



Article 7. Definitions

Section 7.01. General

A. Usage and Interpretation Rules

1. For the purpose of these regulations, certain terms or words herein shall be interpreted or defined as follows:
2. Words used in the present tense include the future tense;
3. The singular includes the plural;
4. The word "person" includes a corporation, trust, individual, and/or group of individuals;
5. The term "shall" is always mandatory; and
6. The term "may" is discretionary.

B. Words and Terms Not Expressly Defined

Words and terms not expressly defined herein are to be construed according to the normally accepted meaning of such words or terms or, where no definition appears, then according to their customary usage in the practice of planning and engineering, as determined by the City Planner.

Section 7.02. Land Use Terms

The following terms are the land use types that correspond to **Section 3.03. Permitted Use Chart**.

A. Residential Uses

Assisted Living Facility

Per the [Texas Health & Safety Code, Section 247.002](#), "assisted living facility" means an establishment that:

1. Furnishes, in one or more facilities, food and shelter to four or more persons who are unrelated to the proprietor of the establishment;
2. Provides:
 - a. Personal care services; or
 - b. Administration of medication by a person licensed or otherwise authorized in this state to administer the medication;

3. May provide assistance with or supervision of the administration of medication; and
4. May provide skilled nursing services for the following limited purposes:
 - a. Coordination of resident care with outside home and community support services agencies and other health care professionals;
 - b. Provision or delegation of personal care services and medication administration as described by this subdivision;
 - c. Assessment of residents to determine the care required; and
 - d. For periods of time as established by department rule, delivery of temporary skilled nursing treatment for a minor illness, injury, or emergency.

Boarding House

A temporary or permanent residence that provides housing for four (4) or more unrelated people. Such use is not licensed by the State.

Child Care Home (≤6 Children)

A private residence where state licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than six (6) children at one time, including children of the adult provider, for less than twenty-four (24) hours per day. See [Chapter 42 of the Human Resources Code](#).

Child Care Home (≥7 Children)

A private residence where state licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than twelve (12) children at one time, including children of the adult provider, for less than twenty-four (24) hours per day. See [Chapter 42 of the Human Resources Code](#).

Community Home for Persons with Disabilities

A residence for not more than six (6) persons with disabilities and two (2) supervisors. Such entity must be licensed and comply with [Chapter 123 of the Human Resources Code](#). Per [Section 123.002](#), a "person with a disability" means a person whose ability to care for himself or herself, perform manual tasks, learn, work, walk, see, hear, speak, or breathe is substantially limited because the person has:

1. An orthopedic, visual, speech, or hearing impairment;

2. Alzheimer's disease;
3. Pre-senile dementia;
4. Cerebral palsy;
5. Epilepsy;
6. Muscular dystrophy;
7. Multiple sclerosis;
8. Cancer;
9. Heart disease;
10. Diabetes;
11. Autism; or
12. Mental illness.

Per [Section 123.003](#), "The use and operation of a community home that meets the qualifications imposed under this chapter is a use by right that is authorized in any district zoned as residential".

Halfway House

A licensed home for inmates on release from more restrictive custodial confinement or initially placed in lieu of such more restrictive custodial confinement, wherein supervision, rehabilitation, and counseling are provided to mainstream residents back into society, enabling them to live independently.

HUD-Code Manufactured Home

A HUD-Code manufactured home will display a red certification label on the exterior of each transportable section. Per the Texas Occupations Code Chapter 1201.003(20), a HUD-Code Manufactured Home means a structure:

1. Constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development;
2. Built on a permanent chassis;
3. Designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities;

4. Transportable in one or more sections;
5. In the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet;
6. Includes the plumbing, heating, air conditioning, and electrical systems of the home; and
7. Does not include a recreational vehicle as defined by 24 C.F.R. Section 3282.8(g).

Industrialized Home

Per the [Texas Occupations Code Chapter 1202.002](#):

1. Industrialized housing is a residential structure that is:
 - a. Designed for the occupancy of one or more families;
 - b. Constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent site; and
 - c. Designed to be used as a permanent residential structure when the module or the modular component is transported to the permanent site and erected or installed on a permanent foundation system.
2. Industrialized housing includes the structure's plumbing, heating, air conditioning, and electrical systems.
3. Industrialized housing does not include:
 - a. A residential structure that exceeds four stories or 60 feet in height;
 - b. Housing constructed of a sectional or panelized system that does not use a modular component; or
 - c. A ready-built home constructed in a manner in which the entire living area is contained in a single unit or section at a temporary location for the purpose of selling and moving the home to another location.

Live-Work Unit

A live-work unit is a Dwelling Unit that is also used for work purposes, provided that the "work" component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level. The "live" component may be located on the street level (behind the work component) or any other level of the building. The residential unit is occupied by the business owner or manager.



Mixed-Use Development

The development of a tract of land or building or structure with two or more different uses such as but not limited to residential, office, retail, public, or entertainment, in a compact urban form.

Multiple-Family Dwelling

A residential building designed for occupancy by three (3) or more families, with the number of families not to exceed the number of Dwelling Units. The residential building contains Dwelling Units that are designed to be occupied by families living independently of one another, exclusive of hotels or motels.

Patio Home/Zero Lot Line Home

A detached, single-family unit typically situated on a reduced/zero lot line that orients outdoor activity within rear or side yard patio areas for better use of the site for outdoor living space.

Single Family Detached

A single-family Dwelling Unit with no attached wall(s) or Dwelling Unit(s).

Townhome

A group of three (3) to eight (8) attached single-family units that shares at least one (1) common or party wall with another unit. Each unit is located on an individually platted lot, and subject to a party wall agreement with the adjacent owner.

Two-Family Dwelling

A residential building containing two (2) attached Dwelling Units on one (1) platted lot, each with direct access to the outside, and each designed to be occupied by one (1) family (i.e., the building is occupied by not more than two families).

B. Accessory and Incidental Uses

Accessory Dwelling Unit

A separate, complete housekeeping unit with a separate entrance, kitchen, sleeping area, and full bathroom facilities, which is an attached or detached extension to a single-family structure that is under the same ownership. Also referred to as a mother-in-law suite, garage apartment, or carriage house.

Basketball or Tennis Court

An outdoor hard-surfaced court used for recreational purposes, including basketball courts, tennis courts, and similar facilities that contribute to stormwater runoff.

Carport

An accessory structure made of canvas, aluminum, or similar materials, or any combination thereof, open on two or more sides for the shade and shelter of private passenger vehicles.

Drive-Thru

An accessory use typically associated with restaurants, banks, pharmacies, and other uses to accommodate drive-up traffic.

Fuel Pumps

Any lot or parcel of land or portion thereof used partly or entirely for storing or dispensing flammable liquids, combustible liquids, liquefied flammable gas, or flammable gas into the fuel tanks of motor vehicles. Such use is permitted only in conjunction with a Retail or Grocery principal use.

Funeral Home, Crematory

A place for the preparation and cremation of human or animal bodies. Only permitted as an accessory to a Funeral Home.

Home Occupation

Any occupation that is performed at home that is not apparent from outside the home. This term does not include beauty schools, doctor's office, or treatment of patients.

Outdoor Display, Permanent

The permanent or semi-permanent display of finished products and services outside of a building or structure, including burial monuments, landscape materials, pottery and yard décor, equipment not elsewhere classified, and similar materials or items. Such use is accessory to a related primary use. “Permanent or semi-permanent display” means that the displayed goods are left outside overnight for any period of time. This use does not include uses with explicitly-stated outdoor storage, such as (but not limited to):

1. Auto Dealership, New and Used
2. Auto Dealership, Used Only
3. Auto Repair and Services, Major
4. Auto Storage and Rental
5. Bus and Truck Storage and Rental
6. Truck Dealership
7. Boats, Campers, & Recreation Vehicles Sales
8. Heavy Equipment Sales

Outdoor Display, Temporary

The temporary display of finished products and services outside of a building or structure, including garden supplies, food and beverages, clothing, and similar materials or items. Such use is accessory to a related primary use. “Temporary display” means that the displayed goods are only outdoors during business hours and are kept inside overnight.

Outside Storage

The continuous keeping or storage of any unfinished goods, materials, or equipment that is related to the principal use’s business operation located outside of a building for more than twenty-four (24) hours. Vehicles that are stored for more than twenty-four (24) hours and are not for sale or rent are considered Outside Storage.

Short-Term Rental

A residential unit offered for rental to guests for residential purposes for a period of one (1) to thirty (30) nights. Examples include, but are not limited to, Airbnb, Vacation Rentals by Owner, HomeAway, and other brokers. Such rentals may include a shared room, a single

room, or the entire dwelling unit. These uses are conducted by the homeowner or tenant, not by a hotel or other business.

Wind Energy Turbine

A wind energy conversion device that produces electricity. Such use includes all devices generating electricity from the wind regardless of configuration as a windmill, sculpture, or any other shape.



C. Educational, Institutional, Public, and Special Uses

Adult Day Services

A facility that offers services and activities to senior citizens, including but not limited to counseling, assistance with daily tasks, exercise, transportation, and social activities. Such facilities do not include overnight stays.

Art Gallery and Museum

A public or private building serving as a repository for a collection of natural, scientific, artistic, or literary objects of interest, and designed to be used for viewing, with or without an admission charge, and that may include the sale of goods and novelties as an accessory use.

Cemetery or Mausoleums

Property used for the interring of the dead.

Chemical Dependency Facility

Per the [Texas Health & Safety Code, Section 464.001](#):

1. "Chemical dependency" means:
 - a. Abuse of alcohol or a controlled substance;
 - b. Psychological or physical dependence on alcohol or a controlled substance; or
 - c. Addiction to alcohol or a controlled substance.
2. "Facility" means:
 - a. A public or private hospital;
 - b. A detoxification facility;
 - c. A primary care facility;
 - d. An intensive care facility;
 - e. A long-term care facility;
 - f. An outpatient care facility;
 - g. A community mental health center;
 - h. A health maintenance organization;

- i. A recovery center;
- j. A halfway house;
- k. An ambulatory care facility; or
- l. Any other facility that offers or purports to offer treatment.

Child Care Facility, Children's Home

A business for the care of children at a location other than a caretaker's residence for more than 24 hours a day. See Chapter 42 of the Human Resources Code.

Child Care Facility, Daycare

An establishment providing care for seven (7) or more children for less than twenty-four (24) hours a day at a location other than the permit holder's home. A State license is required. Also includes similar terms such as nursery and child care center. See Chapter 42 of the Human Resources Code.

Community Center, Public

A building dedicated to social or recreational activities, serving the City or neighborhood and owned and operated by the City, or by a non-profit organization dedicated to promoting the health, safety and general welfare of the City.

Driving School

A facility that provides automobile driving lessons.

Library

A permanent facility owned and operated by the City of Duncanville, Texas for the purpose of storing and loaning books, periodicals, reference materials, audio tapes, video tapes, and other similar media to Duncanville residents at no-charge, exclusive of late fees and damage replacement fees. The public library may also include meeting rooms, offices for library personnel, and other similar support facilities.

Local Utility Distribution Lines

Electric, gas, communication, water, sewer, irrigation, and drainage lines providing local distribution or collection service.

Lodge or Civic Club

An organized group having a restricted membership and specific purpose to the welfare of the members such as Lion's Club and other similar associations.

Medical, Clinic or Office

An outpatient facility providing medical, dental, or surgical services, for persons requiring medical attention on a limited term basis, usually with no overnight stay. Examples include a physician's office, dentist office, and birthing center. The term does not include mental health counseling (see Professional Office uses) or and alcohol or drug rehabilitation. (See Chemical Dependency Facility.)

Medical, Emergency Room

A standalone facility, outside of a hospital setting, that provides immediate or emergent medical treatment on a strictly outpatient basis. Patients are generally treated on a walk-in basis and services are not intended for long-term or overnight care.

Medical, Hospital

An institution or place where sick or injured inpatients are given medical or surgical care either at public or private expense.

Medical, Rehab Care (without Live-in)

A facility or institution providing services to assist a person to regain physical, mental, and/or cognitive abilities. Services of this facility are not intended for overnight care.

Medical, Urgent Care Facility

Facilities other than hospitals where patients are admitted for non-emergency examinations and treatment, on either a walk-in or appointment basis. Patients are typically treated on an outpatient basis and are not admitted for overnight treatment or observation.

Place of Worship

A building for regular assembly for religious public worship that is used primarily for and designed for such purpose such as a church, synagogue, mosque or similar, along with accessory activities that are customarily associated therewith, such as a place of residence for ministers, priests, nuns or rabbis on the premises, and that is tax exempt as defined by State law.

Public Facility, Use, or Utility

Any facility owned and operated by the City of Duncanville, Texas for the purpose of providing municipal services to residents and businesses within Duncanville. Municipal uses may include, but are not limited to: City Hall, police station, fire station, library, parks, water treatment plant, sanitary sewer treatment plant, lift stations, drainage structures, roadways, streetlights, traffic signals, and other similar municipal uses. This term also includes Dallas County, the State of Texas, and other similar governmental entities.

Radio or Television Broadcasting without Tower

A building or portion of a building used as a place for radio or television broadcasting, but without a transmission tower.

Research and Development Laboratory (Life Sciences)

A facility that includes laboratories and experimental equipment for medical testing, agricultural research, and biological research.

Research and Development Laboratory (Technology)

A facility that includes laboratories and experimental equipment for prototype design, engineering, and product testing.

School, Business, Trade, or Vocational

A business organized to operate for a profit and offering instruction and training in a service or art such as a secretarial school, barber college, beauty school or commercial art school.

School, College or University

An academic institution of higher learning accredited or recognized by the state and offering a program or series of programs of academic study.

School, Primary or Secondary (Private)

A school under the sponsorship of a private or religious organization, which provides primary, and/or secondary school curricula. The school shall be accredited by the state to provide academic instruction for any of grades, kindergarten through 12.



School, Primary or Secondary (Public)

A school under the sponsorship of a public organization, which provides primary, and/or secondary school curricula. The school shall be accredited by the state to provide academic instruction for any of grades, kindergarten through 12.

Wireless Communication Tower

An antenna in excess of forty (40) feet in height from the base primarily used for commercial broadcasting.

D. Recreational and Entertainment Uses

Amusement, Indoor

An amusement enterprise offering entertainment or games of skill to the general public for a fee or charge, wherein all portions of the activity takes place indoors, including, but not limited to, a bowling alley, billiard/pool facility, miniature golf course, gun range/archery range, roller/ice skating rink, racquetball/handball club, indoor tennis courts/club, indoor swimming pool or scuba diving facility, video arcade, escape rooms, and indoor trampoline park/bouncy park.

Amusement, Outdoor (Permanent)

A permanent amusement enterprise offering entertainment or games of skill to the general public for a fee or charge, wherein any portion of the activity takes place outdoors, including, but not limited to, miniature golf course, amusement park a golf driving range, archery range, batting cages, go-cart tracks, and outdoor swimming pool.

Amusement, Outdoor (Temporary)

Any temporary outdoor amusement center where there may or may not be an admission charge, and which may include such activities as rides, entertainment, games, booths, food services and sales, and exhibitions.

Banquet or Event Center

A building, facility, room, or portion thereof, that is rented, leased or otherwise made available to any person or group for a private event function that is not open to the general public, regardless of whether a fee is charged. Includes reception facilities and wedding venues.

Country Club

A club organized and operated primarily for social and outdoor recreation purposes, including incidental accessory uses and structures.

Food Truck Park

An area designated for mobile vendors (e.g., food trucks) to park and sell food, beverages, and other retail items or services to patrons. Such areas typically include electrical outlets, seating/dining areas, restroom facilities, and trash receptacles.

Park, Private

Any recreational facility or park owned and operated by a private entity.

Park, Public

A recreational facility or park owned and operated by a public agency such as the City of Duncanville or the school district, and available to the general public.

Theater, Indoor Only

A building with indoor seating devoted to the showing of motion pictures.

Theater, Performing Arts

A building or structure devoted to dramatic, dance, musical, or other live performances.

E. Retail and Service Uses

Adult-Oriented Uses

Any business activity which offers the opportunity to view specified sexual activity, or view or touch specified anatomical areas for entertainment.

Appliance Rental and Repair

The maintenance and rehabilitation of appliances customarily used in the home including, but not limited to, washing and drying machines, refrigerators, dishwashers, trash compactors, ovens and ranges, countertop kitchen appliances, vacuum cleaners, and hair dryers. Said establishments may provide such appliances for rental.

Art Instruction Studio

Art instruction studios are primarily engaged in providing instructional classes on the creative works such as paintings, sculptures, macramé, knitted goods, stitchery, pottery, dance, martial arts, photography, and music. Such uses may engage in the sale said art works.

Art Studio

An establishment engaged in the sale or exhibit of art works such as paintings, sculptures, macramé, knitted goods, stitchery, photography, or pottery. Art studios are also engaged in the creations of said art works but do not provide instructional classes.

Bail Bond Business

A business licensed to provide bail bond services in accordance with [Texas Occupations Code Chapter 1704](#). Such use does not include bail bond services that are provided by an attorney and that are exempt from the state licensure requirements under [Texas Occupations Code Section 1704.163](#).

Bar (≥75% Alcohol Sales)

An establishment that serves alcoholic beverages by the drink for on-site consumption and that derive seventy-five (75) percent or more of the gross revenue from the on-premise sale of alcoholic beverages.



Credit Access Business

A credit service organization that obtains for a consumer or assists a consumer in obtaining an extension of consumer credit in the form of a deferred presentment transaction or a motor vehicle title loan. (Definition originates from Section 393.601 of the Texas Finance Code)

Feed Store

An establishment for the selling of corn, grain, and other food stuffs for animals and livestock, and including implements and goods related to agricultural processes, but not including farm machinery

Financial Institution

Provision of financial and banking services to consumers or clients. Walk-in services to consumers are provided on site. Typical uses include banks, savings and loan associations, savings banks, credit unions, lending establishments, and automatic teller machines (ATMs). Said establishments do not include drive-thru windows or drive-up ATMs unless a Drive-Thru is permitted as an accessory use.

Funeral Home

A place for the preparation and storage of human bodies prior to their burial or cremation, which may also be used for the preparation of the deceased for burial and the display of the deceased. See Funeral Home, Crematory.

Grocery, Local Scale

A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods that is 15,000 sq. ft. or less.

Grocery, Neighborhood Scale

A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods that is greater than 15,000 sq. ft. but less than 30,000 sq. ft.

Grocery, Regional Scale

A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods that is greater than or equal to 30,000 sq. ft.

Gym and Fitness Facilities

A facility where members or nonmembers use equipment or space for the purpose of physical exercise.

Hookah Lounge

An establishment where patrons smoke flavored tobacco from a hookah pipe. See Chapter 16B – Smoking of the City's Code of Ordinances for additional regulations.

Nursery, Retail

A facility for the growing, display, or sale of plant stock, seeds or other horticulture items. This use may include raising plants outdoors or in greenhouses for sale either as food or for use in landscaping.

Nursery, Wholesale

A facility that engages in the wholesale of flowers, shrubs, trees, and other plant and gardening supplies. Limited small-scale hand assembly and packaging is permitted as part of this use.

Pawn Shop

A location at which or premises in which a pawnbroker regularly conducts business as defined by the [State Finance Code Chapter 371](#).

Personal Care Service Shop

A business that provides services for personal care such as barber shop, beauty salon, nail salon etc. This definition shall include licensed massage parlors.

Plumbing Shop

Establishments primarily engaged in retail sales of plumbing, heating, and air-conditioning equipment, including storage for ordinary repair, but without warehouse facilities or materials for contracting work.

Postal Mart

A commercial business which conducts the retail sale of stationery products, provides packaging and mail services (both U.S. Postal and private service), and provides mailboxes for lease.

Print Shop

An establishment that primarily reproduces, in printed form, individual orders from a business, profession, service, industry or government organization. Off-set, letter press, and duplicating equipment are used, but no rotary presses or linotype equipment are used. Related services might include faxing, digitizing, graphic reproducing, report assembling, and small-scale binding.

Professional Office, Local Scale

An establishment for the conduct of a variety of businesses in an office setting completely enclosed within a structure less than or equal to 10,000 sq. ft. Examples of Professional Office uses include offices for real estate agents, counselors, tax consultants, accountants, lawyers, engineers, and insurance agents.

Professional Office, Neighborhood Scale

An establishment for the conduct of a variety of businesses in an office setting completely enclosed within a structure between 10,000 and 20,000 sq. ft. Examples of Professional Office uses include offices for real estate agents, counselors, tax consultants, accountants, lawyers, engineers, and insurance agents.

Professional Office, Regional Scale

An establishment for the conduct of a variety of businesses in an office setting completely enclosed within a structure greater than 20,000 sq. ft. Examples of Professional Office uses include offices for real estate agents, counselors, tax consultants, accountants, lawyers, engineers, and insurance agents.

Recycle Collection Point

Space allocated for collecting and loading of recyclable materials.

Restaurant, Limited Seating

An establishment that prepares and sells food and beverages primarily for off-site consumption. Said establishments do not include drive-thru windows unless a Drive-Thru is permitted as an accessory use.

Restaurant, Seated Service

An establishment that prepares and sells food and beverages typically for on-site consumption. Said establishments do not include drive-thru windows unless a Drive-Thru is permitted as an accessory use.

Retail, Convenience Store

1. A retail establishment that sells convenience goods and other consumable and non-consumable products for off-premise use or consumption that is 6,000 sq. ft. or less.
2. Said establishments do not include indoor seating for patrons.
3. Said establishments do not provide fuel bays for automobile refueling unless a Fuel Pumps is permitted as an accessory use.
4. Said establishments do not include drive-thru windows unless a Drive-Thru is permitted as an accessory use.

Retail, Convenience Store with Restaurant

1. A retail establishment that sells convenience goods and other consumable and non-consumable products for on- or off-premise use or consumption that is 12,000 sq. ft. or less.
2. Said establishments include an attached restaurant with indoor seating for patrons.
3. Said establishments do not provide fuel bays for automobile refueling unless a Fuel Pumps is permitted as an accessory use.
4. Said establishments do not include drive-thru windows unless a Drive-Thru is permitted as an accessory use.

Retail, Local Scale

Retail establishments under 10,000 sq. ft., engaged in the sale of a variety of products not elsewhere classified.

Retail, Neighborhood Scale

Retail establishments between 10,000 and 25,000 sq. ft., engaged in the sale of a variety of products not elsewhere classified.



Retail, Regional Scale

A retail establishment 25,000 sq. ft. or greater engaged in the sale of a variety of products not elsewhere classified.

Retail, Sundry

A retail store, also commonly referred to and promoted and advertised as a dime or dollar store, selling various miscellaneous small items that are usually of no large value and not important enough to be mentioned individually such as dry goods, toiletries, household supplies and perishable and nonperishable food.

Seasonal Sales

Temporary outdoor retail operations including:

1. Farmer's markets;
2. Seasonal sales of Christmas trees, pumpkins, firewood, or other seasonal items; or
3. Semi-annual sales of art or handcrafted items in conjunction with community festivals or art shows.

Sign Printing

An establishment that primarily sells signs and similar products to walk-in, phone, or online customers. Business operations on-site are retail in nature with no manufacturing or heavy equipment on-site. On-site equipment is limited to electrical equipment, such as plotters, and no pneumatic or hydraulic equipment is used to make or assemble any sign products. No cutting, bending, or grinding of metal materials occurs on-site. Noise from business operations are contained within the building. Examples of this business type would include Fast Sign and Signarama retail sign stores.

Tattoo or Piercing Studio

An establishment or facility in which tattooing and/or body piercing is performed as defined by Chapter 146 of the Texas Health and Safety Code. This does not include the tattooing of permanent makeup.

Tobacco, CBD, or Vape Shop

A shop that specializes in the sale of tobacco, cigars, cigarettes, electronic cigarettes, electronic vapor devices, hookahs, cannabidiol (CBD), or other tobacco products. See Chapter 16B – Smoking of the City's Code of Ordinances for additional regulations.

F. Commercial and Industrial Uses

Alcohol Production, Macro

A facility over 15,000 sq. ft. where beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and that possess the appropriate licenses from the State of Texas. No alcoholic beverages are consumed on-site.

Alcohol Production and Tasting/Tap Room, Micro with Food Sales

A facility 15,000 sq. ft. or smaller where beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and consumption, and that possess the appropriate licenses from the State of Texas. This facility also prepares and sells beverages for immediate consumption on-site.

Alcohol Production and Tasting/Tap Room, Micro without Food Sales

A facility 15,000 sq. ft. or smaller where beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and consumption, and that possess the appropriate licenses from the State of Texas. This facility also prepares and sells beverages for immediate consumption on-site.

Animal Services, No Outside Pens

Facility entirely indoors in which dogs, cats, or other domestic animals are accepted for medical treatment, grooming, bathing, boarding, or other treatment for which payment is received.

Animal Services with Outside Pens

Facility with a fenced yard or outside kennels in which dogs, cats, or other domestic animals are accepted for medical treatment, grooming, bathing, boarding, or other treatment for which payment is received.

Bed & Breakfast

Generally small, owner-operated businesses providing the primary financial support of the owner. Usually the owner lives on premises. The building's primary usage is for business. Inns advertise, appropriate taxes, and post signs. Breakfast is the only meal served and only to overnight guests. The inn may host events such as weddings, small business meetings, etc. Room numbers range from four (4) to twenty (20). Reservations may be made directly with the property.

Building Materials Sales

A retail establishment for the sale of building materials such as lumber, hardwood, stone, brick, or similar materials.

Cabinet Shop

A facility that engages in manufacturing and sales of fabricated wood millwork, cabinetry, hardwood and softwood.

Catering Service

An establishment in which the principal use is the preparation of food and meals on the premises, and where such food and meals are delivered to another location for consumption. Such use does not include the sale of food for on-site consumption.

Commercial, General

Commercial establishments that are engaged in commercial activity not elsewhere classified.

Compressed or Liquefied Gas Storage and/or Distribution

Bulk storage tanks of compressed or liquefied petroleum gas for business use, retail sale, storage, wholesale, or wholesale distributing.

Contractor & Storage Yard

A building, part of a building, or land area for the construction or storage of materials, equipment, tools, products, and vehicles.

Extermination Business

An establishment providing routine pest control of buildings. This term includes but is not limited to building cleaning, pest extermination, or disinfecting service.

Furniture Repair Shop

A business that repairs and replaces upholstery to household and office furnishings; does not include motor vehicle upholstery or repair.



Heavy Equipment Sales

A building or open area, other than a right-of-way or public parking area used for the display, sale, rental or storage of heavy machinery, either machines in general or a group of machines which function together as a unit. Such use may include outside storage, which is subject to the requirements of **Section 4.07. Screening and Buffering Requirements**.

Hotel, Full Service

A full service hotel is distinguished by the abundant provision of food and beverage services for guests and groups. Hotel of this type also have the ability to facilitate large meetings and special events, and generally have on-site restaurants, lounges, and meeting spaces. Spas, doormen, valet parking, extended room service, concierge services, and high-end restaurants are other distinguishing features of full-service hotels. Examples include: DoubleTree, Embassy Suites, Hilton, Marriott, Renaissance, Ritz-Carlton, W Hotels, and Westin.

Hotel, Limited Service

A limited-service hotel is distinguished by simple guest services; or a hotel without restaurant and banquet facilities. Typical services offered by a limited-service hotel could be a business center, fitness room, laundry facility, and swimming pools. Examples include: Candlewood Suites, Motel 6, Rodeway Inn, Fairfield Inn, Holiday Inn Express, Hampton Inn, La Quinta, and SpringHill Suites. May also be referred to as a motel.

Hotel, Select Service

A select-service hotel is a hybrid between full service and limited service. Select service hotels generally have more in common with the limited-service hotels, but some features of a full-service hotel at a smaller scale. A select-service hotel might have a specialty restaurant, but only offer a limited menu and select days, or have small-scale meeting facilities. Examples include: Courtyard by Marriott, Wyndham Garden Inn, Hilton Garden Inn, Hyatt Place, Clarion, and Ramada.

Laundry, Commercial

An industrial facility where fabrics are cleaned with substantially non-aqueous organic solvents on a commercial or wholesale basis.

Laundry, Dry Cleaning Drop-Off/Pick-Up

Fabrics, clothes, and linens cleaning shop or drop-off/pick-up station that serves as an outlet for a larger off-site facility and does not exceed six thousand (6,000) square feet of Floor Area.

Laundromat

A facility where patrons wash and dry clothing and other fabrics in machines operated by the patron.

Machine and Welding Shop

A workshop where metal fabrication tools, including, but not limited to, lathes, presses, and mills, are used for making, finishing, or repairing machines or machine parts.

Manufactured/Mobile Homes Sales (On Site)

The offering for sale, storage, or display of mobile home units on a parcel of land, but excluding the use of such facilities as dwellings either on a temporary or permanent basis.

Manufacturing, Production, and Processing, Heavy

A manufacturing facility, not elsewhere classified, engaged in manufacturing, assembly, fabrication, packaging or other industrial processing of products primarily from extracted or raw materials or the bulk storage and handling of such products and materials, or an industrial establishment having potential to produce limited smoke, noise, dust, glare, odors or vibration beyond its property line. Examples include manufacture or assembly of machinery, metals, equipment, instruments, vehicles, appliances, communications equipment, computer or electronic equipment, and electric power generation plants.

Manufacturing, Production, and Processing, Light

A manufacturing facility, not elsewhere classified, engaged in the processing, manufacturing, compounding, assembling, packaging, treatment, or fabrication of materials and products, from previously manufactured materials. Such use is capable operating entirely within a building in such a manner as to control the external effects of the manufacturing process, such as smoke, noise, odor, etc. Examples include manufacturing of clothing, food, furniture, glass, ceramics, and production of plastic bags.

Motel

See Hotel, Limited Service.

Sign Manufacturing

An establishment that manufactures and sells signs and similar products to primarily phone or online customers, with little or no walk-in customers. Business operations on-site are manufacturing and assembly with the use of heavy equipment on-site. On-site equipment includes the use of pneumatic or hydraulic equipment to make or assemble sign products. In the manufacturing of products, the cutting, bending, or grinding of metal materials occurs on-site. Noise from business operations is anticipated to be heard outside of the building. An example of this business type would a state-licensed electrical sign contractor operation.

Storage of Topsoil, Earth, Clay, Stone Extraction

The excavation or storage of topsoil, earth, clay, stone, or other raw materials from earth.

Warehouse, Self Storage

An enclosed permanent facility that provides storage space to the general public on a for-hire basis. Mini-warehouses and self-storage areas may also include vehicle storage for recreational vehicles, boats, and other vehicles. No other business or service may be allowed to operate out of a rented storage space.

Warehouse, Storage or Sales

A building used primarily for the storage and sale of goods and materials.

Wholesale Center

An establishment or place of business primarily engaged in selling or distributing merchandise to retailers; to industrial, commercial, institutional, or professional business users; and to other wholesalers; includes an associated sample room open to customers.

G. Automobile and Transportation Uses

Auto Dealership (Inside Only)

The display for sale of more than two motor vehicles or any type of trailer in an enclosed environment, and where repair or body work is incidental to the operation of the new or used vehicle sales. Motor vehicles sales includes motor vehicle retail or wholesale sales. Outside storage of motor vehicles for sale does not exist.

Auto Dealership, New and Used

Storage and display for sale of more than two motor vehicles or any type of trailer provided the trailer is unoccupied, and where repair or body work is incidental to the operation of the new or used vehicle sales. Motor vehicles sales includes motor vehicle retail or wholesale sales. Any vehicles kept overnight for repairs are considered outdoor storage, which is subject to the requirements of **Section 4.07. Screening and Buffering Requirements**.

Auto Dealership, Used Only

Storage and display for sale of more than two motor vehicles or any type of trailer provided the trailer is unoccupied, and where repair or body work is incidental to the operation of the used vehicle sales. Motor vehicles sales includes motor vehicle retail or wholesale sales.

Auto Repair and Services, Major

General repair or reconditioning of engines, air conditioning systems and transmissions for motor vehicles; collision repair services including body, frame or fender straightening or repair; customizing; painting; vehicle steam cleaning; undercoating and rust proofing. Such use may include outside storage of vehicles, which is subject to the requirements of **Section 4.07. Screening and Buffering Requirements**.

Auto Repair and Services, Minor (No Outside Storage)

Minor repair or replacement of parts, tires, tubes and batteries; diagnostic services; minor maintenance services such as grease, oil, spark plug and filter changing; tune-ups; muffler repair, emergency road service; replacement of starters, alternators, hoses and brake parts; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air-conditioning systems; window tinting; inspection services, diagnostics; and other similar minor services for motor vehicles except heavy load vehicles, but not including any operation named under Auto Repair and Services, Major,



wrecker/towing services, or any other similar use. May include the retail sale of auto parts. No outside storage exists.

Auto Storage and Rental

Rental of automobiles and light trucks and vans, including incidental parking and servicing of vehicles for rent or lease. Typical uses include auto rental agencies. Any vehicles kept overnight for repairs are considered outdoor storage, which is subject to the requirements of **Section 4.07. Screening and Buffering Requirements.**

Boats, Campers, & Recreation Vehicles Sales

An establishment for the sale and leasing of new boats, campers, and recreational vehicles. Used boat, camper, and recreational vehicle sales are allowed only if said amenities are taken in as trade for new boats, campers, and recreational vehicles. The majority of sales must be attributable to new boat, camper, and recreational vehicle sales.

Bus and Truck Storage and Rental

Any property used or occupied for the storing of buses and trucks to be offered for rental.

Car Wash

Washing, waxing or cleaning of automobiles or light duty trucks by the owner or a professional service. The vacuuming and drying process may be conducted inside or outside.

Car Wash, Inside Only

Washing, waxing or cleaning of automobiles or light duty trucks where the owner of the vehicle does not actually wash the vehicle. The vacuuming and drying process is not conducted outside of the enclosed facility.

Fuel Station, Standalone

Any lot or parcel of land or portion thereof used partly or entirely for storing or dispensing flammable liquids, combustible liquids, liquefied flammable gas, or flammable gas into the fuel tanks of motor vehicles. Such use is a standalone gas station with no associated convenience or other retail store.

Hauling Services

Establishment that provides for the removal and temporary storage of vehicles but does not include disposal, permanent disassembly, salvage, or accessory storage of inoperable vehicles.

Parking Lot

An off-street, surfaced, ground level open area, for the temporary storage of five or more motor vehicles.

Passenger Pick-Up and Drop-Off Point

A facility located at selected points along transit routes for passenger pickup, drop off, or transfer.

Passenger Terminal

A facility or location where the principal use is the handling, receiving, and transfer of passenger traffic, and may include as an accessory use the loading, unloading, storing, receiving, assembling, dispatching, weighing, consolidating, classifying, switching, distribution, movement, or transfer of freight, as well as all equipment and facilities used to accomplish the foregoing activities.

Truck Dealership

Storage and display for sale of more than two heavy load vehicles, where repair or body work is incidental to the operation of the new or used heavy load vehicle sales. Sales includes vehicle retail or wholesale sales. Any vehicles kept overnight for repairs are considered outdoor storage, which is subject to the requirements of **Section 4.07. Screening and Buffering Requirements.**

Truck Repair

An establishment providing major and minor automobile services to heavy load vehicles. Any vehicles kept overnight for repairs are considered outdoor storage, which is subject to the requirements of **Section 4.07. Screening and Buffering Requirements.**

Section 7.03. Key Terms

A. Terms A-C

Accessory Building

A subordinate building that is used and intended for a purpose that is customarily incidental to a main or principal other building. Examples of accessory buildings may include but are not limited to cooling towers, storage buildings, fire pump buildings, a private garage for automobile storage, a tool house, a greenhouse, a home workshop, a children's playhouse, and a garden shelter.

Accessory Use

A use subordinate to and incidental to the primary use of the main building or to the primary use of the premises.

Airport Flight Overlay District

The general area of Dallas Executive Airport.

Alley

The right-of-way for vehicles and pedestrians within a block that provides access to the rear of buildings, vehicle parking, utility meters, and service areas. An easement for public access is required if the alley is a private right-of-way.

Alternative Compliance

A procedure to grant a deviation from the requirements of the Zoning Regulations to result in equal or better development. Alternative Compliance is only available in the instances specified by **Section 6.07. Alternative Compliance**.

Alternative Tower Structure

Manmade trees, clock Towers, steeples, light poles, flag poles, public utility structures and similar alternative-design mounting structures that camouflage or conceal the presence of Antennas or Towers.

Antenna

Any exterior transmitting or receiving device mounted on a Tower, building or structure and used in communication that radiate or capture electromagnetic waves, digital signals,

analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communication signals.

Approved Plant List

The list of permitted and prohibited plant species that is maintained by the City Planner.

Awning/Canopy

An awning is a cantilevered, projected or suspended cover over the sidewalk portion of any public street. Awnings may also be roof-like coverings, usually of canvas or metal and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain. Awnings shall have a minimum clear height of eight (8) feet from the finished sidewalk in front of it.

Backhaul Network

The lines that connect a provider's Tower/cell sites to one or more cellular telephone switching offices, and/or long-distance providers, or the public switched telephone network.

Block

A block is an increment of land comprised of lots, alleys, and tracts circumscribed by streets.

Building Official

The person designated by the City Manager as the Building Official or their designee.

Build-To Zone

The area in which a building's façade must be located.

Building Coverage

The percentage of a lot covered by the principal building and any accessory buildings.

Building Frontage

It is the percentage of the building's front facade that is required to be located at the front building setback line or zone as a proportion of the block frontage along that public street. Parks, plazas, squares, and pedestrian breezeway frontages shall be considered as buildings for the calculation of building frontage.



Building Permit

A permit issued by the City before a building or structure is started, improved, enlarged or altered as proof that such action complies with the City code.

Certificate of Occupancy

An official certificate issued by the City through the enforcement official that indicates conformance with the City's rules and regulations, and which authorizes legal use of the premises.

City

The City of Duncanville, Texas, together with all its governing and operating bodies.

City Attorney

The person(s) designated by the City Council to provide oversight for and have legal responsibility for the City. This term shall also include any designee of the City Attorney.

City Council

The governing body of the City.

City Engineer

The person designated by the City Manager as the Engineer of the City or their designee.

City Manager

The person designated by the City Council as the City Manager or their designee.

City Planner

The person designated by the City Manager as the City Planner or their designee.

City Secretary

The person designated by the City Council as the City Secretary or their designee.

Civic Space

Civic space shall be publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, pocket parks, playgrounds, etc. They may be privately or

publicly owned. For all residential uses, privately accessible open spaces such as courtyards, porches, and balconies may also be considered as Civic Space for the purposes of this ordinance.

Code Enforcement Officer

The Code Enforcement Officer of the City or designee.

Colonnade or Arcade

A colonnade or arcade is a roofed or built structure, extending beyond the ground floor front facade of a building and over the sidewalk or civic space. A colonnade or arcade shall be open to the street except for supporting columns, piers, or arches. Residential or office units may occupy the space over the colonnade or arcade.

Common Lot Line

A lot line shared by more than one lot shall be a common lot line.

Comprehensive Plan

The plan, including all revisions and addenda thereto, most recently adopted by the City Council as the official policy regarding the guidance and coordination of the development of land in the City.

Corner Lot

A corner lot shall be one that has more than one intersecting street frontages (with the exception of alleys).

County

Dallas County, the governmental entity in which the City resides.

B. Terms D-M

Development Review Committee

A committee consisting of City Staff responsible for reviewing development applications.

Director of Public Works

The Director of Public Works of the City or designee.

Driveway

An area between the drive approach and parking spaces used for vehicular ingress and egress to residential and nonresidential property and includes drive aisles. For nonresidential property or uses, driveways shall be constructed with reinforced concrete according to city specifications.

Dwelling Unit

One or more rooms that are arranged, designed, used, or intended to be used for occupancy by a single family or group of persons living together as a family or by a single person.

Engineer

See Professional Engineer.

FAA

The Federal Aviation Administration.

FCC

The Federal Communications Commission.

Fence

Any wall, berm or structure more than two and one-half feet in height erected or maintained for the purpose of enclosing, screening, restricting access to or decorating the surrounding lot, parcel, building or structure, located entirely on private property.

Fence Height

All fence height shall be measured vertically from the highest grade at either end of the fence to the topmost part of the fence.

Fence Permit

A permit, as authorized in **Section 4.07. Screening and Buffering Requirements**, issued by the Building Official.

Groundcover

Grasses and other living plant materials that are designed to grow low to the ground, generally less than one (1) foot in height. See the Approved Plant List maintained by the City Planner.

Height (Tower)

The distance measured from the finished grade of the parcel to the highest point on the Tower or other structures, including the base pad and any Antenna.

High Intensity Lighting

Lighting that exceeds 11,000 lumens.

Interior Site/Lot

An interior site or lot shall be one that has only one public street frontage (with the exception of alleys).

Intersection Visibility Triangle

The triangular-shaped area at the intersection of two streets that must be kept clear to ensure visibility at the intersection.

Lattice Tower

A guyed or self-supported three or four sided, open steel frame structure used to support telecommunications equipment.



Lot

Platted land occupied, or to be occupied, by a building and its accessory buildings and including such open spaces as are required under this chapter and having its principal frontage on a public street or officially approved place.

Lot Depth

The mean distance between the front and rear lot lines.

Lot Lines

Means the lines bounding a lot as defined in this section.

Lot Width

The width of a lot at the front building line.

Main Building

The building or buildings on a lot, which are occupied by the primary use.

Monopole

A structure composed of a single spire used to support telecommunications equipment.

C. Terms N-Q

Neighborhood Transition Zone

An area twenty-five (25) feet in depth parallel to any lot line that is common with a single-family residential lot where building heights are restricted.

Nonconforming Lot

A lot that does not meet the current requirements of this Zoning Ordinance, but that was in conformance with the standards in place at the time of its inception.

Nonconforming Structure

A structure that does not meet the current requirements of this Zoning Ordinance, but that was in conformance with the standards in place at the time of its inception.

Nonconforming Use

A use of land that does not meet the current requirements of this Zoning Ordinance, but that was in conformance with the standards in place at the time of its inception.

Nonconformities

A general term used to refer to Nonconforming Uses, Nonconforming Structures, and Nonconforming Lots.

Ornamental Grass

Decorative grasses used in landscaping. See the Approved Plant List maintained by the City Planner.

Ornamental Tree

A smaller tree intended to provide aesthetic benefit rather than significant shade. See the Approved Plant List maintained by the City Planner.

Preexisting Towers and Preexisting Antennas

Any tower or antenna installed prior to the effective date of this ordinance, including permitted towers or antennas that have not yet been constructed so long as such approval is current and not expired.

Parking Setback Line

The parking setback line shall be the line behind which ground floor surface parking may be located on any lot in the Downtown Duncanville District. The parking setback line shall be established in the regulating plan by frontage type.

Planned Development

A Planned Development (or PD) District is a type of zoning used to permit new or innovative concepts in land use not permitted by other zoning districts in these regulations or to permit development projects that existing districts cannot easily accommodate. The purpose of the PD is to provide land for uses and developments that promote development that is more sensitive to the natural environment, create a significantly enhanced natural setting or sense of place, or otherwise enhance the standard pattern of development in the City. (See **Section 6.06. Planned Developments.**)

PD Development Map

A map depicting the development plan for the area of a PD Planned Development District. A PD Development Map combined with a PD Development Statement forms a PD Development Plan. (See **Section 6.06. Planned Developments.**)

PD Development Statement

A written report outlining the development plan for the area of a PD Planned Development District. A PD Development Map combined with a PD Development Statement forms a PD Development Plan. (See **Section 6.06. Planned Developments.**)

PD Development Plan

Comprised of the PD Development Map and PD Development Statement.

Planning and Zoning Commission

The Planning and Zoning Commission of the City of Duncanville.

Playground

A civic/open space designed and equipped for children's recreation. A playground shall be fenced and may include an open shelter. Playgrounds shall be located within residential areas and may be placed within a block as illustrated. They may included in other open spaces.

Plaza

A primarily hardscaped civic/open space with formal landscaping, available for civic purposes and commercial activities. A plaza shall be spatially defined by buildings.

Porte Cochere

A permanent structure that is structurally and aesthetically integrated into a residence, and that is erected over a driveway to allow for the parking of vehicles. Such structure is open on two (2) sides and provides covered, direct access to a primary or secondary entrance to the structure.

Private Property

Private property means any property not dedicated to public use, except that "private property" does not include the following:

1. A private street or alley
2. Property on which a utility or public service use such as a commercial radio or transmitting station, electrical generating plant, electrical substation, water tower, local utility, drainage easement, post office or government installation is being conducted as a main use
3. A railroad right-of-way
4. A cemetery or mausoleum
5. A church
6. A school

Professional Engineer

A person licensed as a Professional Engineer in the State of Texas.



D. Terms R-Z

Regulating Plan

A plan for the DD, Downtown Duncanville District that establishes the location of frontages, streetscape standards, and other development standards within such frontages, subject to changes within such plan pursuant to the terms of this Zoning Ordinance.

Restricted Building or Structure

A building or structure whose height is restricted by a Residential Proximity Slope.

Rezoning

See Zoning Map Amendment.

Right-of-Way

A parcel of land occupied or intended to be occupied by a street or alley. A right-of-way may be used for other facilities and utilities, such as sidewalks, railroad crossings, electrical communication, oil or gas, water or sanitary or storm sewer facilities, or for any other use. The use of right-of-way shall also include parkways and medians outside of pavement.

Shade Tree

A plant having at least one well-defined stem or trunk at least three (3) inches in caliper and has a canopy that screens and filters the sun. See the Approved Plant List maintained by the City Planner.

Shrub

A woody plant that usually remains low and produces shoots or trunks from the base; it is not usually tree-like or single-stemmed. See the Approved Plant List maintained by the City Planner.

Site of Origination

1. Any private property in:
 - a. Residential Zoning Districts or have a residential use
 - b. An identifiable portion of a PD, Planned Development District, which portion is restricted to residential uses not exceeding 36 feet in height.

2. Exception

- a. A lot or tract zoned residential (except Multi-Family Zoning Districts) or less intensive density and which are developed and are three acres or less in size, or undeveloped and five acres or less in size, and are surrounded on at least three sides by nonresidential zoning and/or uses are not considered a Site of Origination.
- b. For the purpose of this definition, "developed" means property that has a habitable structure on it.

Site Plan

A detailed, scaled drawing of all surface improvements, structures, and utilities proposed for development and is associated with the Zoning Ordinance.

Special Exception

An adjustment in application of the specific regulations of the zoning regulations to a particular parcel of property that has been pre-defined by these zoning regulations and does not require a hardship.

Specific Use Permit

A zoning designation for certain uses that may require additional review or standards to avoid conflicts with adjacent development. See **Section 6.05. Specific Use Permits**.

Story

That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

SUP

See Specific Use Permit.

Telecommunications Facility System

A facility consisting of equipment for the reception, switching and/or transmitting of wireless telecommunications. Such facility may be elevated (either building-mounted or ground-

mounted) transmitting and receiving antennas, low power mobile radio service base station equipment, and interconnection equipment. The categories of system types may include, but not limited to: 1) roof and/or building mounted facilities; 2) telecommunication facilities; 3) accessory buildings; 4) concrete parking pad; and 5) fencing/landscaping.

Tower

Any structure, other than alternative tower structures, that is designed and constructed primarily for the purpose of supporting one or more antennas for telephone, radio and similar communication purposes, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, and the like. The term includes the structure and any support thereto.

Transit-Oriented Development

A development focused on a particular transit destination – typically a train station. Such developments are pedestrian-oriented and typically include medium- to high-density housing, retail, and other office and/or commercial uses in a vertical mixed-use development configuration.

Variance

An adjustment in application of the specific regulations of the zoning regulations to a particular parcel of property which, because of special conditions or circumstances, peculiar to the particular parcel, is necessary to prevent the property from being deprived of rights and privileges enjoyed by other parcels in the same vicinity and zoning district.

Yard

1. An open space other than a court, on the same lot with a building, unoccupied and unobstructed from the ground upward, except as otherwise provided herein.
2. In measuring to determine the width of a side yard, the depth of a front yard or the depth of a rear yard, the least horizontal distance between the lot line and the main building shall be used.

Yard, Front

A yard across the full width of a lot extending from the front line of the main building to the front property line of the lot.

Yard, Rear

A yard extending across the full width of the lot and measured between the rear property line of the lot and rear line of the main building, except that area included in the side yard as defined below.

Yard, Side

A yard between the building and the side property line of the lot and extending from the front yard to the required minimum rear yard.

Zoning Board of Adjustment

The City's Board of Adjustment, which is established in **Section 5.03. Zoning Board of Adjustment**.

Zoning Districts

1. SF-43
See **Section 2.03.A. SF-43 Estate Single-Family Residential District**.
2. SF-13
See **Section 2.03.B. SF-13 Single-Family Residential District**.
3. SF-10
See **Section 2.03.C. SF-10 Single-Family Residential District**.
4. SF-7
See **Section 2.03.D. SF-7 Single-Family Residential District**.
5. TF-7
See **Section 2.03.E. TF-7 Duplex Residential District**.
6. MF-14
See **Section 2.03.F. MF-14 Multi-Family Residential District**.
7. MF-21
See **Section 2.03.G. MF-21 Multi-Family Residential District**.
8. NOR
See **Section 2.04.A. NOR Neighborhood Office/Retail District**.



9. LOR

See **Section 2.04.B. LOR Local Office/Retail District.**

10. GOR

See **Section 2.04.C. GOR General Office/Retail District.**

11. C

See **Section 2.04.D. C Commercial District.**

12. I

See **Section 2.04.E. I Industrial District.**

13. DD

See **Section 2.05.A. DD, Downtown Duncanville District.**

14. PD

See **Section 2.05.B. PD, Planned Development District.**

Zoning District Map

The official certified map upon which the boundaries of the various zoning districts are drawn and that is an integral part of the Zoning Ordinance, which may also be cited as the Zoning Map. See **Section 1.05. Zoning District Map.**

Zoning Map Amendment

An amendment or change to the Zoning District Map. May also referred to as a rezoning.

Zoning Ordinance

The adopted Zoning Ordinance of the City of Duncanville, as may be amended.

Zoning Text Amendment

An amendment or change to the text of this Zoning Ordinance.