Article XXII-E.
Supplemental Regulations for Certain Uses

Sec. 1. Antennas.

(a) *Antenna, accessory.*

(1) The antenna installation shall comply with the height and area regulations of the applicable zoning district and the support structure shall not exceed 125 feet in height.

(2) Administrative approval of the antenna installation shall be required.

(b) *Antenna, commercial,* located entirely within any nonresidential structure allowed under the applicable zoning district regulations:

(1) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.

(2) Any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six feet at maturity or a masonry screening wall at least eight feet in height, compatible in color with the principal building and the equipment building.

(3) At least one paved parking space with paved access thereto shall be provided at the antenna location; said parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one of the spaces provided for the principal use on the property.

(4) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(5) No more than three separate equipment buildings shall be located on a single lot.

(c) *Antenna, freestanding,* when attached to a utility installation or a light pole in a public park or on public school property:

(1) The height of the utility installation or light pole upon which the antenna is attached shall be greater than 75 feet but no more than 150 feet.

(2) The antenna shall extend no more than ten feet above the maximum height of the utility structure.

(3) A minimum clearance of 15 feet shall be maintained from the ground to the lowest element of the antenna.

(4) A minimum setback of 20 feet shall be maintained from the utility installation, light pole or any equipment building to the lot line of the nearest property developed for residential occupancy.

(5) Any necessary equipment building may be constructed of metal with a baked-on or prepainted surface and shall not exceed seven feet in height and 75 square feet in area. The exterior surfaces shall be covered in paint or a similar coating; or the

building may be built of a material allowed by the applicable zoning district for the principal building; or the necessary equipment may be contained entirely within a principal building on the property or in an underground vault. All equipment buildings shall be maintained free from graffiti.

(6) At least one paved parking space with paved access thereto shall be provided at the antenna location; said parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one of the spaces provided for the principal use on the property, if any.

(7) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(8) No more than three separate antennas and three equipment buildings shall be located on a single lot or structure.

(d) *Antenna, freestanding, other.*

(1) The antenna installation shall comply with the height and area regulations of the applicable zoning district and the support structure shall not exceed 125 feet in height.

(2) The antenna shall not extend more than ten feet above the maximum height of the support structure.

(3) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within a principal building on the property or in an underground vault.

(4) The antenna and any equipment buildings shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six feet at maturity or by a masonry screening wall at least eight feet in height, compatible in color and character with the principal building and the equipment building.

(5) At least one paved parking space with paved access thereto shall be provided at the antenna location; said space need not be reserved exclusively for use in conjunction with the antenna facility and may be one of the spaces required for the principal use on the property.

(6) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(7) No more than three separate antennas and three equipment buildings shall be located on a single lot or structure.

(e) *Antenna, mounted,* 12 feet or less in height, on nonresidential structures allowed under the applicable zoning district regulations:

(1) The total height of the structure, including the antenna, shall not exceed the maximum height of the zoning district by more than 12 feet.

(2) A minimum clearance of 15 feet shall be maintained from the ground to the lowest element of the antenna.

(3) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building; or the necessary equipment shall be contained entirely within a principal building on the property or in an underground vault.

(4) The antenna and any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge, which will achieve a height of at least six feet at maturity or a masonry screening wall at least eight feet in height, compatible in color and character with the principal building and the equipment building.

(5) At least one paved parking space with paved access thereto shall be provided at the antenna location; said space need not be reserved exclusively for use in conjunction with the antenna facility and may be one of the spaces required for the principal use on the property.

(6) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(Ord. No. 3377-A, § 1, 1-14-02)

Sec. 2. Childcare centers and private schools.

Childcare centers and private schools shall provide a minimum of 30 square feet of indoor building area per pupil and a minimum of 80 square feet of fenced outdoor play space per pupil occupying the playground at any one time.

(Ord. No. 3377-A, § 1, 1-14-02)

Sec. 3. Church parking lots, remote.

Where a church parking lot in any residential district is separated from the lot upon which the church is located by a dedicated public street or alley, any application for a special permit shall include a site plan showing traffic circulation and access, a landscape plan, and a lighting plan if illumination is to be installed, said plans to be approved by the city plan commission.

(Ord. No. 3377-A, § 1, 1-14-02)

Sec. 4. Incidental retail, restaurant, or personal service activities.

Incidental retail, restaurant, or personal service activities as defined herein shall be permitted in an office or industrial building as allowed in the applicable zoning district, provided that the office or industrial building is in excess of 30,000 square feet in size and the total square footage of the incidental retail, restaurant, or personal service activities does not exceed ten percent of the gross area of the building in which the activity is located.

(Ord. No. 3377-A, § 1, 1-14-02)

Sec. 5. Motor vehicle activities.

(a) *Motor vehicle body shop.*

(1) No other uses or activities shall be permitted on the same lot, tract, or parcel on which a motor vehicle body shop is located.

(2) A motor vehicle body shop may not be located in a multi-tenant building or in a multi-use project.

(b) *Motor vehicle rental/leasing.* A maximum of ten vehicles may be stored on-site for purposes of rental or leasing to customers when a motor vehicle rental/leasing facility is located in a multitenant building or in a multi-use project.

(c) *Motor vehicle repair shop, minor.* A motor vehicle repair shop minor, shall be permitted to occupy a portion of a multitenant building or a multi-use project if adequate tenant separation measures as required by the building code exist or are provided prior to the issuance of a certificate of occupancy for the motor vehicle repair shop.

(d) *Motor vehicle repair shop, major.*

(1) A motor vehicle repair shop, major, shall not be permitted to occupy any portion of a multi-tenant building.

(2) A motor vehicle repair shop, major, shall be permitted to occupy a single-tenant building in a multi-use project.

(e) *Motor vehicle sales and service center.*

(1) No other uses or activities shall take place on the same lot, tract, or parcel on which a motor vehicle sales and service center is located.

(2) A motor vehicle sales and service center may not be located in a multitenant building or in a multi-use project.

(f) *Motor vehicle body shop, repair shop, and service center uses.* All work shall be conducted inside a building.

(Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3530, § 2, 11-28-05)

Sec. 6. Retail activities in conjunction with a wholesale activity.

Retail activities shall be permitted in conjunction with a wholesale establishment, provided such activities are strictly accessory to the industrial use and the retail activities do not constitute more than ten percent of the gross sales of the wholesale establishment.

(Ord. No. 3377-A, § 1, 1-14-02)

Sec. 7. Veterinary offices, pet sales and grooming, and boarding kennels.

(a) Veterinary offices, pet sales and grooming businesses, and boarding kennels shall be permitted to locate within a multi-tenant building provided an eight-inch masonry wall, sealed to the roof deck, is constructed to separate tenants and protect from insects and the transmission of sound and noxious odors.

(b) In lieu of the required eight-inch masonry wall in a multi-tenant building, a wall system constructed of one layer of gypsum board, sprayed with a minimum of two and one-half inches of cellulose fiber insulation treated for insect control, followed by two additional layers of gypsum board, may be utilized to separate this space from adjacent tenants. The wall shall be properly sealed at all penetrations and at the roof deck and soffit.

(Ord. No. 3377-A, § 1, 1-14-02)

Sec. 8. Accessory use of parking lots.

(a) The following are authorized accessory uses in parking lots:

(1) Flea markets, rummage sales or other similar activity when conducted by a nonprofit charitable or philanthropic organization in any district.

(2) Collection centers for recyclable material when conducted by charitable organizations, provided no money or other valuable consideration is paid for the recyclable material delivered to the collection site.

(b) All above authorized accessory uses shall set back from all dedicated street rights-of-way a distance of not less than 40 feet.

(c) No accessory use of a parking lot shall utilize nor encumber more than ten percent of the parking lot.

(d) No fire lane, fire hydrant, access easement, nor other area necessary for proper traffic circulation within the parking lot may be obstructed by such accessory use.

(e) Any structure, sign or electrical device used in conjunction with an accessory use of a parking lot shall be subject to all provisions of the building codes of the city and all required permits for same shall be obtained prior to operation.

(Ord. No. 3598, § 21, 30-26-07)

Sec. 9. Check cashing businesses, payday advance/loan businesses, car title loan businesses.

(a) No check cashing business, payday advance/loan business or car title loan business may be located within 1,000 feet of another check cashing business, payday advance/loan business or car title loan business, within 500 feet of the right-of-way of Central Expressway/US 75 or President George Bush Turnpike/State Highway 190, or within 500 feet of the Richardson City limit line.

(b) For purposes of this section, measurement shall be made in a straight line, without regard to intervening structures or objects:

(1) From the nearest portion of the property line of the premises where the existing business is located to the nearest portion of the property line of the premises where the new business is proposed, if confirming separation between businesses;

(2) From the nearest portion of the right-of-way line of Central Expressway/US 75 or President George Bush Turnpike/State Highway 190 to the property line of the premises where the new business is proposed if confirming buffering from these roadways; or

(3) From the nearest portion of the city limit line to the property line of the premises where the new business is proposed if confirming buffering from the city limit.

(Ord. No. 3692, § 3, 1-14-08)

End of Article XXII-E