ARTICLE VIII.
(SF-A, SF-TH)
SINGLE-FAMILY ATTACHED AND TOWNHOUSE RESIDENTIAL DISTRICTS

(Ord. No. 2835; 07/01/03)

SECTION A. PURPOSE.

1. The (SF-A, SF-TH) Single-Family Residential Districts are intended to be comprised of single-family attached residential dwellings, together with public or denominational schools, churches, and public parks to create basic neighborhood units where the combination of these uses is appropriate.

2. The (SF-A, SF-TH) Single-Family Residential Districts are intended for areas that are properly buffered and protected from non-residential uses, pollution and environmental hazards, or from high volumes of traffic.

3. The (SF-A, SF-TH) Single-Family Residential Districts are suitable for single-family attached residential structures in which each dwelling unit is situated on a separately platted lot of record, where the property line runs coincident with the common wall separating the dwelling units.

SECTION B. PRINCIPAL USES.

No land shall be used and no structure shall be erected for, converted to, or used for any principal use other than such uses as are allowed in the (SF-A, SF-TH) Single-Family Districts, in accordance with Article V of this ordinance.

Not more than one (1) dwelling unit shall be allowed per lot of record.

The following additional uses shall be allowed in the (SF-A, SF-TH) Single-Family Districts:

1. Model home, located within the same subdivision where dwellings represented by such model home are under construction or for sale;

2. One temporary building used for a real estate sales office only, located on property being sold within a subdivision, upon approval of the City Manager or Designee, for a period not to exceed one hundred-eighty (180) days. The City Manager or Designee is authorized, however, to approve additional successive one hundred-eighty (180) day periods of use, provided that such real estate sales office has been in regular and continuous use for the previous one hundred-eighty (180) day period. At such time as the use of the real estate sales office is terminated, the City Manager or Designee may require its removal from the subdivision. Such real estate sales office shall be maintained at all times.

3. Temporary on-site construction offices and buildings, upon approval of the City Manager or Designee, limited to the period of construction. Such on-site construction offices and buildings shall be maintained at all times. ***(Ord. No. 1705, 05/07/91)***

SECTION C. ACCESSORY USES.

No land shall be used and no structure shall be erected for, converted to, or used for any accessory use other than such uses as are allowed in the (SF-A, SF-TH) Single-Family Districts, in accordance with Article V of this ordinance.

The following additional use shall be allowed in the (SF-A, SF-TH) Single-Family Districts:

1. Material recycling collection bin, only on the premises of a governmental, educational or institutional use which is permitted in these districts. ***(Ord. No. 1705, 05/07/91)***

2. ABOVEGROUND STORAGE OF FLAMMABLE OR COMBUSTIBLE LIQUIDS
   (Ord. No. 2338, 06/16/98)

   a. Outside aboveground storage of flammable or combustible liquids, quantities of less than 1,000 gallons or less, shall be allowed as an accessory use only on the premises of a governmental, communication, educational or utility service use which is permitted in these districts. The aboveground storage device, if visible from the street, shall be screened by evergreen shrubs, planted a maximum of five (5) feet on center, minimum six (6) feet in height at time of planting.

   b. The following shall be allowed as an accessory use in the (SF-A, SF-TH) Single-Family Districts upon approval of a Special Use Permit in accordance with Article XXI of this ordinance:

      1. Outside aboveground storage of flammable or combustible liquids, quantities between 1,001 gallons and 10,000 gallons, shall be allowed as an accessory use only on the premises of a governmental, communication, educational or utility service use is permitted in these districts. The aboveground storage device, if visible from the street, shall be screened by evergreen shrubs, planted a maximum of five (5) feet on center, minimum six (6) feet in height at time of planting.

   c. Outside aboveground storage of flammable or combustible liquids, quantities greater than 10,000 gallons, shall be permitted in accordance with Article V of this ordinance.

SECTION D. SPECIAL USE PERMITS.

Uses requiring approval of a Special Use Permit shall be allowed in the (SF-A, SF-TH) Single-Family Districts only in accordance with Articles V and XXI of this ordinance. ***(Ord. No. 1705, 05/07/91)***

SECTION E. PROHIBITED USES.

The following uses shall be specifically prohibited in the (SF-A, SF-TH) Single-Family Districts:

1. Any structure erected or land used for other than one or more of the uses specifically permitted pursuant to this Article and Article V of this ordinance;

2. Any use of property that does not meet the required minimum lot size; front, side or rear yard dimensions; lot depth or width; or which exceeds the maximum height, building coverage or any other standard as herein required, except as provided by Article XXVIII of this ordinance;

3. The storage of equipment, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district. ***(Ord. No. 1705, 05/07/91)***

SECTION F. SPECIAL HEIGHT REGULATIONS.

1. Flagpoles, roof gables, chimneys and vent stacks may extend for an additional height not to exceed fifteen (15) feet from the maximum height limit of a structure to the highest point of any flagpole, roof gable, chimney or vent stack.

2. The height of the church steeples, domes and spires may extend an additional height not to exceed twice the height of the main building and shall be set back from any adjacent residentially zoned property line at a minimum distance equal to the total height of the steeple, dome or spire. Church steeples, domes and spires shall be permitted to be placed on the main buildings. This provision for an additional height in excess of the maximum height requirements shall be permitted for maximum of one (1) steeple, dome or spire per lot, tract or project.

3. Municipal water towers and sports lighting facilities, utility poles and utility towers shall be specifically exempted from the maximum height restrictions imposed by this Article.

4. Water tanks, cooling towers, schools, institutional buildings, silos, barns, and ancillary buildings and facilities of a church, synagogue or temple, exclusive of the main sanctuary, such as a gymnasium or classroom building, may be erected to exceed twenty-five (25) feet in height, as such building height is determined pursuant to Article XXXIV of this ordinance, provided that one (1) additional foot shall be added to the front, rear and side yard setback requirements for each foot that such structures exceed twenty-five (25) feet in height. Such structures shall not exceed thirty-six (36) feet in height, except as provided in Section F (1) hereinabove.

   The requirements established herein for additional setbacks shall not apply to the sanctuary building of a church, synagogue or temple which is in excess of twenty-five (25) feet in height. ***(Ord. No. 2572, 11/07/00)***

SECTION G. SPECIAL YARD REGULATIONS.

1. SPECIAL FRONT YARD REGULATIONS:

   a. Open and unenclosed terraces and porches, including the supporting structure, may project into the required front yard for a distance not to exceed five (5) feet. ***(Ord. No. 2880, 03/02/04)***

   b. The supporting structure of an open, unenclosed carport may project into the required front yard for a distance not to exceed five (5) feet; provided, however, that the canopy of such carport shall not be allowed to extend into the required front yard beyond such supporting structure.

   c. Every part of a required front yard shall be open and unobstructed from a point thirty (30) inches above the general ground level of the graded lot to the sky. The requirements of this paragraph shall not apply to living plant material or landscaping, lighting fixtures, flagpoles, mailboxes, basketball goal supports and similar structures, fountains, overhead service lines and utility poles, or fences which are situated and constructed in accordance with the applicable codes of the city of Carrollton. Except as provided in Article XXVIII, Section A(1)(g) of this ordinance, fences located within a required front yard shall not exceed three (3) feet in height. ***(Ord. No. 1844, 11/03/92) (Ord. No. 1947, 10/19/93)***

   d. The location, placement and dimensions of any sign located within these districts shall be permitted in accordance with the applicable provisions of Chapter 17 of the Code of Ordinances, otherwise known as the Sign Ordinance.

2. SPECIAL FRONT, REAR AND SIDE YARD REGULATIONS:

   a. The ordinary extensions of window sills, awnings, belt courses, cornices, roof overhangs, chimneys, and other architectural features may extend an additional twenty-four (24) inches into a required yard.

   b. The provision contained in Section G(1)(a) and (b) of this Article shall also apply to the required exterior side yard, as herein defined. ***(Ord. No. 1641, 07/17/90) (Ord. No. 1844, 11/03/92)***

SECTION H. IRREGULAR SHAPED LOTS.

Irregular or pie shaped lots, or any lot located on an "eyebrow", cul-de-sac or curved portion of a street, may be required to demonstrate on a subdivision plat submitted for approval the ability to accommodate a building envelope for a structure meeting the minimum floor area as required herein. Such building envelope shall be established consistent with all required setback lines, which shall be computed inclusive of any easements which may exist on the lot. It is the intent of this paragraph to ensure that adequate area exists to allow property placement of a structure on any irregular or pie shaped lot, or any lot located on an "eyebrow", cul-de-sac or curved portion of a street.

(Reference Figure 1.2, Appendix A)

SECTION I. SIDEWALKS.

Sidewalks shall be provided in accordance with the Subdivision Ordinance, and shall be constructed in accordance with the standards prescribed by the city of Carrollton. ***(Ord. No. 1947, 10/19/93)***

SECTION J. SPECIAL OFF-STREET PARKING REGULATIONS.

1. A private garage shall be rear or side entry. The front face of a garage, which shall be defined as that portion of the garage used for vehicular access, shall not directly face a public street, unless otherwise specifically approved by the City Council. A garage may be allowed to face a public street, however, provided:

   a. That such garage is located behind the main structure or residence; or

   b. That the main structure is located on a lot within a subdivision for which an approved plat was filed with the appropriate county clerk prior to July 19, 1988, and where such subdivision plat did not provide for the direct access of the lot to an alley; or ***(Ord. No. 1947, 10/19/93)***

   c. That natural physical features preclude the establishment of a side or rear entry garage, or the placement of the garage behind the main structure or residence. Such determination shall be made by action of the City Council.

SECTION K. MISCELLANEOUS REQUIREMENTS.

1. UTILITIES:

   All utility lateral and service lines located within the (SF-A, SF-TH) Single-Family Residential Districts shall be installed underground, except for transmission or feeder lines, either existing or proposed, which are located within the (SF-A, SF-TH) Single-Family Residential Districts, provided that such transmission or feeder lines shall be located within a paved easement or alley way provided by the property owner.

   Nothing set forth herein shall prohibit or restrict any utility company from recovering the difference between the cost of overhead facilities and underground facilities. Each utility whose facilities are subject to the provisions of this Article shall develop policies and cost reimbursement procedures with respect to the installation and extension of underground service.

2. SATELLITE TELEVISION RECEPTION DISHES:

For any satellite television reception dish with a dish diameter in excess of two and one-half (2 ½) feet, the following shall apply:

a. Satellite television reception dishes shall be ground mounted only, with a diameter not greater than ten and one-half (10 ½) feet and a height, at any position, not to exceed twelve and one-half (12 ½) feet above ground level. A satellite television reception dish shall not be located in front of the main structure or the front building line. Such satellite television reception dish shall be screened in accordance with Article XXV of this ordinance.

b. No lettering, logo, or any advertising or other writing shall appear on the face or back of such reception dish, except the name of the manufacturer, distributor or seller of such reception dish, provided that such lettering does not exceed two (2) inches in height. ***(Ord. No. 1947, 10/19/93) (Ord. No. 2099, 09/05/95)***

3. ACCESSORY STRUCTURES: ***(Ord. No. 3421, 01/11/11)***

a. No accessory structure shall be constructed on a lot without a principal building.

b. No trailers, containers, shipping containers, commercial boxes, vehicles or similar structures shall be used as accessory buildings or structures.

c. Accessory buildings shall not have a utility meter separate from the main building.

d. A maximum of one (1) accessory building (not a detached garage) and one (1) detached garage shall be permitted per lot or adjoining lots under a single ownership, except that public schools shall be permitted to use modular classrooms on-site as attendance requires.

e. Accessory buildings shall not be located between the façade or projected façade of the main building and any adjacent public street, except as allowed in Section G, Subsection 1 of this Article.

f. Accessory structures shall be screened from the view of any adjacent public street, except for garages or carports directly accessing said street.

g. Accessory buildings shall not be used as a dwelling unit unless the lot or parcel contains at least 20,000 square feet of buildable area. Buildable area shall be considered the area of the lot or parcel not including designated floodplains or easements.

h. Regulations by Size of Accessory Building:

i. Accessory buildings with a floor area in excess of 120 square feet but less than 240 square feet shall be constructed with metal, exterior grade wood siding, or with materials and ratios as similar to the main structure as possible.

ii. Accessory buildings with a floor area in excess of 240 but less than 600 square feet shall be constructed with the same percentage and type of materials as the main structure.

iii. Accessory buildings with a floor area in excess of 600 square feet shall be constructed with

the same percentage and type of materials as the main building, and shall match the architectural style of the main building as much as possible (including, but not limited to, roof style & pitch, window & door design, height measured at the wall top plate and architectural detailing).

4. ROOF-TOP SCREENING

Roof-mounted equipment shall include, but not be limited to, storage tanks, compressor units, mechanical equipment and elevator machinery, and shall be integrated into the building design and screened on all sides of the building. Roof-top screening shall be provided in a manner such that no roof-mounted equipment shall be visible from any point (6) feet above any property line. Roof-top screening shall use building materials similar in appearance to the façade of the building on which such items are located in order to create a smooth, clean, integrated appearance. ***(Ord. No. 2773; 02/04/03; Ord. No. 3331, 10/06/09)***

SECTION L. HEIGHT AND AREA REGULATIONS.

		(SF-A) DISTRICT	(SF-TH) DISTRICT
1.	Minimum lot area (Square feet)	4,250	3,500
2.	Floor area requirement:		
	a. Minimum floor area of dwelling unit (Square feet of living area)	1,200	1,200
	b. Maximum for accessory buildings	(Reference Section K(3)(h) of this article) ***(Ord. No. 3421, 01/11/11)***	
3.	Maximum height of structure:		
	a. Dwelling unit	2 ½ stories, not to exceed 36'	2 ½ stories, not to exceed 36'
	b. Accessory building (Reference Also Section K (3)(h) of this article) ***(Ord. No. 3421, 01/11/11)***	15'	15'
4.	Maximum building coverage (As a percentage of total lot area) (Percent of lot area which can be covered by buildings) ***(Ord. No. 1844, 11/03/92)***	45%	45%
5.	Minimum brick or stone content, exterior: (All main buildings in the (SF) Single-Family Districts shall have a percentage not less than specified herein of each exterior elevation below the top plate line, excluding doors, garage doors, and windows, constructed of brick or stone, unless otherwise approved by the Planning & Zoning Commission.) ***(Ord. No. 1997, 06/21/94)***		
	a. Main dwelling unit	70%	70%
	b. Accessory building in excess of 240 square feet	(Reference Section K(3)(h) of this article) ***(Ord. No. 3421, 01/11/11)***	
6.	Minimum distance between detached structures on the same lot or parcel:		
	a. From main structure to accessory structures ***(Ord. No. 1844, 11/03/92)***	0'	0'
	1. Accessory building greater than 120 square feet of floor area ***(Ord. No. 2880, 03/02/04)***	3'	3'

		(SF-A) DISTRICT	(SF-TH) DISTRICT
	b. From main structure to swimming pool, sauna, hot tub, antenna, carport, or satellite dish ***(Ord. No. 1557, 07/11/89) (Ord. No. 1641, 07/17/90)***	0'	0'
	c. From accessory structure or building to accessory structure or building ***(Ord. No. 1844, 11/03/92) (Ord. No. 2880, 03/02/04)***	0'	0'
7.	Minimum distance from public right-of-way, alley, or street or alley easement to entrance of a garage or enclosed carport. (Where the applicable front, rear, or side yard requires a greater setback, such front, rear, or side yard setback shall apply) ***(Ord. No. 1641, 07/17/90)***	18'	18'
8.	Minimum lot frontage on a public street (Measured at the front building line)	35'	35'
9.	Minimum lot depth (Length of side lot lines)	100'	100'
10.	Minimum depth of front setback (Measured from front property line to any structure)	25'	20'
11.	Minimum width of side setback (Distance between exterior wall of structure and any property line not deemed a front or rear line)		
	a. Main Structure		
	1. Internal lot		
	A. Common wall coincident with property line	0'	0'
	B. Exterior wall not coincident with property line	5'	5'
	2. Abutting a freeway, freeway frontage road, or arterial thoroughfare (As identified on the Carrollton Transportation Plan) (Reference Article XXVIII)	25'	25'
	3. Abutting an arterial thoroughfare where the lot is separated from such thoroughfare by an opaque masonry wall constructed in accordance with Article XXV of this ordinance; or abutting a collector thoroughfare (Reference Article XXVIII)	15'	15'
	4. Abutting any other type of street ***(Ord. No. 1641, 07/17/90)***	10'	10'

b. Accessory Buildings & Structures:		
1. Accessory building:		
A. Interior lot or abutting an alley	3'	3'
B. Abutting any street (Same as main structure) ***(Ord. No. 2880, 03/02/04)***	---	---
2. Accessory structure, swimming pool, sauna, or hot tub ***(Ord. No. 1739, 10/01/91) (Ord. No. 1844, 11/03/92)***	0'	0'
12. Minimum depth of rear setback: (Measured from rear property line to any structure)		
a.	10'	10'
b. Accessory building ***(Ord. No. 1844, 11/03/92)***	0'	0'
1. Minimum distance from dedicated alley ***(Ord. No. 2880, 03/02/04)***	0'	0'
2. Minimum distance from rear property line without an alley ***(Ord. No. 2880, 03/02/04***	3'	3'
c. Accessory structure, swimming pool, sauna, or hot tub ***(Ord. No. 1844, 11/03/92)***	0'	0'
13. Maximum distance of the width of a structure	----	240', not to exceed 8 dwelling units
14. Minimum required off-street parking spaces	Reference Article XXIV of this ordinance	