

ARTICLE II

DISTRICTS AND DISTRICT BOUNDARIES

Section 1 DISTRICTS

The City of Duncanville is hereby divided into twenty two (22) types of districts. The use, height, and area regulations are uniform within each district. These shall be known as:

"R 3.0 Estate"	Single-Family Dwelling District
"R 3.0"	Single-Family Dwelling District
"R 2.6"	Single-Family Dwelling District
"R 2.2"	Single-Family Dwelling District
"R 1.8"	Single-Family Dwelling District
"R 1.4"	Single-Family Dwelling District
"D"	Duplex Dwelling District
"D-1A"	Duplex Dwelling District
"D-1B"	Duplex Dwelling District
"A"	Apartment Dwelling District
"A-2"	Apartment - 2 District
"NO"	Neighborhood Office District
"GO"	General Office District
"NR"	Neighborhood Retail District
"LR-2"	Local Retail - 2 District
"GR"	General Retail District
"C-1"	Light Commercial District
"C-2"	Heavy Commercial District
"I-1"	Light Industrial District
"I-2"	Heavy Industrial District
"PD"	Planned Development
"PD-2"	Planned Development - 2

Section 2 BOUNDARIES

The boundaries of these districts are indicated upon the zoning map of the City of Duncanville which is on file in the office of the city secretary and made a part of this ordinance, the same as if copied in full herein.

Section 3 GENERAL PROVISIONS

- (1) Except as hereinafter provided, no building shall be constructed, reconstructed, erected, converted, enlarged or structurally altered, nor any building or land used which does not comply with all the regulations established by this ordinance in the district in which such building or land is located.

- (2) Except as hereinafter provided, no lot area shall be so reduced or diminished that the yards or other open space shall be smaller than herein prescribed. Except as hereinafter provided, no yard or other open space to be used in connection with any buildings for the purpose of complying with the provisions of these regulations shall be considered as providing a yard or open space for any other building, nor shall a yard or other open space on adjoining property be considered as providing a yard or open space on a lot wherein a building is to be erected.
- (3) Except as hereinafter provided, every building hereinafter erected or structurally altered shall be located on a lot as herein defined, and in no case shall there be more than one main building and its accessory building(s) on one platted lot, except as specifically provided herein for Neighborhood Office, General Office, Neighborhood Retail, Local Retail-2, General Retail, Light Commercial, Heavy Commercial, Light Industrial, Heavy Industrial, Planned Development, and Planned Development-2 Districts.
- (4) In all Single-Family Dwelling Districts and Duplex Dwelling Districts, the first floor of the main building and accessory building(s) shall not exceed fifty per cent (50%) of the area of the lot, or estate or other land on which same is situated.
- (5) No property located within the corporate limits of the City of Duncanville shall be used, and no building shall be erected for or converted to be used as an auto wrecking yard, junkyard, salvage storage, scrap metal storage yard or wrecking material yard.
- (6) No property located within the corporate limits of the City of Duncanville shall be used, and no building shall be erected for or converted to be used, for drilling, mining, or exploration for oil, gas, or minerals.
- (7) No property located within the corporate limits of the City of Duncanville shall be used, and no building shall be erected for or converted to be used, for outside sales, such as flea markets or bazaars, with open displays. This subsection does not preclude the owners of businesses from having occasional parking lot sales and/or tent sales at their place of business, as defined in Article XXIII.
- (8) Occasional sales held by individuals, nonprofit organizations, churches, or schools, public or private, as authorized by Chapter 12, Section 12-9 of the Code of Ordinances are permitted. Selling from vehicles or stands, except as authorized by Chapter 13 of the Code of Ordinances is prohibited.

(Ord. No. 646, § 2, 11-3-75; Ord. No. 912, § 1(1), 9-6-83; Ord. No. 1621, § 2, 1-18-00; Ord. No. 1867, § 1, 11-18-03)