

Article II. Zoning Restrictions Generally

Sec. 1. Required.

The City of Richardson, Texas, is hereby divided into 28 types of districts. The use, height and area regulations are uniform within each of the 27 districts below. These districts shall be known as:

- R-2000-M—Residential District
- R-1800-M—Residential District
- R-1500-M—Residential District
- R-1250-M—Residential District
- R-1100-M—Residential District
- R-1000-M—Residential District
- R-950-M—Residential District
- R-850-M—Residential District
- R-850-F—Residential District
- RA-1100-M—Residential District
- RP-1500-M—Patio Home District
- D-1400-M—Duplex District
- D-2400-M—Duplex District
- D-3000-M—Duplex District
- A-1000-M—Apartment District
- A-950-M—Apartment District
- A-850-F—Apartment District
- LR-M(1)—Local Retail District
- LR-M(2)—Local Retail District
- C-M—Commercial District
- O-M—Office District
- I-M(1)—Industrial District
- I-M(2)—Industrial District
- IP-M(1)—Industrial Park District
- I-FP(1)—Industrial District
- I-FP(2)—Industrial District
- TO-M—Technical Office District

In addition, a PD planned development district shall be provided, whereby a list of permitted uses is enumerated, and the height and area regulations shall be specified for each individual PD tract within the ordinance which governs the property.

(Ord. No. 644-A, § 1, 12-22-69; Ord. No. 839-A, § 1, 4-9-73; Ord. No. 948-A, § 21, 3-31-75; Ord. No. 2376-A, § 1, 10-17-83; Ord. No. 2816-A, § 2, 1-14-91)

Sec. 2. Zoning map.

The boundaries of these districts are indicated upon the zoning map of the City of Richardson which is on file in the office of the city secretary and made a part of this ordinance.

Sec. 3. Use.

No land shall be used for and no building shall be erected for or converted to any use other than provided in the regulations prescribed for the district in which it is located, except as hereinafter provided.

End of Article II