

ORDINANCE NO. 7595

AN ORDINANCE AMENDING ARTICLE 4, DIVISION 4 MIXED-USE DISTRICTS AND CHAPTER 2 ZONING REGULATIONS, ATTACHMENT 1 - LAND USE CHART, AS THEY RELATE TO THE PERMITTED LAND USES AND DEVELOPMENT REGULATIONS FOR THE URBAN RESIDENTIAL (UR) AND URBAN BUSINESS (UB) DISTRICTS; 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; A SEVERABILITY CLAUSE; AND AN EFFECTIVE DATE.

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

Section 1

That Article 4, Division 4 Mixed-Use Districts and Chapter 2 Zoning Regulations, Attachment 1 - Land use chart, as they relate to the permitted land uses and development regulations for the Urban Residential (UR) and Urban Business (UB) districts, of the Garland Development Code of the City of Garland, Texas, are hereby amended to read as depicted on "Exhibit A" and "Exhibit B," respectively.

Section 2

That Chapter 2 of the Garland Development Code shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 3

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 4

That the terms and provisions of this Ordinance are severable and are governed by Sec. 1.07 of the Garland Development Code of the City of Garland, Texas.

Section 5

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

PASSED AND APPROVED this 17th day of June 2025.

THE CITY OF GARLAND, TEXAS



Mayor

ATTEST:



City Secretary



Published: 7-14-2025
7-16-2025

DIVISION 4
Mixed-Use Districts

§ 2.49. U, Urban Districts (UR and UB).

- (A) Purpose. The Urban (U) districts are intended to allow cohesive, orderly, creative, and predominantly vertically-oriented mixed-use and mixed-density developments. There are two types of Urban districts: Urban Residential (UR) and Urban Business (UB). UR districts are predominantly residentially-oriented districts that may also include a limited number of integrated nonresidential uses that are compatible with, harmonious with, and supportive of, a high-density, urban-style residential neighborhood. UB districts are predominantly business- and shopping-oriented districts that may also include ~~a limited amount of~~ integrated residential uses that are compatible with, and supportive of, a high-density, urban-style business district.

The Urban districts are also intended to establish a distinctive community character in specially selected areas through innovative and mutually-sustaining land uses, urban-style and pedestrian-oriented site design, efficient traffic and pedestrian circulation, innovative and high-quality architectural elements and landscaping concepts, and other similar enhanced design features that will in turn elicit a strong sense of community, civic pride, and of satisfaction with quality of life among those who choose to enjoy the lifestyle created by these districts.

Appropriate flexibility in final design should be given to developers and designers of Urban districts to allow creativity for the opportunities associated with individual sites. The Urban districts can include a mixture of architectural styles ranging from contemporary to traditional. The general intent of these districts is to maximize utilization of land for a mixture of mutually sustainable uses, while also utilizing open spaces to the greatest extent possible in an urban setting for public recreation and leisure purposes. Urban districts are intended to include a diverse mixture of residential housing choices and business/employment opportunities (for example, live-work units) in a symbiotic and urban-style environment that not only accommodates residents' needs to live, work, learn, and play within a neighborhood setting, but that also builds long-term stability, civic pride and fiscal value for the community in general.

- (B) Allowed Uses. All allowed uses (whether by right or by SUP) in the UR or UB district (as applicable) are indicated within the Land Use Matrix, Article 5 of this Chapter 2. Single-family attached residences are only allowed in the Urban districts to the extent they are in compliance with the SFA district requirements.
- (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~~ In all Urban 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.

~~(2) For UB districts, a minimum of seventy percent of the total building square footage within each development must be devoted to nonresidential uses (such as, retail, office, personal services). The remaining building square footage (maximum 30%) must be devoted to residential land uses, predominantly on levels above the first floor.~~

~~(3)~~(2) Other combinations (in terms of percentages) of land use mixtures may be achieved by establishment of a Planned Development (PD) district that is based upon the applicable Urban district.

(D) Parking. Off-street parking and loading for Urban districts must be in compliance with provisions of the Land Use Matrix, Article 5 of this Chapter 2 and with Chapter 4, Article 2 of this GDC unless otherwise provided below.

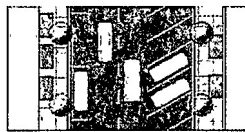
(1) Number of Parking Spaces. For all nonresidential uses in an Urban district, the number of required off-street parking spaces may be reduced as provided in Section ~~7.11(D)~~ [7.12(D)] in Chapter 7 of this GDC (the DT district) for each type of use as shown on the Land Use Matrix, Article 5 of this Chapter 2.

(2) Location. Surface off-street parking areas in an Urban district is prohibited in front of any structure within a designated front yard unless specifically approved during the plan review process. Surface off-street parking areas must be located generally to the side or rear of the main buildings in designated side or rear yards.

(3) Orientation. Surface off-street parking areas in an Urban district must be subdivided so as to avoid large expanses of pavement.

(4) On-Street Head-In or Angled Parking. Unless a street segment is restricted by City ordinance as a "No Parking" zone, a single bay of angled or parallel parking in an Urban district may be provided along the street in front of main buildings (see Illustration 2-7).

Illustration 2-7 Example of Angled and Parallel Parking in Urban Districts



(5) Shared and Off-Site Parking. Shared or off-site parking arrangements in an Urban district may be approved during the review and approval of the initial development application. The requirements and procedures for a shared or off-site parking arrangement are provided in Article 2, Division 3 in Chapter 4 of this GDC.

(6) Structured (Garage) Parking. To enhance the overall visual character of an Urban district, and to mitigate overall bulk appearance of parking structures, the following design standards apply to parking structures in an Urban district:

(a) All above-grade parking structures must be designed to be consistent with and complementary to the architectural style of the main building(s), and must

incorporate at least two of the following design elements:

- i. Distinctive architectural elements (cornices, piers, columns, friezes, quoins, mullions, fenestration, pilasters, rustication, or accentuating belt courses - see Illustration 2-8);
 - ii. Variation in wall planes (wall openings, canopies, articulations, wall convexities and/or concavities, balconies, or awnings - see Illustration 2-8);
 - iii. Change in materials (defined as a minimum of two separate, compatible materials excluding glazing - each separate material must be at least twenty percent of each facade's surface area, excluding glazing);
 - iv. Change in colors (defined as a minimum of two separate, compatible colors excluding glazing - each separate color must be at least twenty percent of each facade's surface area, excluding glazing).
- (b) All above-grade parking structures must be designed with a distinguishable first floor, upper facades, and roofs. Parking garage first floors must be designed at human scale with pedestrian-scale elements such as awnings, canopies, window breaks, and door openings.
- (c) Above-grade parking garages may be designed using decorative metal elements such as ornate meshes, screens and the like, but non-decorative steel guard cables that are visible to the public or to adjacent properties are prohibited.
- (7) Individual Residential Garages and Driveways.
- (a) Individual residential garages and driveways in an Urban district must be designed, constructed, and operated to allow access only from a rear (or side) alley or an interior common access service drive aisle, a dedicated fire lane, or a dedicated shared parking court (and may not be facing or accessed from a public street).
 - (b) Garages in an Urban district must be set back from any street or alley right-of-way a minimum of twenty feet;
 - (c) Driveways for residential dwelling units must be no wider than twelve feet until the driveway is beyond the adjacent front building face.

Illustration 2-8 Examples of Acceptable Facade Articulation for Parking Structures**(E) Screening and Buffering.**

- (1) Screening and Buffering Between Uses. Screening walls or other buffering elements in an Urban district, which are typically required between varying types of uses (see Chapter 4, Article 3 in this GDC), are only required when establishing a new nonresidential use adjacent to a pre-existing residential use or residential zoning district. This requirement may be waived by the Planning Director during the review and approval of the initial development application if the Director determines the screening is not necessary to protect the adjacent property from the new use. Required screening devices in an Urban district must be designed in such a way that allows pedestrian access to the development from public sidewalks along streets, as well as from adjacent properties where cross-access would be beneficial to both properties.
- (2) Screening of parking areas, loading areas, solid waste containers, ground-mounted and roof-mounted mechanical equipment, and other site features must be in compliance with the standards provided in Chapter 4, Article 3 of this GDC.

(F) Signage. All signage within an Urban district must be in compliance with Chapter 4, Article 5 unless otherwise provided below:

- (1) Unity in Design. Signs within an Urban district must conform to a unified design, such that size, materials, and colors of each sign are similar and complementary.
 - (2) Freestanding Signs. All freestanding signs within an Urban district must be monument style (that is, not pole or pylon style), unless otherwise varied and approved during the sign permitting process.
 - (3) Pedestrian-Scale Signs. Signs in a pedestrian-scale setting (such as along storefront pedestrian walkways) within an Urban district must be pedestrian-oriented and may include under-awning, hanging signs, or perpendicular signs attached to a building.
- (G) Pedestrian Access - Sidewalks. Sidewalks must be provided between the street and the building, and shall be a minimum of eight feet in width except in pre-developed areas where the sidewalk system is already established prior to the effective date of this GDC. In those areas, redevelopment of lots or tracts must include repairs or replacement of the adjacent portion of the existing sidewalk, as determined by the Director of Transportation and in compliance with the City's standards in effect at the time. Barrier-free ramps must be added (or replaced) at all street corners and at any designated mid-block pedestrian crossings in accordance with local, state, and federal law.
- (H) Building/Architectural Design.
- (1) Purpose. The intent of architectural design controls in Urban districts is to promote distinctive, high-quality architectural design in a pedestrian-scale setting that sets a particular Urban development apart visually (and thematically) from other developments in the vicinity. The development standards provided in this Section are intended to promote continuity among redevelopment projects and new structures within a particular Urban district.
 - (2) Compatibility. Exterior construction in an Urban district must be compatible and complementary as to design and colors throughout each development.
 - (3) Uniformity. All buildings must employ "four-sided architecture" in an Urban district, meaning that comparable design elements must be used on all exposed sides of a building. No lesser quality design elements may be used in an Urban district for the rear or any side of a building unless the rear or side is screened from ground level view.
 - (4) Articulation. Architectural features of buildings in an Urban district must provide diversity and articulation of wall surfaces through use of one or more of the following architectural elements: pilasters, quoins, projected awnings, solid canopies, bay windows, or towers. Additional horizontal and vertical building articulation requirements of an Urban district are as follows:
 - (a) Horizontal Building Articulation.
 - i. Building facades that are visible to a public street and that are between forty feet and one hundred feet in length require at least one horizontal articulation break that is a minimum of two feet in depth for at least twenty percent of the total length of the building facade. Curved facades may be used to meet the articulation requirement if at least one-half of the curved facade meets the

minimum two-foot depth.

- ii. Building facades that are visible to a public street and that are over one hundred feet in length require at least one horizontal articulation break per fifty linear feet that is a minimum of two feet in depth, so that the cumulative articulation breaks total at least twenty percent of the building facade's total length. Curved facades may be used to meet the articulation requirement if at least one-half of the curved facade meets the minimum two-foot depth.

(b) Vertical (Roofline) and Building Articulation.

- i. Building facades that are visible to a public street and that are between forty feet and one hundred feet in length require at least one vertical articulation break that is a minimum of twenty percent higher or lower than the building facade's average unarticulated height for at least twenty percent of the building facade's total length.
- ii. Building facades that are visible to a public street and that are over one hundred feet in length require at least one vertical articulation break that is a minimum of twenty percent higher or lower than the building facade's average unarticulated height for every fifty linear feet, so that the cumulative vertical articulation breaks total at least twenty percent of the building facade's total length.

- (c) Each sequential block of new development within an Urban district must contain a unique, but visually compatible, building facade to encourage architectural variety within larger projects by using a combination of architectural elements.

(5) Facades and Building Forms. An identifiable first floor, upper facade, and rooflines. First floor facades must be designed Building facades that are visible to a public street in an Urban district must be designed with at human scale with elements such as window bays, recessed entries, awnings, canopies, and other human-scale architectural features. Additional building facade and form requirements for Urban districts are as follows:

- (a) First floor facades may not exceed twenty feet in height, but interior spaces may be taller than upper level building floor-to-ceiling heights;
- (b) First floor facade heights must be consistent for individual buildings, so as to form a distinctive horizontal "base floor" visual element;
- (c) Buildings must reflect a small-scale visual pattern along the street frontage with building bay widths of approximately twenty-five to fifty feet;
- (d) Upper facades must be designed using architectural elements such as window spacing, facade sections, projections/concavities, awnings, window covers, window hoods, and balconies;
- (e) Individual floors must be identifiable with elements such as material changes, trim, color changes, moldings, cornices, belt courses, awnings, balconies, or other

similar architectural features; and

- (f) To emphasize the pedestrian scale, building facades must incorporate at least one element from at least two of the following groupings:
- i. Architectural elements such as cornices, piers, columns, friezes, quoins, mullions, fenestration, pilasters, rustication, or belt courses.
 - ii. Variations in wall planes with canopies, balconies, or awnings.
 - iii. Changes in materials or color - each facade must incorporate at least two separate materials or color changes, excluding glazing. Each separate material or color change must comprise at least twenty percent of each facade's appearance, excluding glazing.
- (6) Highly Reflective Exterior Construction Materials. Highly reflective materials and surfaces, including reflective metal siding and mirrored glass glazing, must be installed in such a manner as to diffuse reflective light and prevent the focused redirection of sunlight or other luminants beyond the boundary line of the premises on which the facility is located.
- (7) Exterior Colors.
- (a) The use of florescent paint and florescent colors are prohibited in an Urban district.
 - (b) Exterior colors must complement one another, and must promote the architectural style of the Urban district.
- (8) Building Entries.
- (a) Main building entrances in an Urban district must be from public sidewalks or plazas and comply with the following:
 - i. In order to create a pedestrian-oriented and access-friendly environment, a building must have its main entrance from a public sidewalk or plaza or from a private sidewalk or plaza that is publicly accessible through a public easement.
 - ii. Secondary entrances to a building from a parking lot are permitted.
 - iii. Main entrances to a building must be easily identifiable and must utilize pedestrian-scale design elements.
 - (b) Building entrances in an Urban district must be accented by architectural elements such as recessed facades, columns, overhanging roofs, awnings, or balconies.
 - (c) Spaces in an Urban district that are along pedestrian walkways and parking lots must provide rear entrances to buildings that are identifiable with elements such as signage, plantings, awnings above rear windows, or other human-scale elements.
 - (d) Residential Entries. Street-level dwelling units within multi-unit structures in an Urban district must have individual street-oriented or common corridor entries.

The fronts of all townhouse, row home or other single-family attached dwelling units shall face an adjacent open space, park or street.

(9) Residential Entries. Street-level dwelling units within multi-unit structures in an Urban district must have individual street-oriented entries. The front of any townhouse, row home, or other single-family attached dwelling unit shall face an adjacent open space, park, or street.

(9)(10) Active Depth. The street-facing ground level of any building must have at least nine feet of active uses. Active use is that which promotes physical activity and social interaction. Active uses do not include storage, parking, or other uses with no or very little activity. Active depth refers to the interior depth of the building from the front façade.

(11) Roofs.

- (a) Roof lines in an Urban district must be consistent with the coordinated architectural theme and variable in terms of shape, pitch, and height, in order to avoid long expanses of flat similar roof lines.
- (b) Roofs in an Urban district must be designed as individual design elements, and must be utilized to screen roof-mounted mechanical equipment and satellite dishes.
- (c) The use of mansard or gambrel roofs is prohibited in an Urban district.

(I) Site Design.

(1) Purpose. The intent of site design controls in Urban districts is to optimize pedestrian scale, building utilization, efficient traffic circulation, and visual quality. The arrangement of building masses, parking areas, open spaces, landscaping, pedestrian walkways, and site furnishings must encourage pedestrian activity, create unique views, and create an attractive, safe, and sustainable development site.

(2) Site Design.

- (a) Building Orientation. Building orientation in an Urban district must consider uses both within structures and outside; plazas, open spaces, and other pedestrian spaces must be integrated into the site.
- (b) Block Lengths. Block lengths in Urban districts must be characterized by smaller, walkable blocks that are connected to each other; cul-de-sacs or other single-entrance streets are prohibited unless, due to topography or existing development patterns, there is no other reasonable alternative to serve the Urban development. Single-entrance streets may be approved by the Planning Director during the development review process based on the foregoing criteria. Small block lengths and connected street patterns provide opportunities for traffic efficiency and pedestrian connectivity.

- i. The minimum length of a street block is two hundred feet in an Urban district.
- ii. The maximum length of a street block is five hundred feet in an Urban district.

(c) View Corridors. The arrangement of streets, open spaces, and buildings in an Urban district must create view corridors where practicable.

(d) Scale. The massing of new buildings in an Urban district must be articulated in a

variety of ways, including the use of projecting and recessed elements such as porches, cantilevers, balconies, bay windows, and roof dormers, to reduce their apparent overall bulk and volume, to enhance visual quality, and to contribute to human-scale development. Larger-scale residential buildings with a box-like appearance are prohibited in an Urban district unless approved by the Planning Director during the development approval process to the extent that the Planning Director determines that the buildings meet the spirit and intent of the Urban district.

- (3) Height, Density and Area Requirements. The following are the height, density, and area requirements required for lots and structures in an Urban district, unless otherwise provided in this Section:
- (a) Minimum size of an Urban district rezoning request is three acres unless the area to be rezoned is immediately adjacent to an existing Urban district.
 - (b) Minimum lot width is thirty feet.
 - (c) Minimum lot width for multifamily tracts is seventy-five feet.
 - (d) Minimum lot depth is one hundred feet.
 - (e) Maximum lot coverage may not exceed eighty percent of the site unless a higher amount is granted as part of a Planned Development.
 - (f) Minimum building height is ~~twenty-four~~thirty feet if residential or vertical mixed-use, ~~fifteen feet if nonresidential.~~
 - (g) Maximum building height is only applicable where the subject property abuts an existing single-family residential zoned property, as regulated by Section 2.49(I)(4)(d)(ii) seventy five feet, excluding roof-mounted mechanical equipment or architectural design features.
 - (h) Minimum density of multifamily residential is ~~thirty dwelling units per net developable acre of land~~ for Urban Residential (UR) and forty dwelling units Urban Business (UB).
 - (i) Maximum density of multifamily residential is eighty dwelling units per net developable acre of land.
 - (j) The minimum dwelling unit sizes in the Urban district must follow the MF district standards.
- (4) Yard and Build-To Lines.
- (a) Yards in an Urban district must be free from any encroachments, unless otherwise provided for in this GDC, including primary buildings, accessory buildings, detached garages, and ground-mounted mechanical equipment.
 - (b) Buildings and structures in an Urban district must be in compliance with the following provisions (all setbacks are measured from the property line):
 - i. Front maximum build-to line is twenty feet; all areas adjacent to a street are front yards; no parking is allowed in the front yard unless otherwise approved during the site permitting process.
 - ii. Front minimum build-to line is ten feet from a public street right-of-way line,

and zero feet from a private street or access easement provided that utilities and pedestrian circulation (sidewalks) are accommodated.

iii. The maximum front porch setback is fifteen feet.

iv. All rear and side yards must be a minimum of ten feet.

iv.v. All side yards must be a minimum of five feet for residential structures and a minimum of ten feet for all other structures.

v.vi. Dwelling units may be attached to each other with appropriate fire walls (in accordance with the City Code).

vi.vii. All buildings must maintain a 100 foot setback when abutting an existing single-family residential use.

- (c) At least seventy-five percent of the front facade of any structure facing a street in an Urban district must be located between the minimum and the maximum build-to lines. Up to twenty-five percent of the facade may be located further from the back-of-curb than the front yard maximum build-to line but may not be located greater than fifty feet beyond the front street maximum build-to line and not greater than thirty-five feet beyond the side street maximum build-to line. No part of any front facade in an Urban district may be located between the back-of-curb and the minimum build-to line (see Illustration 2-10).
- (d) The following provisions apply to side-yard and rear-yard setbacks in an Urban district, where adjacent to traditional single- or two-family residential districts:
- i. Urban developments must provide a solid masonry screening wall that is in compliance with the design standards provided in Chapter 4, Article 3 of this GDC), and the minimum side and rear setbacks must be 1.25 times the maximum height of the building or a maximum of fifty feet.
 - ii. Where adjacent to a single-family district, all portions of the building above thirty-five feet in height must be set back to fit within a forty-five degree slope measured from the residential property line to maintain privacy for adjacent traditional single- or two-family residential zoning (see Illustration 2-9).

Illustration 2-9 Example of Setback for Shallow Parcels Adjacent to Traditional Single- and Two-Family Zoned Residential Areas

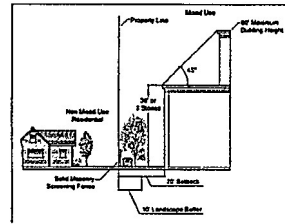
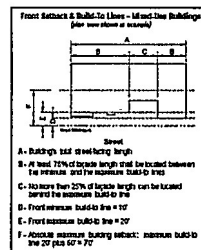


Illustration 2-10 Front Setback and Build-To Lines for Mixed-Use Buildings



- (5) Amenities. The residential components of an Urban district must incorporate and provide communal and personal convenience amenities on-site (that is, within the development), in accordance with the minimum number requirements provided in Subsection (6) below, unless provision of the amenities is approved in an off-site location in accordance with Subsection (7) below. Communal and personal amenities may include the following:
 - (a) Swimming pool;
 - (b) Fitness center;
 - (c) Business center;
 - (d) Dining establishment;
 - (e) Game and leisure room;
 - (f) Personal services (such as, hair salon, therapeutic massage);
 - (g) Multi-purpose gymnasium;
 - (h) Meeting/conference rooms;
 - (i) Convenience/sundries shop; or
 - (j) Child care center.
- (6) Amenities Required by Size of Development. The minimum number of amenities that

must be provided on-site (or as may be approved off-site pursuant to Subsection (7) below) for the residential components of an Urban district are as follows:

- (a) A development having up to, and including two hundred dwelling units must provide at least two of the amenities listed in Subsection (5) above;
 - (b) A development having two hundred and one dwelling units to five hundred units must provide at least four of the amenities listed in Subsection (5) above; and
 - (c) A development having five hundred and one or more dwelling units must provide at least six of the amenities listed in Subsection (5) above.
- (7) Shared Amenities. The Planning Director may, using the procedure for alternative compliance (as set forth in Chapter 4, Article 1, Division 2 of this GDC), approve shared use of amenities among two or more developments provided that use of the amenities by residents of all applicable developments is ensured in perpetuity in a form that is acceptable to the City.
- (8) Site Furnishings. Site furnishings in an Urban district development must comply with the following:
- (a) Site furnishings, including (but not limited to) benches, litter receptacles, planters, bollards, lighting, bicycle racks, public art, and fountains in an Urban district must emphasize the architectural character of each individual Urban development.
 - (b) Individual Urban developments must maintain continuity in the style, forms, materials, and colors of site furnishings. Site furnishings must be of the same architectural character as the buildings in the development.
 - (c) Site furnishings must be durable, low-maintenance, and resistant to vandalism.
 - (d) Site furnishings must be placed so as to maintain an unencumbered walkway of at least four feet in width for pedestrians.
 - (e) Lighting for off-street parking facilities and pedestrian corridors must be of the same height, style, and color. Lighting must complement the architectural style and character of the buildings in the development.

EXHIBIT B

2 Attachment 1

LAND USE MATRIX

N/A – Not applicable (i.e., no parking requirement)

* – See Chapter 2, Section 2.52 for special standards

gfa – Gross floor area

P

The land use is allowed by right in the zoning district indicated.

The land use is prohibited in the zoning district indicated.

S

The land use is allowed only upon approval of a Specific Use Provision (SUP) in the zoning district indicated.

ZONING REGULATIONS

	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
AGRICULTURAL USES																				
Farm, Ranch, Orchard	P																		2/dwelling unit	-
Feed Store	S												S	S					1/250 gfa	-
Stable, Commercial	P																		.5/stall	-
Stable, Private	P	S																	N/A	Sec. 22.09, Art.1, Ch. 22, City Code
Stockyards, Livestock Auction, Livestock Hauling																			-	-
RESIDENTIAL USES																				
Accessory Dwellings:		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Guard/Manager/Caretaker	S												S	S	S				2/dwelling unit	Sec. 2.58
Guest House	S	S	S	S															1/dwelling unit	Sec. 2.58
Rental Unit	S	S																	Efficiency and 1 bedroom: 1 space 2+ bedrooms: 2 spaces	Sec. 2.58
Congregate Adult Living Facilities:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rehabilitation Facility, In Home/Residential	S	S	S				S	S									S		.2/resident	-
Rehabilitation Facility, Institutionalized								S											.3/resident	-
Elder Care Facilities:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Assisted Living								P		S1							S	S	1/3 dwelling units	Sec. 2.52(A) (12)
Continuing Care (combination)								P		S1							S	S	as determined by components, and best/current practices	Sec. 2.52(A) (12)
Independent Living								P								P	P		1/dwelling unit	Sec. 2.52(A) (12)
Nursing/Convalescent Care								P		S1						S	S		.5/bed	Sec. 2.52(A) (12)

GARLAND DEVELOPMENT CODE

Household Living Units:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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ZONING REGULATIONS

	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	U	R	UB	DT (sec Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Dwelling, Two-Family (duplex)							P	P											-	2 enclosed/dwelling unit	Sec. 2.38
Dwelling, Industrialized Housing Unit	P	P	P	P	P	P	P												-	2 enclosed/dwelling unit	Sec. 2.52(A)(5)(d)
Dwelling, Manufactured/HUD-Code Home	S																		-	2 enclosed/dwelling unit	-
Dwelling, Mobile Home	S																		-	2 enclosed/dwelling unit	-
Dwelling, Multifamily								P								P	P		-	Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces	Sec. 2.39
Dwelling, Live/Work																P	P		-	2 spaces, plus nonresidential requirement	Sec. 2.52(A)(5)(e)
Dwelling, Zero-Lot-Line Home					P			P											-	2 enclosed/dwelling unit	Sec. 2.36(C)
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P											-	2 enclosed/dwelling unit	Sec. 2.36
Dwelling, Single-Family Attached (Townhouse)						P		P								P	P		-	2.25 enclosed/dwelling unit	Sec. 2.37
Dwelling, Apartment																P	P		-	Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces	-
Manufactured/Mobile Home Park or Subdivision																			-	-	-
ACCESSORY & TEMPORARY USES																					
Accessory Building	P	P	P	P	P	P	P	P											-	N/A	Sec. 2.58
Convenience Facilities:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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	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	U	R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Drive-In Service												S	S	S	S				-	1/order station + 1 space per employee at maximum shift	-
Drive-Through Service										S		S	S	S	S				-	N/A	Sec. 4.20
Walk-Up Service											P	P	P	P	P	P	P		-	1/walk-up window or order station + 1 space per employee at maximum shift	-
Fuel Pumps, Retail												S	P	P	P				-	N/A	Sec. 2.52(A)(3)
Itinerant Retail Vendor												*	*	*	*	*	*		-	N/A	Art. IX, Ch. 26, City Code
Kiosks, Self-Service:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Automated Teller Machine (ATM) – Drive-Up										P		P	P	P	P	S	FS		-	1/ATM station (at the ATM)	Sec. 2.52(A)(7), Sec. 4.20
Automated Teller Machine (ATM) – Walk-Up									P	P	P	P	P	P	P	P	P		-	1/walk-up ATM	Sec. 2.52(A)(7)
Retail (ice, water, etc.)												S	S	S					-	1 space	Sec. 2.52(A)(7), Sec. 4.20
Recycled Materials Collection											S	S	S	P	P				-	1 space	Sec. 2.52(A)(8), Sec. 4.20
Outside Display, New Materials											P	P	P	P	P		S		-	N/A	Sec. 2.52(A)(14)
Outside Display, Used Materials												S	S	P	P				-	N/A	Sec. 2.52(A)(14)
Outside Storage, New Materials												S	S	P	P				-	N/A	Sec. 2.52(A)(14)
Outside Storage, Used Materials												S	S	P	P				-	N/A	Sec. 2.52(A)(14)

ZONING REGULATIONS

	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
Outside Storage Unit, Portable (POD)		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-	N/A	Sec. 2.52(A) (14)
Seasonal Sales									*	*	*	*	*	*	*	*	*	-	N/A	Art. VIII, Ch. 30, City Code
Shelter Tent																		-	N/A	-
Shipping Container												*	*	*	*			-	N/A	Sec. 2.52(A) (15), Art. XII, Ch. 30, City Code
Temporary Building/Office (field office, construction office, subdivision sales office, etc.)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-	1/1,000sf site area	Sec. 2.52(A) (19), and 30.03, 30.06, 30.194, City Code
INSTITUTIONAL AND EDUCATIONAL USES																				
Church or Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1/4 seats for buildings designed or constructed to accommodate assemblies of 100 persons or greater; 1/100 sq. feet for buildings designed or constructed to accommodate small assemblies under 100 persons.	Sec. 2.52(A) (29)
College or University									S	P		P	P	P		S	P	-	.5/student (site-specific study required)	-
Convention Facility										S		S	P	P	P		P	-	1/100 gfa	-
Day Care Facilities:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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	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	U	R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Day Care Center, Adult	S	S	S	S	S	S	S	S	P	P	P	P	P		S	S	S	-	1/3 clients + 1 per employee at maximum shift	Sec. 2.52(A) (13)	
Day Care, Youth – Licensed Child-Care Center	S	S	S	S	S	S	S	S	P	P	P	P	P		S	S	S	-	1/10 children + 1 per employee at maximum shift	Sec. 2.52(A) (2)	
Day Care, Youth – Registered Child-Care Home	2	2	2	2	2	2	2	2								2	2	-	N/A	Sec. 2.61	
Learning Center, Specialized									S	P	S	P	P	P	S	S	S	-	1/10 students	-	
Makerspace (Hackerspace)															P		S		1/3 students + 1/500 sq. ft gross floor area workshop + 1/1000 sq. ft. gross floor area of warehouse	Sec. 2.52(A) (36)	
School, Business									S	P	S	P	P	P	P		P	-	1/3 students	-	
School, Retail/Personal Services Training									S	S	S	P	P	P	P	S	P	-	1/3 students	-	
School, Trade													S	P	P			-	1/3 students	-	
School, Private, Religious or Charter	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	Elementary: 1/17 students Middle: 1/17 students High: 1/3 students	2.52(A)(2)	
School, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	Elementary: 1/17 students Middle: 1/17 students High: 1/3 students	-	
GOVERNMENT & HUMAN SERVICES USES																					
Charitable Boarding								S	S	S		S	S	S				-	.5/bed	-	
Garden, Charitable	P	S	S	S	S	S	S	S	S	S	S	S	P	P	P	S	S	-	2 spaces	-	

ZONING REGULATIONS

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Garden, Civic	P	P	P	P	P	P	P	P								P	P	P	-	2 spaces	-
Post Office									P	P		P	P	P	P	P	P	P	-	1/300 gfa	-
Social Service Facility/Agency									S	S	S	P	P	P					-	1/300 gfa	-
MEDICAL & HEALTH SERVICES USES																					
Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutional										S		S	S	S	S					1 space per 4 beds	
Cemetery	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S				-	Determined by SUP	-
Hospital										P		S	P	P	S				-	1.5/bed	-
Medical and Dental Office/Clinic									P	P	P	P	P	P	P	P	P	P	-	1/250 gfa	-
Mortuary/Funeral Home	S											S	S	P	S				-	1/200 gfa, or 1/4 seats in sanctuary and chapel(s) (whichever is greater)	-
RECREATIONAL, SOCIAL AND ENTERTAINMENT USES																					
Athletic Events Facility, Indoor										S		P	P	P	P		PS		-	1/125 gfa or 1/3 bleacher and spectator seats (whichever is greater)	-
Athletic Events Facility, Outdoor	S												S	S	S		S		-	1/125 gfa or 1/3 bleacher and spectator seats (whichever is greater)	-
Athletic Field, Stadium, Arena	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	1/125 gfa or 1/3 bleacher and spectator seats (whichever is greater)	-
Civic Club/Fraternal Lodge										P		P	P	P	P		P		-	1/200 gfa	-

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Commercial Amusement, Indoor												P	P	P	P	S	P	-	1/150 gfa	-
Commercial Amusement, Outdoor												S	P	P	S		S	-	1/1,000 sf of amusement area and accessory uses	-
Cultural Facility										P	S	P	P	P	S		P	-	1/300 gfa	-
Day Camp, Private	S																	-	Determined by SUP	-
Dry Boat Storage	S												S	S	P			-	1/2000 gfa	-
Equestrian Camp, Private	P	S																-	.5/stall	-
Golf Course/Country Club	S	S	S	S														-	5/green + 1/150 gfa for clubhouse/ dining areas	-
Health & Fitness Gym (indoor)										S		P	P	P	S	P	P	-	1/150 gfa	-
Marina	S											S	S	S			S	-	1/5 slips + 1/2000 gfa for dry boat storage + 1/150 gfa for retail/dining areas	-
Public Amusement, Temporary												*	*	*	*		±	-	N/A	Art. VIII, Ch. 30, City Code.
Racing Track																		-	-	-
Reception Facility, Large Scale												S	S	S	S			-	1/100 gfa or 1 space for each 3 occupants (whichever is greater)	Sec. 2.52(A) (20)
Reception Facility, Small Scale												P	P	P	P				1/100 gfa or 1 space for each 3 occupants (whichever is greater)	Sec. 2.52(A) (20)

ZONING REGULATIONS

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Recreational Vehicle Park													P (PD req.)						-	1/RV pad + 1/8 RV pads for guest/customer/employee parking	Sec. 2.52(A) (34)
Shooting Range, Indoor													S	P	P				-	1/500 gfa + 1/target alley	-
Shooting Range, Outdoor	S																		-	1/500 gfa + 1/target alley	-
Theater, Large Scale												S	P	P					-	1/3 seats	-
Theater, Small Scale												P	P	P				S	-	1/3 seats	-
Zoo	S																		-	1/600 square feet of exhibit area	-
OFFICE, RETAIL & SERVICE USES																					
Alternative Financial Establishment													S						-	1/250 gfa	-
Antique Shop (indoors only)												P	P	P				S	-	1/250 gfa	-
Bait Sales, Live												S	S	P					-	1/250 gfa	-
Bakery, Retail									S	P	P	P	P	P	P	P	P	P	-	1/250 gfa	-
Bed and Breakfast	P	S	S													S	S		-	1/guest room + residential use requirement (according to that use)	Sec. 2.52(A) (11)
Business & Media Service									P	P	P	P	P	P	P	P	P	P	-	1/300 gfa	-
Call Center										P		P	P	P	P			S	-	1/150 gfa	-
Commercial Blood, Plasma, Tissue and Cell Collection Center												P	P	P						1/250 gfa	Sec. 2.52(A) (28)
Convenience Store (1,000-5,000sf)										S	S	P	P	P	P	P	P	P	-	1/250 gfa	Sec. 2.52(A) (1)
Financial Institution									P	P	P	P	P	P		P	P		-	1/300 gfa	Sec. 4.20
Flea Market, Indoor													S	S					-	1/200 gfa	Sec. 2.52(A) (32)
Flea Market, Outdoor														S					-	1/500 sf site area	Sec. 2.52(A) (32)

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Furniture, Household Furnishings and Appliance Sales/Rental												P	P	P				-	1/400 gfa	-
Grocery/Supermarket (>5,000sf)												P	P	P		S	S	-	1/250 gfa	-
Home Improvement Center (>50,000sf)												P	P	P				-	1/250 gfa	-
Hotel/Motel, Extended Stay										S		S	S		S		S	-	1.25/room + 1/200sf restaurant, retail, conference and office area	Sec. 2.52(A) (11)
Hotel/Motel, Full Service										P		P	P		S		PS	-	1/room + 1/200sf restaurant, retail, conference and office area	Sec. 2.52(A) (11)
Hotel/Motel, Limited Service										S		S	S		S		S	-	1/room + 1/200sf restaurant, retail, conference and office area	Sec. 2.52(A) (11)
Indoor Shopping Mall												P	P	P				-	0-400,000 gfa: 1/250 gfa 401,000+ gfa: 1/300 gfa	Sec. 2.52(A) (33)
Kiosk, Trailer or Mini-Structure (attended):		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail/Service											S	P	P	P	P		S	-	1/employee	Sec. 2.52(A) (7), Sec. 4.20
Recycled Materials Collection												S	P	P	P			-	1/employee	Sec. 2.52(A) (8), Sec. 4.20

ZONING REGULATIONS

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Landscape Nursery (retail)												P	P	P	S			-	1/250 gfa + 1/2,000sf outdoor area	-
Landscape Nursery/Tree Farm (wholesale)	S												S	P	P			-	1/2,000sf outdoor area	Sec. 2.52(A) (17)
Laundry, Drop-Off (with drive-through or window)											P	P	P	P		S	S	-	1/250 gfa	Sec. 4.20
Laundry, Drop-Off (without drive-through or window)											P	P	P	P		PS	PS	-	1/250 gfa	-
Laundry, Self-Serve (Laundromat)											S	P	P	P		S	S	-	1/250 gfa	-
Mobile Food Truck Park												S	S	S	S		S		Set by SUP	Sec. 2.52(A) (37)
Office, General									P	P	P	P	P	P	P	P	P	-	1/300 gfa	-
Pawn Shop														P				-	1/250 gfa	-
Personal Services										S	P	P	P	P	S	P	P	-	1/250 gfa	-
Pet Store (indoors only)											S	P	P	P		P	P	-	1/250 gfa	-
Pharmacy (with drive-through or window)										P	S	P	P	P		S	S	-	1/250 gfa	Sec. 4.20
Pharmacy (without drive-through or window)										P	S	P	P	P		P	P	-	1/250 gfa	-
Produce Stand/Outdoor Farmers Market	S										S	S	P	P			S	-	4 + 1/600sf of site area	-
Restaurant										P	S	P	P	P	P	P	P	-	1/100 gfa	-
Restaurant, Drive-Through												S	S	S	S			-	1/100 gfa	Sec. 4.20
Retail Store											P	P	P	P		P	P	-	1/333 gfa	-
Sexually Oriented Business															P			-	1/250 gfa	Art. VIII, Ch. 26, City Code
Smoke Shop															S			-	1/250 gfa	-
Studio, Arts/Crafts											P	P	P	P		P	P	-	1/250 gfa	-
Studio, Fitness or Performing Arts											P	P	P	P		P	P	-	1/150 gfa	-
Tattooing/Body Piercing Establishment												S	S	S				-	1/250 gfa	Sec. 2.52(A) (6)
Used Goods, Retail Sales (Indoors)												S	P	P				-	1/250 gfa	-

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COMMERCIAL USES																					
Bakery, Commercial													S	P	P				-	1/1,000 gfa	-
Building/Garden Materials Sales & Storage (wholesale)														P	P				-	1/400 gfa + 1/1,000 gfa storage area	Sec. 2.52(A) (23)
Bulk Material Sales & Storage (retail or wholesale)														S	S				-	1/1,000 gfa or 1/1,000 outdoor area (whichever is greater)	Sec. 2.52(A) (18)
Contractor's Office/Storage Yard (outside storage)													S	S	P				-	1/500 gfa for office + 1/1,000sf for warehouse	Sec. 2.52(A) (24)
Contractor's Office/Warehouse (indoors only)													P	P	P				-	1/500 gfa for office + 1/1,000sf for warehouse	Sec. 2.52(A) (25)
Custom Products Manufacturing													S	P	P				-	1/1,000 gfa	-
Equipment Leasing/Rental, Indoor												P	P	P	P				-	1/250 gfa	-
Equipment Leasing/Rental, Outdoor														S	P				-	1/600 gfa	Sec. 2.52(A) (27)
Feed/Grain Mill																			-	-	-
Furniture and Appliance Cleaning/Repair												S	P	P	P				-	1/1,000 gfa	-
Garden, Commercial	P																		-	1/5,000sf of site area-	-
Laundry Plant, Commercial													S	P	P				-	1/300 office gfa + 1/1,000 remainder gfa	-
Meat and Game Processing													S	P	P				-	1/500 gfa	-
Pet Care/Play Facility (indoor)												S	P	P	P	PS	PS		-	1/300 gfa	Sec. 2.52(A) (9)
Pet Care/Play Facility (outdoor)	S												S	P	P				-	1/300 gfa	Sec. 2.52(A) (9)

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Portable Building Sales/Leasing														P	P				-	1/300 office gfa + 1/1,000sf for indoor sales/storage area	-
Printing/Publishing House										S		S	S	P	P				-	1/300 office gfa + 1/1,000 remainder gfa	-
Recording Studio/Media Production										S		P	P	P	P		S		-	1/300 gfa	-
Recycling Collection Center (no outside storage)														S	S				-	1/300 gfa for office + 1/1,000sf warehouse and storage area	Sec. 2.52(A) (8)
Recycling Salvage Yard (unlimited outside storage)															S				-	1/300 gfa for office + 1/1,000sf warehouse and storage area	Sec. 2.52(A) (8)
Self-Storage Facility (mini-warehouse)												S	S	P	P				-	1/20 units (1/25 units if over 100 units in development) + 1/300 office gfa	Sec. 2.52(A) (16)
Small Engine/Lawn Equipment Rental & Repair (indoors)												S	P	P	P				-	1/300 gfa	-
Taxidermist													S	P	P				-	1/400 gfa	-
Vehicle Dispatch & Storage													S	S	P				-	1/300 office gfa + 1/1,000 remainder gfa	-
Veterinary Clinic, Large Animal (outdoor pens)	S																		-	1/400 gfa	-
Veterinary Clinic, Small Animal (indoors only)									S	P	S	P	P	P	P	P	P		-	1/300 gfa	-

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Veterinary Clinic, Small Animal (outdoor kennels, runs)	S												S	P	P			-	1/300 gfa	-
MOTOR VEHICLE & RELATED USES																				
Automobile Leasing/Rental										S		P	P	P	P			-	1/400 gfa	Sec. 2.52(A)(3)
Automobile Repair, Major													S	P	P			-	1/400 gfa + 2/repair bay	Sec. 2.52(A)(3), Sec. 4.20
Automobile Repair, Minor												S	P	P	P			-	1/400 gfa + 2/repair bay	Sec. 2.52(A)(3), Sec. 4.20
Automobile Sales, New or Used													S	P	S			-	customer parking: 1/400 gfa (minimum 2 spaces), plus 1 space per employee on-site at any time	-
Boat Sales, Leasing & Repair (outside storage)												S	S	P	S			-	1/600 gfa	Sec. 2.52(A)(14)
Car Wash, Automated/Rollover												S	P	P	P			-	1/200 gfa	Sec. 2.52(A)(3), Sec. 4.20
Car Wash, Full-Service/Detail												S	P	P	P			-	1/200 gfa	Sec. 2.52(A)(3), Sec. 4.20
Car Wash, Self-Service/Wand													S	P	P			-	1/bay	Sec. 2.52(A)(3), Sec. 4.20
Impoundment Lot (commercial/private)															S			-	1/300 office gfa	-
Motorcycle/ATV Sales, Leasing & Repair (new and used – indoors only)													P	P	S			-	1/400 gfa	-
Parking Lot or Garage, Commercial										P		P	P	P	P	P	P	-	1/300 office gfa	-

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Personal Watercraft Sales, Leasing & Repair (new and used)												S	P	P	S				-	1/400 gfa	-
Recreational Vehicle/Trailer Sales, Leasing & Repair													S	P	S				-	1/600 gfa	-
Salvage Yard, Automotive																			-	-	-
Travel Center																			-	-	-
Truck/Bus Repair														S	S				-	1/600 gfa	-
Truck/Bus Sales & Leasing/Rental														S	S				-	1/600 gfa	-
Truck/Bus Storage														S	S				-	1/300 office gfa	-
Truck/Bus Wash														P	P				-	1/250 gfa + 1/bay	Sec. 2.52(A)(3), Sec. 4.20
Wrecker/Towing Service														P	P				-	1/300 office gfa + 1/wrecker	-
TRANSPORTATION USES																					
Airport/Heliport														S	S				-	1/4 seating accommodation + .5/employee at maximum shift	-
Bus Stop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	NA	-
Helipad										S		S	S	S	S		S		-	5/helipad	-
Motor Freight Terminal/Railroad Switching Yard															P				-	1/1,000 gfa	-
Transit Station, Public									P	P	P	P	P	P	P	P	P	P	-	Determined by operating agency	-
Transportation Depot, Passenger (commercial)													S	S	S				-	Determined by SUP	Sec. 2.52(A)(10)
Transportation Terminal, Passenger (commercial)																			-	-	-
INDUSTRIAL USES																					

GARLAND DEVELOPMENT CODE

	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	U	R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Animal Feed Processing & Storage															S				-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-
Batching Plant															S				-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	Sec. 2.52(A) (26)
Batching Plant, Temporary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	Sec. 2.52(A) (26)
Breweries/Wineries/ Distilleries												S	S	S	P	S	S			1/1,000 gfa or 5 visitors + 1/employee at max. shift, whichever is greater 1/100 gfa for dining and tasting areas	Sec. 2.52(A) (35)
Data Center										S				P	P		S			1/5,000 gfa	-
Distribution Center, Large (indoors only)														S	P				-	1/300 office gfa + 1/1,000 remainder gfa	Sec. 2.52(A) (30)
Distribution Center, Small (indoors only)													S	P	P				-	1/300 office gfa + 1/1,000 remainder gfa	Sec. 2.52(A) (30)

ZONING REGULATIONS

	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	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Food Processing & Storage														S	S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-
Gas or Petroleum Drilling or Pipeline	S														S			-	N/A	Sec. 2.52(A) (21)
Heavy Machinery Sales, Rental, Storage & Repair														S	S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-
High Risk Use															S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-
Industrial or Manufacturing, Heavy															S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	Sec. 2.52(A) (31)
Industrial or Manufacturing, Light													S	P/S3	P/S3			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	Sec. 2.52(A) (31)
Laboratory, Analytical or Research (indoor)										S		S	P	P	P			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-

GARLAND DEVELOPMENT CODE

	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	
Leather & Allied Products Manufacturing															S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-	
Mining/Mineral Extraction																		-	-	-	
Warehouse, Office/Showroom (indoors only)												S	P	P	P			-	1/300 office gfa + 1/1,000 remainder gfa	-	
UTILITIES & SERVICE USES																					
Antenna, Commercial	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-	N/A	Div. 5, Art. 5, Ch. 2
Antenna, Private	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-	N/A	Div. 6, Art. 5, Ch. 2
Electric Generating Plant	S														S			-	1/employee at maximum shift	-	
Electric Substation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			-	1/employee at maximum shift	-	
Gas Regulating Station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			-	1/employee at maximum shift	-	
Telecommunications Switching Station	S	S	S	S	S	S	S	S	P/S4	P/S4	P/S4	P/S4	P/S4	P/S4	P/S4			-	1/employee at maximum shift	-	
Wind Energy Conversion System	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	N/A	Div. 7, Art. 5, Ch.2	

ZONING REGULATIONS

2 Attachment 1:21

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ZONING REGULATIONS

- ¹ These Elder Care uses are permitted by right in this district if located within 1,000 feet of a Hospital, measured property line to property line.
- ² Day Care, Youth - Registered Child-Care Home: Allowed by right in the designated zoning districts, subject to the regulations for Home Occupations (see Section 2.61 of Chapter 2)
- ³ Light Industrial/Manufacturing uses require issuance of an SUP where contiguous or where within 100' of a residential zoning district or a residential use.
- ⁴ Telecommunications Switching Station uses require issuance of an SUP when located within 1,000 feet of a residential zoning district.