

ORDINANCE NO. 7370

AN ORDINANCE AMENDING TABLE 2-4 OF SECTION 2.34 AND SECTION 2.39 OF CHAPTER 2, "ZONING REGULATIONS," AND THE CHAPTER 2 LAND MATRIX, OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

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

Section 1

That Table 2-4, "Other Residential District Standards," of 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* to read as follows:

"Table 2-4 Other Residential District Standards

...
MF	None Max 12/acre in MF-0 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%	35' in MF-0 40' in MF-1 50' in MF-2

Section 2

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

"Section 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-0 district is intended for multiple dwelling units, developed in a single-family style, but not on individually platted lots. The MF-1 district, as mentioned in certain sections of the Garland Development Code, is intended to accommodate standard multifamily 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 MF-0, except where otherwise noted in this Section. 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; except that the minimum building separation between dwelling structures is ten (10) feet in the MF-0 District.

. . .

(K) Special Standards for MF-0 District.

- (1) Screening. The screening requirements of Sections 4.39 and 4.40 apply for the MF-0 District.
- (2) Design. The Residential Building Design standards of Section 4.84 apply to the MF-0 District, except that the standards apply per building rather than per unit, and there is no minimum roof pitch requirement.
- (3) Amenities. The provisions of Section 2.39(I), "Other Requirements," apply to the MF-0 District.

- (4) Parking. The parking requirements of the "Dwelling, Multi-family," as enumerated within the Land Use Matrix, apply to the MF-0 District.
- (5) Attached Enclosed Garages. There must be one (1) attached enclosed garage, a minimum of 10 feet wide by twenty feet long, for each unit within the MF-0 District."

Section 3

That the Land Use Matrix of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to include "MF-0" in the MF Column of the Matrix and to read as follows:

"LAND USE MATRIX

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, 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
RESIDENTIAL USES																				
Dwelling, Multi- family								P								P	P		Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces	Sec. 2.39
Dwelling, Apartment																P	P		Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces	

Section 4

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 5

That Chapters 2 and 4 of the Garland Development Code of 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 6

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 7

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

PASSED AND APPROVED this the 11th day of October, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED: