

ORDINANCE NO. 7344

AN ORDINANCE AMENDING ARTICLE 4, "ZONING DISTRICTS," OF CHAPTER 2, "ZONING REGULATIONS;" DIVISION 2, "LAND USE MATRIX," OF ARTICLE 5, CHAPTER 2, OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, AND THE OFFICIAL ZONING MAP OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

**Section 1**

That Section 2.39 "MF, Multifamily District," of Chapter 2, Article 4, "Zoning Districts," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to read as follows:

**"Sec. 2.39 MF, Multifamily District**

(A) Purpose. The Multifamily district is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development. This district accommodates a variety of housing types including triplexes, quadplexes, apartments, and condominiums. The MF-1 District, as mentioned in certain sections of the Garland Development Code, is intended to accommodate standard multi-family development. The MF-2 District is intended to accommodate moderately higher densities and building height in order to reflect a more urban style of multi-family

development. All MF standards are applicable to both MF-1 and MF-2, except otherwise noted in Table 2-4.

. . . .

(G) Building Placement. All portions of a multifamily dwelling structure must be a minimum of twenty feet from other multifamily dwelling structures, or any portions thereof.

. . . ."

Section 2.39(K) is deleted in its entirety.

**Section 2**

That Table 2-4, "Other Residential District Standards," in Section 2.34(B), "Lot Area Percentage Reductions in SF-E, SF-10, SF-7, SF-5, 2F, and SFA Districts," of Chapter 2, Article 4, "Zoning Districts," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* as follows:

**"Table 2-4**

...	...	...	...	...	...	...	...	...	...	...	...
MF	None  Max. 18/acre in MF-1  Max. 32/acre in MF-2	20'	20'	20'	12'	12'	Efficiency: 500sf  1-BR 650sf  2-BR 800sf  Add'l BR: 150sf  Avg: 725sf	75'	100'	60%	40' in MF-1  50' in MF-2

**Section 3**

That Section 2.49 "U, Urban Districts (UR and UB)," of Chapter 2, Article 4, "Zoning Districts," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to read as follows:

**"Section 2.49 U, Urban Districts (UR and UB)**

. . .

(C) Use Integration. Developments within the Urban districts must be comprised of a mixture of residential and nonresidential uses that are conducive to a live-work environment.

(1) For UR districts, compatible, complementary nonresidential land uses on the first (ground) floor level are allowed but not required. However, all first (ground) floor levels must be constructed to retail building standards, including a minimum floor-to-ceiling height of twelve feet. These ground floor areas may be occupied by any allowed use, but shall be constructed to accommodate retail and restaurant uses in response to market demand.

. . .

. . ."

**Section 4**

That Division 2, "Land Use Matrix," of Article 5, Chapter 2, of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to (1) add "MF-1 and MF-2" to the first row of the Land Use Matrix under the "MF" column, and being more particularly depicted and described in Exhibit "A", which is attached hereto and incorporated herein by reference.

**Section 5**

That the Official Zoning Map of the City of Garland, Texas is hereby amended to re-name existing Multi-Family (MF) District to MF-1, and adding MF-2 as an additional zoning district.

**Section 6**

That Chapter 22 of the Code of Ordinances for the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

**Section 7**

That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas.

**Section 8**

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

**Section 9**

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

**PASSED AND APPROVED** this the 5th day of July, 2022.

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary

**PUBLISHED:**

## Exhibit A

### “LAND USE MATRIX

AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	UR	UB	DT  (see Ch. 7)	Parking Requirements	Cross-Reference(s) for  Special Standards
----	------	-------	------	------	-----	----	-----------------------------	----	----	----	----	----	----	----	----	----	--------------------------	-------------------------	-------------------------------------------------

...

AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	UR	UB	DT  (see Ch. 7)	Parking Requirements	Cross-Reference(s) for  Special Standards
OFFICE, RETAIL & SERVICE USES																			

...”