

Comprehensive Zoning Ordinance



City of Richardson, Texas



Table of Contents

Comprehensive Zoning Ordinance

I.	Title, Definitions, General Provisions, Auto Wrecking Yards and Swimming Pools	1
II.	Zoning Restrictions Generally	19
III.	Newly Annexed Territory.....	21
IV.	R-1500-M Residential District Regulations.....	22
IV-A.	R-2000-M Residential District Regulations.....	27
IV-B.	R-1800-M Residential District Regulations.....	32
V.	Reserved	37
VI.	R-1250-M Residential District Regulations.....	38
VII.	R-1100-M Residential District Regulations.....	43
VIII.	R-1000-M Residential District Regulations.....	48
IX.	R-950-M Residential District Regulations.....	53
X.	Reserved	58
XI.	R-850-F Residential District Regulations	59
XII.	R-850-M Residential District Regulations.....	64
XII-A.	RA-1100-M Residential Attached (Townhome) District Regulations.....	69
XII-B.	RP-1500-M Patio Home District Regulations	72
XIII.	D-1400-M Duplex District Regulations	76
XIII-1.	D-2400-M Duplex District Regulations	80
XIII-2.	D-3000-M Duplex District Regulations	84
XIII-A.	A-1000-M Apartment District Regulations	88
XIV.	Reserved	94
XV.	A-950-M Apartment District Regulations	95

Table of Contents

XVI. A-850-F Apartment District Regulations..... 100

XVI-A. LR-M(1) Local Retail District Regulations 101

XVI-B. LR-M(2) Local Retail District Regulations 105

XVII. C-M Commercial District Regulations 108

XVII-A. O-M Office District Regulations..... 111

XVIII. I-M(1) Industrial District Regulations 114

XIX. I-M(2) Industrial District Regulations 117

XIX-B. IP-M(1) Industrial Park District Regulations..... 118

XX. I-FP(1) Industrial District Regulations..... 123

XXI. I-FP(2) Industrial District Regulations..... 125

XXI-A. TO-M Technical Office District Regulations..... 127

XXI-B. FP Floodplain Regulations..... 130

XXI-C. PD Planned Development District Regulations 132

XXI-D. MU Mixed Use District Regulations..... 137

XXII. Nonconforming Uses 144

XXII-A. Special Permits..... 145

XXII-B. Performance Standards..... 151

XXII-C. Reserved 164

XXII-D. Reserved 165

XXII-E. Supplemental Regulations for Certain Uses..... 166

XXII-F. Residential Exterior Construction Standards..... 171

XXII-G. Neighborhood Development Overlay District 173

XXIII. Permits and Certificates..... 187

Table of Contents

XXIII-A. Temporary Use Permits 188

XXIV. Special Parking and Area Regulations and Exceptions 190

XXV. Board of Adjustment 192

XXVI. Unplatted Property 193

XXVII. Enforcement 194

XXVIII. Penalty for Violation 195

XXIX. Changes and Amendments 196

XXX. Preserving Rights in Pending Litigation and Violations
Under Existing Ordinances 199

XXXI. Validity 200

XXXII. When Effective 201

Note: *The Comprehensive Zoning Ordinance is a reproduction of a portion of the Richardson Code of Ordinances as published by the Municipal Code Corporation*

Updated:
April 2017