's direction.

This term shall not apply to Massage Therapy (see Definition 254). ***(Ord. No. 3465, 12/06/11)***

254. MASSAGE THERAPY: As defined by the North American Industry Classification System (NAICS), 2007 edition, with the additional description that any establishment and/or person providing massage therapy services shall be appropriately licensed by the Texas Department of State Health Services.

This term shall not apply to a Massage Parlor (see Definition 253). ***(Ord. No. 3465, 12/06/11)***

255. MATERIAL RECYCLING CENTER: A facility or establishment used for, or involved in, the collecting, storage, sorting, crushing, breaking up, shredding, compacting, baling, palletizing or wholesale distribution of waste or scrap metal cans, glass, paper or plastics. Such facility shall not accept or process motor vehicles or motor vehicle parts or accessories, nonferrous metals scrap, petroleum products or waste, or textile waste. All operations shall be inside of a building. ***(Ord. No. 3439, 05/03/11)***

256. 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 rural areas, a tree or other permanent fixture.

257. MINI-STORAGE WAREHOUSE: Small individual storage units for rent or lease, restricted solely to the storage of items. The conduct of sales, business or any other activity within the individual storage units, other than storage, shall be prohibited.

258. MINIMUM SQUARE FOOTAGE OF DWELLING UNIT: The minimum square footage of living space required per dwelling unit, exclusive of porches, breezeways, patios, garages, carports, or any accessory building or accessory space, and shall include only that area designated and used specifically for dwelling purposes.

259. MIXED-USE DISTRICT: Property approved and designated on the Future Land Use Map of the Comprehensive Plan as Mixed-Use/Urban, and intended for a mix of residential and non-residential uses within the same development and/or building. ***(Ord. No. 3148, 6/19/07)***

260. RESERVED FOR FUTURE USE.

261. MOBILE HOME: A movable or portable dwelling which is eight (8) feet or more in width and thirty-two (32) feet or more in length, constructed on a chassis, and which is designed to be towed over Texas roads and highways under special permit, designed for year-round occupancy, primarily to be used without a permanent foundation, but which may sit on a permanent foundation, and designed to be connected to utilities. It may consist of one or more units that can be telescoped when transported and expanded later for additional capacity, or of two or more units, separately transportable, but designed to be joined together into one integral unit.

The following shall not be included in this definition:

a. Travel trailers, pickup coaches, motor homes, camping trailers, or other recreational vehicles.

b. Manufactured modular housing which is designed to be set on a permanent foundation, and which uses standard sheathing, roofing, siding, and electrical, plumbing and heating systems which comply with the applicable ordinances and codes of the city of Carrollton.

262. MOBILE HOME PARK: A site upon which one or more mobile homes, as herein defined, may be placed, and providing facilities, services and improvements as may be required by this and other ordinances of the city of Carrollton. This term shall not apply to the accommodation of recreational vehicles or travel trailers, as herein defined, on either a long-term or short-term basis.

263. MOBILE HOME SPACE: A plot of ground within a mobile home park designed for the accommodation of not more than one (1) mobile home, as herein defined.

264. MOBILE REDEMPTION AND COLLECTION CENTER: A truck, van, trailer or other vehicle used solely for the collection, sorting and/or temporary storage of used metal cans, plastic, glass or paper, and for which a cash refund or redeemable coupon may be issued OR for the collection of clothing, furniture and appliances which will be distributed to persons or other processing centers for secondhand goods (also see Article XXVIII, Section E). ***(Ord. No. 1705, 05/07/91; Ord. 3439, 05/03/11)***

265. MODEL HOME: A dwelling unit used initially for display purposes which typifies the type of units that will be constructed in the subdivision.

266. MODULAR HOME: A structure or building module that is manufactured at a location other than the location where it is installed and used as a residence; transportable in one or more sections on a temporary chassis or other conveyance device; and to be used as a permanent dwelling when installed and placed upon a permanent foundation system. This term includes the plumbing, heating, air conditioning and electrical systems contained within the structure. This term does not include a mobile home or building modules incorporating concrete or masonry as a primary component.

267. MOTOR FREIGHT TERMINAL: Any premises where cargo is stored and where trucks, including tractor and trailer units, load and unload cargo on a regular basis. This definition shall also include facilities for the temporary storage of loads and cargo prior to shipment. ***(Ord. No. 1670, 11/20/90)***

268. MOTOR VEHICLE: Any vehicle which is propelled by mechanical power such as automobiles, trucks, motorcycles, or buses designed to carry one or more persons; but excluding construction equipment, forklifts, and farm implements.

269. MOTOR VEHICLE IMPOUND YARD: A place for the parking, storing, or holding of operable or inoperable motor vehicles in conjunction with a motor vehicle wrecking service, or where no repairs, dismantling, partial dismantling, crushing, or compacting of vehicles occurs. ***(Ord. No. 2099, 09/05/95)***

270. MOTOR VEHICLE WRECKING OR SALVAGE YARD: The storage, parking, or holding of whole or dismantled inoperable or operable motor vehicles for the purpose of future retail or wholesale sales of such vehicles or vehicle parts, including the dismantling, partial dismantling, crushing, or compacting of such vehicles.

271. MUNICIPAL GOLF COURSE WITH A PRIVATE CLUB PERMIT: A 412.5368-acre municipally owned tract of land platted as the Indian Creek Golf Course and recorded in Cabinet N, pages 282 and 283, Denton County Clerk's Office. ***(Ord. No. 2640; 09/18/01)***

272. NON-CONFORMING USE OR STRUCTURE: A building, structure or use of land lawfully in existence at the time of the effective date of this ordinance or amendments hereto, and which does not conform to the use regulations of the district in which it is situated.

273. NON-PROFIT CORPORATION: An entity subject to the Texas Non-Profit Corporation Act (Article 1396-1.01 et seq., Vernon's Annotated Civil Statutes).

274. NUDE MODELING STUDIO: Any place where a person who appears in a state of nudity, or displays any "specified anatomical area" is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.

275. NUDITY OR STATE OF NUDITY: The appearance of any "specified anatomical area", as herein defined.

276. OFFICE: A room or group of rooms used for the provision of administrative, executive, management, and/or professional services.

277. OFFICE/SHOWROOM: A building or facility which has a portion of its total floor area devoted to the display of remnants or samples of merchandise for sale, either on a wholesale or retail basis, on the premises or by order for future delivery, and where the remaining area is devoted to administrative or sales offices.

278. OFFICE/WAREHOUSE: Flex space; a building or facility which has a portion of its total floor area devoted to distribution, storage or warehousing operations, in which the remaining area may include retail and wholesale sales areas, sales offices, or display areas for products sold or distributed from the storage or warehousing areas.

279. OPEN SPACE: The area included in any front, rear or side yard, or any unoccupied space on a lot that is open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lot, except for the ordinary extensions of window sills, eaves, awnings, balconies, belt courses, chimneys, cornices, roof overhangs, canopies, and other normal architectural features or landscaping, flagpoles, mailboxes, utility poles, lighting fixtures or fences.

280. ORDINARY MAINTENANCE AND REPAIR: Any work not necessitated by emergency or sudden and unforeseeable event, the purpose and effect of which is to correct any deterioration of or damage to a structure, object or site, or any part thereof, and to restore the same, as nearly as may be practicable, to its condition (including color and appearance) prior to such deterioration or damage, using the same materials, or materials as close to the original, as is practicable. This definition does not include any work done which alters the fundamental design, plan or layout. ***(Ord. No. 2706, 07/16/02)***

281. OUTSIDE Display: The outdoor exhibit of merchandise, material, or equipment sold in and incidental to a main use on the same lot or tract of land. Outdoor display includes, but is not limited to propane storage tanks, vending machines, sheds, landscaping materials, ice storage compartments, fuel powered equipment, and fire wood (also see Article XXVI, Section B). ***(Ord. No. 3439, 05/03/11)***

282. OUTSIDE STORAGE: The storage of commodities, goods and/or refuse outside of an enclosed building (also see Article XXVI, Section A) ***(Ord. No. 3439, 05/03/11)***.

283-293. RESERVED FOR FUTURE USE.

294. PARCEL: (See LOT)

295. PARKING SPACE: An area not on a public street or alley, enclosed or unenclosed, together with a driveway connecting the parking space with a street or alley permitting free ingress and egress. Such area and driveway shall be surfaced in accordance with the paving standards of the city of Carrollton.

Parking adjacent to a public street wherein the maneuvering is done on a public street, shall not be classified as off-street parking in computing the parking requirements for any use. Dimensions for each parking space shall be determined by the application of those standards prescribed in Article XXIV of this ordinance. ***(Ord. No. 1641, 07/17/90) (Ord. No. 1670, 11/20/90)***

296. PASSENGER TERMINAL: A transit station. A permanent terminal or facility for the loading of passengers for a public or privately owned transit system, including bus terminals, and railroad passenger depots; but excluding passenger terminals or facilities related to an airport or heliport facility, bus stop, park-and-ride facility, timed transfer center, freight docks or freight terminals, or maintenance or repair facilities.

297. PAWN SHOP: An establishment where money is loaned on the security of personal property pledged in the keeping of the pawnbroker.

298. PATIO HOME: A single-family detached dwelling. (See DWELLING, SINGLE-FAMILY DETACHED; ZERO-LOT-LINE HOME)

299. PERSON: An individual, proprietorship, partnership, corporation, association, or other legal entity.

300. PERSONAL CARE HOME: An establishment that provides room, board, and one (1) or more services of a personal care or protective nature, such as ambulatory assistance, hygienic assistance or supervision of a meal regimen, to five (5) or more elderly or handicapped persons who are not related by blood, marriage or adoption to the owner of the establishment. Residents of a personal care home shall not require institutionalization in a hospital; nursing or convalescent home; respite or custodial care home; or similar specialized facility since a personal care home is not equipped or licensed to provide all acts of a protective or restorative nature, and does not provide the nursing care or degree of staff supervision required for a respite or custodial care home, nursing home or similar facility.

Such establishment shall not accommodate individuals who pose a direct threat to the health, safety, or welfare of themselves or others, and shall not constitute a halfway house, rehabilitation facility, or any other type of facility whereby individuals receive guidance or assistance in the transition from institutional care to normal social activities. Treatment, counseling, or other services related to such rehabilitative activities shall not be provided in a personal care home.

A personal care home shall be licensed and operated in a manner consistent with such standards as may be promulgated by the Texas Department of Health and the Texas Department of Human Services. ***(Ord. No. 1573, 09/05/89)***

301. PET STORE: A retail establishment offering for sale small domestic animals, fish, or birds as pets, and where all such animals are housed and displayed within a completely enclosed building. The provision of outside runs or pens shall constitute a kennel, as herein defined. (See KENNEL)

302. PLANT NURSERY: An establishment for the growth, display, and/or sale of plants, shrubs, trees and other materials used in indoor or outdoor planting. Such establishment may include greenhouses, buildings or a portion thereof, or open space.

303. PLAT: A map of a subdivision that represents a tract of land, showing the boundaries and location of individual properties and streets.

304. PORTABLE BUILDING: A temporary building that does not have a foundation and is transportable.

305. PREMISES: Land together with any buildings or structures occupying it.

306. PRIMARY FACADE: A facade in which there is a public entrance to an occupancy in a building located in the (TC) Transit Center District. A building may have more than one (1) primary facade. ***(Ord. No. 1659, 10/02/90; Ord. No. 3331, 10/06/09)***

307. PRINCIPAL BUILDING: A building or structure, the use of which is a principal use.

308. PRINCIPAL USE: The main or predominant use of any building, lot, or structure. Where a building has multiple tenants, such as a shopping center, the principal use shall be determined by the main or predominant use of the individual tenant or lease space. ***(Ord. No. 1557, 07/11/89)***

309. PRIVATE: The exclusion of those who have not been invited.

310. PRIVATE CLUB: An association of persons, whether incorporated or unincorporated under the laws of the state of Texas, for the promotion of some common object and whose members must be passed upon and elected as individuals, by a committee or a board made up of members of the club.

311. RESERVED FOR FUTURE USE ***(Ord. No. 3421, 01/11/11)***

312. PROFESSIONAL SERVICE: Work performed which is commonly identified as a profession, and which may be licensed by the state of Texas.

313. PUBLIC: Promotion of a public cause or service, including utilities having a franchise from the city of Carrollton, but excluding other profit-making organizations.

314. PUBLIC BUILDING: Any building which is owned, leased, primarily used and/or primarily occupied by a school district or municipal, county, state or federal government, or any subdivision or agency of the school district, municipal, county, state, or federal government.

315. PUBLIC PARK: Any park, playground, recreation center, or other similar recreation or park facility owned by a school district or municipal, county, state or federal government.

316. RESERVED FOR FUTURE USE ***(Ord. No. 3421, 01/11/11)***

317.-322. RESERVED FOR FUTURE USE.

323. RADIO, TELEVISION, OR TELEPHONE RELAY TOWER: A tower or structure of skeleton framework, attached directly to the ground or to another structure, used for the transmission or reception of radio, television, microwave, or any other form of telecommunications signals.

324. RAILROAD FACILITY: Any place or premises for the loading and unloading of materials on trains, including freight terminals, freight docks and freight depots; railroad equipment storage yards, including the storage of railway cars, boxcars, engines, and related equipment; sidings, team tracks, switching yards, maintenance and repair facilities; but excluding passenger terminals and distribution systems, as such uses are herein defined.

325. RAILROAD FREIGHT TERMINAL: An establishment or facility which is designed for the storage and handling of goods and cargo which are transported by railroad from one city to another. The outside storage of railroad cars, engines, or other railroad equipment shall be prohibited.

326. RECREATIONAL VEHICLE: A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses, permanently identified as a travel trailer by the manufacturer of the trailer and, when factory equipped for the road, it shall have a body width not exceeding eight (8) feet and a body length not exceeding state maximums.

327. REGISTERED AND LICENSED CHILD-CARE HOMES OR LISTED FAMILY HOMES ***(Ord. No. 3587, 12/03/13):*** As defined and regulated by Chapter 42 of the Human Resources Code and the Texas Administrative Code of the State of Texas as may be amended, and in accordance with such standards as may be promulgated by the Texas Department of Family and Protective Services.

Registered & Licensed Child Care Homes provide services for up to twelve children for less than 24 hours per day at the permit holder's home, and are residential in character. These are considered "Home Occupations" (see Definition No. 188).

Listed Family Homes provide services for up to three children unrelated to the home occupant and are residential in character. These are considered "Home Occupations" (see Definition No. 188).

Registered and licensed child care homes shall be limited to no more than two (2) unrelated employees in addition to the primary care giver.

328. RESIDENCE: A dwelling.

329. RESIDENTIAL DISTRICT: A zoning district within the city of Carrollton wherein the primary purpose is for residential uses, including single-family attached and detached residences, duplexes, townhouses, apartments and condominiums, mobile homes, and modular homes.

330. RESIDENTIAL KITCHEN: An area which has permanent cooking equipment and any one of the following: a sink with a 2" drain; a refrigerator of a 10-cubic-foot capacity or larger; or an automatic dishwasher. A residential kitchen may also be defined as an area without permanent cooking equipment and any two of the following: a sink with a 2" drain; a refrigerator of 10-cubic-foot capacity or larger; or an automatic dishwasher.

Permanent cooking equipment shall be considered any of the following:

a. Any gas range or oven/cook-top; or

b. 220-volt electrical range or oven/cook-top; or

c. Any built-in electrical range or oven/cook-top.
(Ord. No. 1739, 10/01/91)

331. RESPITE CARE FACILITY: An establishment that provides room, board, and care to five (5) or more elderly or handicapped persons who are not related by blood, marriage or adoption to the owner of the establishment; and provides minor treatment under the direction or supervision of a physician licensed by the Texas State Board of Medical Examiners, or services which meet some need beyond the basic provision of food, shelter, and laundry. The maximum duration of stay for any individual shall be two (2) weeks. Clients of a respite care facility shall not require institutionalization in a hospital; nursing or convalescent home; custodial care home; or similar specialized facility.

Such establishment shall not accommodate individuals who pose a direct threat to the health, safety, or welfare of themselves or others, and shall not constitute a halfway house, rehabilitation facility, or any other type of facility whereby individuals receive guidance or assistance in the transition from institutional care to normal social activities. Treatment, counseling, or other services related to such rehabilitative activities shall not be provided in a respite care facility.

A respite care facility shall be licensed and operated in a manner consistent with such standards as may be promulgated by the Texas Department of Health and the Texas Department of Human Services. ***(Ord. No. 1573, 09/05/89)***

332. RESTAURANT, FULL-SERVICE: As defined by the North American Industry Classification System (NAICS), 2007 edition, with the additional description that a full-service restaurant may not have a drive-through window. ***(Ord. No. 3421, 01/11/11)***

332.1 RESTAURANT, LIMITED-SERVICE: As defined by the North American Industry Classification System (NAICS), 2007 edition, with the additional description that a limited-service restaurant may have a drive-through window.

333. RETAIL: The sale of goods directly to a consumer; engaged in, pertaining to, or relating to the sale of merchandise at the retail level; to sell by individual items or by the piece, directly to a consumer. For the purposes of this ordinance, uses in a residential district such as garage sales, church bazaars, lemonade stands and the like shall not be considered retail uses.

334. RETAIL, FOOD STORE: A retail establishment selling meats, fruits, vegetables, bakery products, light hardware, and other similar items which are purchased for use and consumption off the

premises.

335. RESERVED FOR FUTURE USE.

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

337. SCHOOL, DENOMINATIONAL OR PRIVATE: A school under the sponsorship of a private agency, corporation, or religious agency, having a curriculum generally equivalent to public elementary or secondary schools, and accredited or licensed by the state of Texas; but excluding private trade or commercial schools, as herein defined. "Day care centers" and "day nurseries", as herein defined, shall not be considered schools as applicable to this definition.

338. SCHOOL, PUBLIC: A school under the sponsorship of a public agency providing elementary or secondary curriculum, and accredited or licensed by the state of Texas; but excluding private trade or commercial schools.

339. SCHOOL, TRADE OR COMMERCIAL: An establishment other than an accredited or licensed public, private or denominational school, offering training or instruction in art, occupation, or trade.

340. SECONDHAND STORE: An establishment for the keeping, handling, storage or use of secondhand furniture, appliances, and/or other merchandise or furnishings for sale or display. Secondhand shall mean an item which has been previously sold at the wholesale or retail level or previously used by an individual or business. ***(Ord. No. 1670, 11/20/90)***

341. SEMI-NUDE: A state of dress in clothing that covers no more than the genitals, pubic region, pubic hair, and areolae of the female breasts, as well as portions of the body covered by supporting straps or devices.

342. SERVANTS QUARTERS: An accessory building or portion of a main building located on the same lot as the main building and used as living quarters for servants employed on the premises and not rented or otherwise used as a separate domicile nor containing kitchen facilities. Kitchen facilities may be provided in accordance with Article VII of this ordinance. ***(Ord. No. 1947, 10/19/93)***

343. SERVICE LINE: Any line, wire, or cable used to distribute, transmit, or deliver a utility service from a feeder or lateral line to an end user of the utility.

344. SETBACK: The required minimum distance between any structure and any property line of the lot upon which it is located. Setbacks shall be measured perpendicular to lot lines.
(Ord. No. 1705, 05/07/91)

345. SEXUAL ENCOUNTER CENTER: A business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration:

   a. Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or

   b. Activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or is semi-nude.

346. SEXUALLY ORIENTED BUSINESS: An Adult Entertainment Establishment.

347. 3SHOPPING CENTER: A group of commercial establishments planned, developed, and managed as an integrated unit.

348. SHORE LINE: The normal edge of a body of water under average conditions of rainfall.

349. SITE: A combination of continuous lots or tracts that may or may not be owned separately, that will be developed under one unified plan, as if it were a single parcel of land.

350. SITE PLAN: The development plan for one (1) or more lots or tracts upon which is shown any information required by this ordinance such that an informed decision can be made by the approving authority.

350.1. SNOW CONE STAND: A temporary portable building used for selling snow cones for a limited period of time (Also see Article XXVIII, Section E) ***(Ord. No. 3439, 05/03/11)***.

351. SPACE: A plot of ground within a mobile home or recreational vehicle park designated for the accommodation of one mobile home or one recreational vehicle, together with such open space as required by this chapter.

352. SPECIFIED ANATOMICAL AREA:

   a. Less than opaquely covered human genitals, pubic region or pubic hair; or

   b. Less than opaquely covered perineum, buttock, or anus; or

   c. Less than opaquely covered female breast below a point immediately above the top of the areola; or

   d. Human male genitals in a discernibly erect or turgid state, even if completely and opaquely covered.

353. SPECIFIED SEXUAL ACTIVITIES:
   a. Human genitals in a discernable state of sexual stimulation or arousal; or
   b. Acts or representations of human masturbation, sexual intercourse, sodomy, bestiality, excretory functions, sadism, masochism, lewd exhibition of genitals; or
   c. Fondling or other erotic touching of human genitals, pubic region or pubic hair, perineum, buttock or anus, or female breast.

354. SQUARE, THE: That area in Old Downtown Carrollton which is bounded by Elm Street, Main Street, Broadway, and Fourth Street. ***(Ord. No. 1659, 10/02/90)***

355. STACKING SPACE: A paved area of not less than eight (8) feet in width nor less than twenty-two (22) feet in length, constructed in accordance with the applicable standards of the city of Carrollton. Off-street vehicle stacking spaces shall be provided in accordance with Article XXIV of this ordinance.

356. STORAGE: The accumulation, stocking, or depositing of materials or items. These may include materials for the eventual use or sale in a commercial enterprise; but does not include the storing of a single car or truck on an individual residential lot.

357. STORAGE BUILDING: Any building, either pre-manufactured or constructed on-site, utilized for storage purposes, and not requiring plumbing and electrical wiring, and not used for residential purposes.

358. STORY: That portion of a building 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 such floor and the ceiling or roof above. A standard story shall be twelve (12) feet between floors.

359. STORY, HALF: A story having an average height of not more than eight (8) feet, covering a floor area of not more than seventy-five (75) percent of the area of the floor of the first story below.

360. STREET: Any public thoroughfare dedicated to the public and not designated as an alley.

361. STREET LINE: The dividing line between the street and the abutting property.

362. STREET RIGHT-OF-WAY: A street, including its pavement and all the publicly owned property adjacent to it, dedicated for street purposes.

363. 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)

364. STRUCTURAL ALTERATIONS: Any alteration involving a change in or addition to the supporting members of a building, such as load-bearing walls, columns, beams or girders.

365. SUBDIVISION: The division of a parcel of land into two (2) or more lots or tracts subsequent to April 2, 1962, for the purpose of transfer of ownership, dedication of streets, alleys, or easements, or for use for building development. 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. ***(Ord. No. 1670, 11/20/90)***

366. SUBSTANTIAL, SIGNIFICANT OR PRIMARY: over fifty (50) percent of stock in trade, display area, or presentation time, whichever may be applicable to the nature of the establishment. Stock in trade and material shall be measured in terms of titles or objects. Items with the same title or name shall be considered as separate titles or objects.

367. SUBSTATION: A collection of facilities which transform electrical power from voltages suitable for transmission lines to voltages suitable for feeder lines.

368.-373. RESERVED FOR FUTURE USE

374. RESERVED FOR FUTURE USE. ***(Ord. No. 3421, 01/11/11)***

375. TEEN CLUB: Any establishment open to the public for entertainment, primarily dancing, but excluding any entertainment characterized or distinguished by "specified anatomical areas" or "specified sexual activities", as herein defined. The sale or consumption of alcoholic beverages shall be specifically prohibited within such facilities or establishments.

376. TELEPHONE EXCHANGE: A facility, structure or office where telephone lines are connected to permit communication.

377. 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 or facility, 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. ***(Ord. No. 2099, 09/05/95)***

378. THOROUGHFARE: A street.

378.1 TRASH RECEPTACLES: A container or bin for temporary storage of waste or garbage or used recyclable waste or other materials which will be distributed to a recycling center or other processing or distribution facility. (Also see Article XXVII, Section J) ***(Ord. No. 3439, 05/03/11)***.

379. TRANSMISSION LINE: Any line, wire, or cable which distributes, transmits or delivers a utility service from a substation or generating plant to a feeder system.

380. TRAVEL TRAILERS: Any vehicular, portable structure designed as a temporary dwelling for

travel, recreational and vacation uses, and includes folding hardtop campers transported behind a motor vehicle, truck mounted campers attached to and transported behind a motor vehicle; camper, converted bus, tent trailer, tent or similar device used for temporary, portable housing, or a similar type of temporary dwelling intended for short term occupancy, travel, and/or recreation.

381. TRUCK, HEAVY LOAD: A self-propelled vehicle having a gross vehicle weight (GVW) in excess of 7,500 pounds, including but not limited to recreational vehicles, vans, buses, tractor-trailers, and other similar vehicles.

382. TRUCK, LIGHT LOAD: A self-propelled vehicle having not more than two (2) axles, and having a gross vehicle weight of less than 7,500 pounds, including but not limited to pick-up trucks, vans, and other similar vehicles.

383. TRUCK STOP: Any premises involving the maintenance, servicing or repair of commercial motor vehicles, which includes facilities for dispensing fuels and other petroleum products directly into motor vehicles, and/or the incidental sale of accessories or equipment for trucks and similar commercial vehicles. Such premises may also include overnight lodging accommodations and restaurant facilities.

384.-391. RESERVED FOR FUTURE USE.

392. USE: The purpose for which land or buildings are or may be occupied in a zoning district.

393.-403. RESERVED FOR FUTURE USE.

404. VARIANCE: Relief from or variation to the provisions of these regulations, other than the Use Regulations, as applied to a specific piece of property, as distinct from rezoning, and as further set out hereinafter in the powers and duties of the Board of Adjustment.

404.1 VENDING MACHINES: A fully enclosed, automated machine, where various goods may be purchased, either with coin, paper currency, or electronic payment card ***(Ord. No. 3439, 05/03/11)***.

404.2. VENDING MACHINES (REVERSE): A machine which accepts and issues a cash refund or redeemable coupon for used metal cans, plastic, glass, paper or other redeemable materials ***(Ord. No. 3439, 05/03/11)***.

405. VETERINARY CLINIC: An animal clinic or animal hospital. A facility for the prevention, treatment, minor surgery, cure or alleviation of disease and/or injury to animals, specifically domestic animals, with all care provided on an out-patient basis only. No outside runs, pens or facilities shall be permitted, nor shall any overnight boarding or housing of animals be permitted. (See KENNEL)

406. WAREHOUSING: Storage in an enclosed building of articles, foods, liquids and/or plants, including all necessary office, distribution, and/or sales space. This definition does not include truck

terminals or railroad freight terminals, as herein defined.

407. WHOLESALE: The sale of commodities for the purpose of resale, as to retailers rather than to consumers directly, as opposed to retail. Of, pertaining to, or engaged in sale at the wholesale level.

408.-418. RESERVED FOR FUTURE USE.

419. YARD: An open space at grade, other than a court or plaza, between a structure and the adjacent lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward except where otherwise specifically provided in this ordinance. ***(Ord. No. 1844, 11/03/92)***

420. YARD, FRONT: An open, unoccupied space on a lot facing a street and extending across the front of the lot between the side lot lines. (Reference Figure 5.6, Appendix A) ***(Ord. No. 1844, 11/03/92)***

421. YARD, REAR: An open, unoccupied space extending across the rear of a lot from one side lot line to the other side lot line.
(Reference Figure 5.6, Appendix A)

422. YARD, SIDE: An open, unoccupied space on the same lot with a building situated between the building and side line of the lot and extending through from the front yard to the required rear yard. Any lot line not the rear line or a front line shall be deemed a side line.
(Reference Figure 5.6, Appendix A)

423. ZERO-LOT-LINE HOME: A single-family detached dwelling whereby one required side yard is removed, allowing the main structure to be placed adjacent to, and coincident with, one side lot line. (See DWELLING, SINGLE-FAMILY DETACHED; PATIO HOME)

424. ZONING DISTRICT: A classification applied to any certain land area within the city stipulating the limitations and requirements of land usage and development. (See DISTRICT)

425. ZONING MAP: The Official Zoning Map of the city of Carrollton together with all amendments thereto.