

Article 2. Zoning Districts

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Section 2.01. Zoning Districts Established

A. Purpose

The purpose of this section is to create zoning districts, to specify the nature and components of the permitted development and uses within them, and to establish regulations regarding the physical character and intensity of development to protect the public health, safety, and welfare.

B. Zoning Districts Established

The City of Duncanville is hereby divided into zoning districts. The use, height, and area regulations are uniform within each district. All land within the City limits shall be classified into one of the zoning districts listed in **Table 2.01.1. Zoning Districts**.

Table 2.01.1. Zoning Districts

Residential Zoning Districts	Nonresidential Zoning Districts
SF-43 Estate Single-Family Residential District	NOR Neighborhood Office/Retail District
SF-13 Single-Family Residential District	LOR Local Office/Retail District
SF-10 Single-Family Residential District	GOR General Office/Retail District
SF-7 Single-Family Residential District	C Commercial District
TF-7 Duplex Residential District	I Industrial District
MF-14 Multi-Family Residential District	Special Zoning Districts
MF-21 Multi-Family Residential District	DD, Downtown Duncanville District
	PD, Planned Development District

Section 2.02. Zoning District Equivalency

Table 2.02.1 identifies zoning districts adopted in previous ordinances and the regulations that now apply to those districts.

Table 2.02.1. Zoning District Equivalency

Previous Zoning District	Current Zoning District
"R-3.0 Estate" Single-Family Dwelling District	SF-43 Estate Single-Family Residential District
"R-3.0" Single-Family Dwelling District	SF-13 Single-Family Residential District
"R-2.6" Single-Family Dwelling District	SF-10 Single-Family Residential District
"R-2.2" Single-Family Dwelling District	SF-7 Single-Family Residential District
"R-1.8" Single-Family Dwelling District	
"R-1.4" Single-Family Dwelling District	
"D" Duplex Dwelling District	TF-7 Duplex Residential District
"D-1A" Duplex Dwelling District	
"D-1B" Duplex Dwelling District	
"A-2" Apartment-2 District	MF-14 Multi-Family Residential District
"A" Apartment Dwelling District	MF-21 Multi-Family Residential District
"NO" Neighborhood Office District	NOR Neighborhood Office/Retail District
"NP" Neighborhood Retail District	LOR Local Office/Retail District
"LR-2" Local Retail-2 District	GOR General Office/Retail District
"GO" General Office District	
"GR" General Retail District	C Commercial District
"C-1" Light Commercial District	
"C-2" Heavy Commercial District	
"I-1" Light Industrial District	I Industrial District
"I-2" Heavy Industrial District	
"MU-1" Mixed Use District	LOR Local Office/Retail District
"MU-2" Mixed Use District	
"DD" Downtown Duncanville District	DD, Downtown Duncanville District
"PD" Planned Development	PD, Planned Development District
"PD-2" Planned Development-2	

Article 3. Land Uses

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Section 3.01. Uses Permitted by District

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Section 3.02. Classification of New and Unlisted Uses

It is recognized that new types of land use will develop, and forms of land use not anticipated may seek to locate in the City. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted use shall be made as follows:

- A. City Planner Classification as a Similar Use
The new or unlisted use will be referred to the City Planner to determine whether the new or unlisted use should be classified as a similar existing use.
- B. Zoning Text Amendment for New or Unlisted Use
If the City Planner is unable to classify the new or unlisted use as similar to an existing use, the use shall be processed as a Zoning Text Amendment, which requires a recommendation from the Planning and Zoning Commission and approval from the City Council to amend the Permitted Use Chart.
- C. Factors for Consideration
The determination shall be based on findings in relation to the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage and amount and nature thereof, enclosed or open storage, anticipated employment, transportation requirements, amount of noise, odor, fumes, light, dust, toxic material, and vibration likely to be generated and the general requirements for public utilities.

Section 3.01. Uses Permitted by District

- A. Land and buildings in each of the zoning districts may be used for any of the specified uses in Section 3.03. Permitted Use Chart.
- B. See Section 7.02. Land Use Terms for definitions of land use classifications.

Legend for Permitted Use Chart	
●	Use is permitted in district indicated
○	Use is permitted in district upon approval of a Specific Use Permit (SUP)
□	Use is prohibited in district indicated



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Section 3.03. Permitted Use Chart

Land Use	SF-43	SF-13	SF-10	SF-7	TF-7	MF-14	MF-21	NOR	LOR	GOR	OC	I	CMS	DD	UL	Add'l Regs. #	Parking
Residential Uses																	
Assisted Living Facility						●	●			●						Section 3.04.A.1	1 : 2 beds
Boarding House						○	○		○	○			○	○			1 : 1 bedroom
Child Care Home (≤6 Children)	●	●	●	●	●	●	●		○	○							Based on dwelling
Child Care Home (≥7 Children)	○	○	○	○	○	○	○										Based on dwelling
Community Home for Persons with Disabilities	●	●	●	●	●	●	●									Section 3.04.A.2	1 : bedroom
Halfway House						○	○				○						1 : bedroom
HUD-Code Manufactured Home	○																See Section 4.04.B.3
Industrialized Home	●	●	●	●	●											Section 3.04.A.3	See Section 4.04.B.3
Live-Work Unit						●	●		●	●			●	●		Section 3.04.A.4	See Section 4.04.B.3
Mixed-Use Development						○	○			●			●	●			Based on individual uses
Multiple-Family Dwelling						●	●									Section 3.04.A.5	Studio 1 : unit 1-2 BR 2 : unit 3+ BR 0.5 : add'l BR over 2 + Guest 1 : 10 units
Patio Home/Zero Lot Line Home				●	●										○	Section 3.04.A.6	See Section 4.04.B.3
Single Family Detached	●	●	●	●	●										●		See Section 4.04.B.3
Townhome					●	●	●								●	Section 3.04.A.6	See Section 4.04.B.3
Two-Family Dwelling				●	●	●	●								●	Section 3.04.A.6	See Section 4.04.B.4
Accessory and Incidental Uses																	
Accessory Dwelling Unit	●	●	●	●	○	○	○								●	Section 3.04.B.1	1 : dwelling
Basketball or Tennis Court	○	○	○	○	○	○	○								○		Site analysis required

● = Permitted ○ = SUP

Article 3. Land Uses
[Section 3.03. Permitted Use Chart]

Land Use	SF-43	SF-13	SF-10	SF-7	TF-7	MF-14	MF-21	NOR	LOR	GOR	C	I	CMS	GMS	UL	Add'l Regs. #	Parking
Carpool	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		N/A
Drive-Thru	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		N/A
Fuel Pumps	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		N/A
Funeral Home, Crematory	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		N/A
Home Occupation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		N/A
Outdoor Display, Permanent	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		N/A
Outdoor Display, Temporary	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		N/A
Outside Storage	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		N/A
Short-Term Rental	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		N/A
Wind Energy Turbine	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		N/A
Educational, Institutional, Public, and Special Uses																	
Adult Day Services	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		1 : 400 + 1 : employee
Art Gallery and Museum	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		1 : 300
Cemetery or Mausoleums	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		N/A
Chemical Dependency Facility	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		1 : 2 patients
Child Care Facility, Children's Home	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		1 : 7 children
Child Care Facility, Daycare	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		1 : 400 + 1 : employee
Community Center, Public	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		N/A
Driving School	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		1 : 300
Library	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		1 : 500
Local Utility Distribution Lines	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		N/A
Lodge or Civic Club	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		1 : 200
Medical, Clinic or Office	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		1 : 400
Medical, Emergency Room	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		N/A

● = Permitted ○ = SUP



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Land Use	SF-43	SF-13	SF-10	SF-7	TF-7	MF-14	MF-21	NOR	LOR	GOR	C	I	DD			Add'l Regs. #	Parking
													CMS	GMS	UL		
Medical, Hospital																	1.5 : bed
Medical, Rehab Care (without Live-in)																	1 : 400
Medical, Urgent Care Facility																	1 : 400
Place of Worship																	Non-Fixed Seats 1 : 150 or Fixed Seats 1 : 4 seats
Public Facility, Use, or Utility																	N/A
Radio or Television Broadcasting without Tower																	1 : 400
Research and Development Laboratory (Life Sciences)																	1 : 500
Research and Development Laboratory (Technology)																	1 : 500
School, Business, Trade, or Vocational																	1 : 3 students + 1 : classroom
School, College or University																	1 : 3 students + 1 : classroom
School, Primary or Secondary (Private)																	Ele./Middle 2 : classroom Senior High 8 : classroom
School, Primary or Secondary (Public)																	Ele./Middle 2 : classroom Senior High 8 : classroom
Wireless Communication Tower																	1 space
Recreational and Entertainment Uses																	
Amusement, Indoor																	1 : 300
Amusement, Outdoor (Permanent)																	1 : 3 patrons
Amusement, Outdoor (Temporary)																	1 : 3 patrons
Banquet or Event Center																	Non-Fixed Seats 1 : 150 or Fixed Seats 1 : 4 seats
Country Club																	9 : hole + 1 : 150 of clubhouse/rooms
Park, Private																	N/A
Park, Public																	N/A
Theater, Indoor Only																	1 : 4 seats
Theater, Performing Arts																	1 : 4 seats

Land Use	SF-43	SF-13	SF-10	SF-7	TF-7	MF-14	MF-21	NOR	LOR	GOR	C	I	CMS	GMS	DD	UL	Add'l Regs. #	Parking
Retail and Service Uses																		
Adult-Oriented Uses																	Section 3.04.E.1	1 : 300
Appliance Rental and Repair																		1 : 400
Art Instruction Studio																		1 : 300
Art Studio																		1 : 400
Bail Bond Business																		1 : 300
Bar (≥75% Alcohol Sales)																		1 : 200
Credit Access Business																		1 : 300
Feed Store																		1 : 300
Financial Institution																		1 : 300
Food Truck Park																		1 : 300
Funeral Home																		Site analysis required
Grocery, Local Scale																		1 : 50 sq. ft. of service or slumber rooms
Grocery, Neighborhood Scale																		1 : 300
Grocery, Regional Scale																		1 : 400
Gym and Fitness Facilities																		1 : 500 if larger than 60,000 sq. ft.
Hookah Lounge																		1 : 300
Nursery, Retail																		N/A
Nursery, Wholesale																		1 : 5,000 of outdoor storage area + 1 : 200 of sales or office space
Pawn Shop																		1 : 5,000 of outdoor storage area + 1 : 200 of sales or office space
Personal Care Service Shop																		1 : 300
Plumbing Shop																		1 : 200, minimum of 5 spaces
Postal Mart																		1 : 400

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Land Use	SF-43	SF-13	SF-10	SF-7	TF-7	MF-14	MF-21	NOR	LOR	GOR	C	I	CMS	GMS	UL	Add'l Regs. #	Parking
Print Shop																	1 : 400
Professional Office, Local Scale																	1 : 400
Professional Office, Neighborhood Scale																	1 : 300
Professional Office, Regional Scale																	1 : 500 1 : 600 if larger than 40,000 sq. ft.
Recycle Collection Point																	N/A
Restaurant, Limited Seating																	1 : 400
Restaurant, Seated Service																	1 : 200
Retail, Convenience Store																	1 : 300
Retail, Convenience Store with Restaurant																	1 : 300
Retail, Local Scale																	1 : 300
Retail, Neighborhood Scale																	1 : 200
Retail, Regional Scale																	1 : 400
Retail, Sundry																	1 : 500 if larger than 50,000 sq. ft.
Seasonal Sales																	1 : 200
Sign Printing																	Subject to City determination
Tattoo or Piercing Studio																	1 : 200 of customer floor area, minimum of 5 spaces
Tobacco, CBD, or Vape Shop																	1 : 400
Commercial and Industrial Uses																	1 : 300
Alcohol Production, Macro																	Office 1 : 400 Production area 1 : 1,000
Alcohol Production and Tasting/Tap Room, Micro with Food Sales																	Office 1 : 400 Production area 1 : 1,000 Tasting/tap room 1 : 200
Alcohol Production and Tasting/Tap Room, Micro without Food Sales																	Office 1 : 400 Production area 1 : 1,000 Tasting/tap room 1 : 200

● = Permitted ○ = SUP

Land Use	SF-43	SF-13	SF-10	SF-7	TF-7	MF-14	MF-21	NOR	LOR	GOR	C	I	CMS	GMS	UL	Add'l Regs. #	Parking
Animal Services, No Outside Pens																	1 : 400
Animal Services with Outside Pens																	1 : 400
Bed & Breakfast																	1 : rented bedroom
Building Materials Sales																	1 : 1,000 of site used for sales/storage
Cabinet Shop																	1 : 300
Commercial, General																	1 : 350
Contractor & Storage Yard																	1 : 1,000 of site used for sales/storage
Extermination Business																	1:350
Furniture Repair Shop																	1 : 400
Heavy Equipment Sales																	Office 1 : 400 Showroom 1 : 500
Hotel, Full Service																	1.1 : guest room + 1 : 8 seats for meeting room/restaurant
Hotel, Limited Service																	1.1 : guest room
Hotel, Select Service																	1.1 : guest room + 1 : 8 seats for meeting room/restaurant
Laundry, Commercial																	1 : 800
Laundry, Dry Cleaning Drop-Off/Pick-Up																	1 : 400
Laundromat																	1 : 400
Machine and Welding Shop																	1 : 2 employees or 1 : 1,000, whichever is greater
Manufactured/Mobile Homes Sales (On Site)																	1 : 200 of office space
Manufacturing, Production, and Processing, Heavy																	Office 1 : 400 Warehouse 1 : 1,000
Manufacturing, Production, and Processing, Light																	Office 1 : 400 Warehouse 1 : 1,000
Sign Manufacturing																	1 : 1,000 with a minimum of 5 spaces
Storage of Topsoil, Earth, Clay, Stone Extraction																	1 : employee, but no less than 1 : 1,000

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Land Use	SF-43	SF-13	SF-10	SF-7	TF-7	MF-14	MF-21	NOR	LOR	GOR	C	I	CMS	DD	GMS	UL	Add'l Regs. #	Parking
Warehouse, Self Storage												●						4 spaces located outside the security gates and accessible to the public
Warehouse, Storage or Sales												●					Office 1 : 400 Warehouse 1 : 1,000	
Wholesale Center												●					Office 1 : 400 Warehouse 1 : 1,000	
Automobile and Transportation Uses																		
Auto Dealership (Inside Only)								○	○	●	●	●						1 : 500
Auto Dealership, New and Used								○	○	●	●	●						1 : 500 for indoor uses 1 : 1,000 for outdoor uses
Auto Dealership, Used Only											○	●						1 : 500 for indoor uses 1 : 1,000 for outdoor uses
Auto Repair and Services, Major											○	●					Section 3.04.G.1	1 : 375
Auto Repair and Services, Minor (No Outside Storage)								○		●	○	●						1 : 375
Auto Storage and Rental											○	●						1 : 1,000
Boats, Campers, & Recreation Vehicles Sales											○	●						1 : 500 for indoor uses 1 : 1,000 for outdoor uses
Bus and Truck Storage and Rental											○	●						1 : 1,000 + Storage for all vehicles
Car Wash										●	●	●					Section 3.04.G.2	Wash bays + 5 queue spaces
Car Wash, Inside Only										●	●	●						1 : 200
Fuel Station, Standalone								○		●	●	●						N/A
Hauling Services											○	●						1 : 300
Parking Lot											●	●	○					N/A
Passenger Pick-Up and Drop-Off Point								○	○	○	○	○	○					N/A
Passenger Terminal								○	○	○	○	○	○					Subject to City determination
Truck Dealership											○	●						1 : 500 for indoor uses 1 : 1,000 for outdoor uses
Truck Repair											○	●						1 : 2 employees or 1 : 1,000, whichever is greater

● = Permitted ○ = SUP

Section 3.04. Additional Use Regulations

The following requirements correspond to each use as designated within the "Additional Regulations" column of Section 3.03. Permitted Use Chart.

A. Residential Uses

1. Boarding House Standards

a. Application Information

Specific Use Permit applications shall include, but not limited to, the following information:

- (1) Number of permanent occupants
- (2) Maximum number of temporary occupants
- (3) Total square feet of dwelling unit
- (4) Number of bedrooms
- (5) Total square feet of sleeping rooms
- (6) Number of restrooms
- (7) Total square feet of kitchen
- (8) Total square feet of living and/or dining areas
- (9) Maximum number of vehicles, and
- (10) On-site responsible party and contact information.

b. Living Area

- (1) Each bedroom in a dwelling unit occupied by one person shall contain 70 square feet of floor area, and that each bedroom occupied by more than one person shall contain at least 60 square feet of floor area for each occupant thereof.
- (2) Bedrooms shall be proportional to bathrooms and living areas in single family residential structures such that for every two rooms used in the structure as a bedroom there shall be at least: (A) one full bathroom (containing a commode, a sink and a shower or bathtub); and (B) one living

area. As used in this section, the term "living area" means a room of at least 120 square feet in size, other than:

- (a) An unfinished garage or basement; or,
 - (b) A room used as bedroom, bathroom or kitchen.
- c. Spacing
- No Boarding House shall locate within one thousand six hundred (1,600) feet of another Boarding House. The measurement is taken in a straight, direct line from one property to another.
- d. Parking

The amount of on-site parking shall not exceed the parking required by Section 3.03. Permitted Use Chart by more than three (3) spaces.

e. Inspections

All Boarding Houses shall require an interior and exterior inspection of the property prior to the issuance of a Certificate of Occupancy and annually thereafter by the Building Official, Building Inspector, and Code Enforcement Officials.

2. Community Home for Persons with Disabilities Standards

a. Application Information

Applications for a Community Home for Persons with Disabilities shall include, but not limited to, the following information:

- (1) Current State license information, and
 - (2) On-site responsible party and contact information.
- b. Spacing
- In accordance with Section 123.008 of the Human Resources Code, no Community Home for Persons with Disabilities shall locate within one-half mile of another Community Home for Persons with Disabilities.
- c. Parking

The amount of on-site parking shall not exceed the parking required by Section 3.03. Permitted Use Chart by more than three (3) spaces.

Article 3. Land Uses

[Section 3.04. Additional Use Regulations]



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d. Inspections

All Community Homes shall require an interior and exterior inspection of the property prior to the issuance of a Certificate of Occupancy and annually thereafter by the Building Official, Building Inspector, and Code Enforcement Officials.

3. Industrialized Home Standards

- a. The industrialized home meets or exceeds all building code requirements that apply to other dwelling units concerning on-site construction.
- b. The industrialized home conforms to all applicable zoning standards for the respective zoning district.
- c. The industrialized home has a value equal to or greater than the median taxable value for each single-family dwelling located within five hundred (500) feet of the lot on which the industrialized housing is proposed to be located, as determined by the most recent County certified tax appraisal roll;
- d. The industrialized home has exterior siding, roofing, roofing pitch, foundation fascia, and fenestration compatible with the single-family dwellings located within five hundred (500) feet of the lot on which the industrialized housing is proposed to be located;
- e. The industrialized home complies with municipal aesthetic standards, building setbacks, side and rear yard offsets, subdivision control, architectural landscaping, square footage, and other site requirements applicable to single-family dwellings; and
- f. The industrialized home is securely fixed to a permanent foundation.

4. Mixed-Use Development Standards

a. Build-To Zone

- (1) At least seventy-five (75) percent of the front façade shall be located within five (5) feet from the required front yard setback.
- (2) For corner lots, at least seventy-five (75) percent of the exterior side façade shall be located within five (5) feet from the required side yard setback.

b. Building Articulation

See requirements in **Section 4.03. Design Standards.**

c. Required Fenestration

- (1) Ground floor shall be fifty (50) percent to seventy-five (75) percent doors and/or windows.
- (2) Upper floors shall be twenty-five (25) percent to fifty (50) percent doors and/or windows (measured between 3' to 9' above each finished floor).

d. Building Entrance

- (1) The primary entrance shall front a public street with a walkway connecting to a front sidewalk.
- (2) Architectural elements shall indicate a clear entry point.

e. Parking

- (1) Off-street parking shall be calculated based on the uses within the development. Shared parking provisions may be utilized to reduce the number of required spaces.
- (2) No off-street parking shall be located in front of the building façade.

f. Uses

- (1) At least seventy-five (75) percent of the first story of the structure shall be used for nonresidential use(s). The remaining portion of the structure above the first story may be used for either residential or nonresidential uses, or a combination of both.
 - (a) If a one-story structure exists on the property, one hundred (100) percent of the structure shall be occupied for nonresidential use(s) only.
- (2) Drive-through features for the transaction of business are prohibited.