

ORDINANCE NO. 7371

AN ORDINANCE AMENDING SECTIONS 4.24, "MULTIFAMILY DEVELOPMENTS," OF CHAPTER 4, "SITE DEVELOPMENT," THE LAND USE MATRIX, AND TABLE 7-1, "DOWNTOWN DISTRICT LAND USE MATRIX" OF CHAPTER 7 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 Sec. 4.24 of Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in its entirety* to read as follows:

**"Section 4.24 Multifamily Developments**

(A) Attached Enclosed Garages. Attached enclosed garages, if used, must be a minimum of ten feet wide by twenty feet long (for one-car garages).

(B) Detached Covered Parking Structures. Detached covered parking structures, if used, must meet the building materials and design requirements set forth in Section 2.60 in Chapter 2 of this GDC.

(C) Location Adjacent to Thoroughfares.

(1) Parking spaces and detached parking structures are prohibited in a street yard adjacent to State Highway 190, Interstate Highway 30 or Interstate Highway 635.

(2) All parking spaces located adjacent to the right-of-way of any other public thoroughfare or single-family district must be screened from view in accordance with Article 3 of this Chapter 4."

**Section 2**

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 remove the 50% covered parking requirement from "Dwelling, Multi-Family" and "Dwelling, Apartment" rows and to read as follows:

**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	
<b>RESIDENTIAL USES</b>																					
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 3**

That Table 7-1 Downtown District Land Use Matrix of Chapter 7, "Downtown (DT) District," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to remove the 50% covered parking requirement from "Dwelling, Multi-Family" and "Dwelling, Apartment" and to read as follows:

**Table 7-1: Downtown District Land Use Matrix**

	Downtown Historic	Downtown Square	Uptown	InTown Residential	Suburban Corridor	Parking Requirement (Does not apply to Downtown Historic (DH) and Downtown Square (DS) sub-districts)	Cross-Reference Special Standards
<b>Residential Uses</b>							
Dwelling, Multi-Family	P	S or P (if on upper floors only)	P			Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces	Sec. 2.39
Dwelling, Apartment	P	P (on upper floors only)	P	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 Chapter 33, "Transportation," of the Code of Ordinances 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**

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Mayor

**ATTEST:**

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City Secretary

**PUBLISHED:**