

DOWNTOWN (DT) DISTRICT

7 Attachment 2

Table 7-1: Downtown District Land Use Matrix

Legend:

P = Permitted by right

S = May be permitted by SUP

N/A - Not applicable (i.e., no parking requirement)

* = See Chapter 2, Section 2.52 for special standards

** = Permitted by right in InTown Residential (North)

*** = See Chapter 7, Section 7.06 for special standards gfa - Gross floor area

NOTE: Land uses not listed in this matrix but included in Section 2.51 have been purposefully omitted and are not permitted by the Downtown Form-Based Code.

	Downtown Historic	Downtown Square	Uptown	InTown Residential	Suburban Corridor	Parking Requirement (Does not apply to Downtown Historic (DH) and Downtown Square (DS) sub- districts)	Cross-Reference Special Standards
Residential Uses							
Accessory Dwellings:							
Dwelling, Accessory - Guest House	P		P	P	P	1/dwelling unit	§ 2.58
Dwelling, Accessory - Rental Unit	P		P	P	P	Efficiency and 1 bedroom: 1 space 2+ bedrooms: 2 spaces	§ 2.58
Dwelling, Accessory - Guard/Manager/Caretaker	P		P	P	P	2/dwelling unit	§ 2.58
Elder Care Facilities:							
Elder Care - Independent Living	P		P			1/dwelling unit	§ 2.52(A)12
Elder Care - Assisted Living			P			1/3 dwelling units	§ 2.52(A)12
Elder Care - Nursing/Convalescent Care			P			.5/bed	§ 2.52(A)12
Elder Care - Continuing Care (combination)			P			as determined by components, and best/current practices	§ 2.52(A)12

GARLAND DEVELOPMENT CODE

	Downtown Historic	Downtown Square	Uptown	InTown Residential	Suburban Corridor	Parking Requirement (Does not apply to Downtown Historic (DH) and Downtown Square (DS) sub- districts)	Cross-Reference Special Standards
Household Living Units:							
Dwelling, Two-Family (duplex)			P		P	2 enclosed/dwelling unit	§ 2.38
Dwelling, Multi-Family	P	S or P (if on upper floors only)	P			Efficiency: 1 space 1 bedrooms: 1.5 spaces 2+ bedrooms: 2 spaces	§ 2.39
Dwelling, Live-Work unit (in a live- work building)	P	P	P	P	P	2 spaces, plus nonresidential requirement	-
Dwelling, Single-Family Detached			P	P	P	2 enclosed/dwelling unit	§ 2.36
Dwelling, Single-Family Attached (Townhouse)	P		P		P	2.25 enclosed/dwelling unit	§ 2.37
Dwelling, Apartment	P	P (on upper floors only)	P	P	P	Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces	
Accessory & Temporary Uses							
Accessory Structure, Residential	P		P	P	P	N/A	§ 2.58
Convenience Facilities:							
Drive-In Service					S	1/order station + 1 space per employee at maximum shift	
Drive-Through Service			S		S	N/A	§ 4.20
Walk-Up Service	P	P	P		P	1/walk-up window or order station + 1 space per employee at maximum shift	-
Fuel Pumps, Retail					S	N/A	§ 2.52(A)3
Kiosks, Self-Service:							
Automated Teller Machine (ATM) - Drive-Up			S		S	1/ATM station (at the ATM)	§ 2.52(A)7, § 4.20
Automated Teller Machine (ATM) - Walk-Up	P	P	P		P	1/walk-up ATM	§ 2.52(A)7
Outside Display, New Materials	P	P	P		P	N/A	§ 2.52(A)14
Outside Display, Used Materials	S	S	S		S	N/A	§ 2.52(A)14
Outside Storage, New Materials			P		P	N/A	§ 2.52(A)14

DOWNTOWN (DT) DISTRICT

	Downtown Historic	Downtown Square	Uptown	InTown Residential	Suburban Corridor	Parking Requirement (Does not apply to Downtown Historic (DH) and Downtown Square (DS) sub- districts)	Cross-Reference Special Standards
Outside Storage, Used Materials			S		S	N/A	§ 2.52(A)14
Seasonal Sales					S	N/A	Art. VIII, Ch. 30, City Code
Temporary Building/Office (field office, construction office, subdivision sales office, etc.)	*		*	*	*	1/1,000sf site area	§ 2.52(A)19
Institutional and Educational							
College or University,	P		P		P	.5/student (site-specific study required)	-
Convention Facility	P		P			1/100 gfa	-
Day Care Facilities:							
Day Care Center, Adult	P		P	S	P	1/3 clients + 1 per employee at maximum shift	§ 2.52(A)13
Day Care, Youth - Licensed Child- Care Center	P		P	S	P	1/10 children + 1 per employee at maximum shift	§ 2.52(A)2
Day Care, Youth - Registered Child- Care Home	P		P	S	P	NA	§ 2.61
Church or Place of Worship	P	***	P	P	P	1/4 seats	-
Learning Center, Specialized	P		P		P	1/10 students	-
School, Business	P		P		P	1/3 students	-
School, Retail/Personal Services Training	P		P		P	1/3 students	-
School, Trade			S			1/3 students	-
School, Public	P		P	P	P	Elementary: 1/17 students Middle: 1/17 students High: 1/3 students	-
School, Private, Religious or Charter	S		S	S	S	Elementary: 1/17 students Middle: 1/17 students High: 1/3 students	-
Government & Human Services							
Charitable Boarding	S		S	S	S	.5/bed	-

GARLAND DEVELOPMENT CODE

	Downtown Historic	Downtown Square	Uptown	InTown Residential	Suburban Corridor	Parking Requirement (Does not apply to Downtown Historic (DH) and Downtown Square (DS) sub- districts)	Cross-Reference Special Standards
Garden, Charitable	S		S	S	S	2 spaces	-
Garden, Civic	P		P	P	P	2 spaces	-
Post Office			P		P	1/300 gfa	-
Social Service Facility/Agency	P	***	P		P	1/300 gfa	-
Medical & Health Services							
Hospital			P			1.5/bed	-
Medical and Dental Office/Clinic	P		P		P	1/250 gfa	-
Mortuary/Funeral Home	P		P		P	1/200 gfa, or 1/4 seats in sanctuary and chapel(s) (whichever is greater)	-
Recreational, Social, & Entertainment Uses							
Athletic Events Facility, Indoor			S			1/125 gfa or 1/3 bleacher and spectator seats (whichever is greater)	-
Civic Club/Fraternal Lodge	P	***	P		P	1/200 gfa	-
Commercial Amusement, Indoor	P	P	P		P	1/150 gfa	-
Commercial Amusement, Outdoor			S		S	1/1,000 sf of amusement area and accessory uses	-
Public Amusement, Temporary	S		S		S	N/A	Art. VIII, Ch. 30, City Code
Cultural Facility	P	P	P		P	1/300 gfa	-
Health & Fitness Gym (indoor)	P	S	P		P	1/150 gfa	-
Reception Facility, Large Scale	S	***	S		S	1/100 gfa or 1 space for each 3 occupants (whichever is greater)	§ 2.52(A)20
Reception Facility, Small Scale	P	***	P		P	1/100 gfa or 1 space for each 3 occupants (whichever is greater)	§ 2.52(A)20
Theater, Small Scale	P	***	P		P	1/3 seats	-
Theater, Large Scale			P			1/3 seats	-

DOWNTOWN (DT) DISTRICT

	Downtown Historic	Downtown Square	Uptown	InTown Residential	Suburban Corridor	Parking Requirement (Does not apply to Downtown Historic (DH) and Downtown Square (DS) sub- districts)	Cross-Reference Special Standards
Office, Retail, & Service							
Antique Shop (indoors only)	P	P	P	**	P	1/250 gfa	-
Bakery, Retail	P	P	P		P	1/250 gfa	-
Bed and Breakfast	S	S	P	S		1/guest room + residential use requirement (according to that use)	§ 2.52(A)11
Business & Media Service	P		P		P	1/300 gfa	-
Call Center			S		P	1/150 gfa	-
Convenience Store (1,000-5,000sf)	P	S	P		P	1/250 gfa	§ 2.52(A)1
Financial Institution	P	P	P		P	1/300 gfa	§ 4.20
Flea Market, Indoor	S		S		S	1/200 gfa	-
Flea Market, Outdoor	S		S		S	1/500 sf site area	-
Furniture, Household Furnishings and Appliance Sales/Rental	P	S	P		P	1/400 gfa	-
Grocery/Supermarket (>5,000sf)	P		P		P	1/250 gfa	-
Home Improvement Center (>50,000sf)			S		P	1/250 gfa	-
Hotel/Motel, Extended Stay	P		P		P	1.25/room + 1/200sf restaurant, retail, conference and office area	§ 2.52(A)11
Hotel/Motel, Full Service	P	S	P		P	1/room + 1/200sf restaurant, retail, conference and office area	§ 2.52(A)11
Hotel/Motel, Limited Service	P	S	P		P	1/room + 1/200sf restaurant, retail, conference and office area	§ 2.52(A)11
Indoor Shopping Mall	S		S		S	0-400,000 gfa: 1/250 gfa 401,000+ gfa: 1/300 gfa	-
Kiosk, Trailer or Mini-Structure (attended):	-		-	-	-	-	-
Landscape Nursery (retail)					P	1/250 gfa + 1/2,000sf outdoor area	-
Laundry, Self-Serve (Laundromat)	P		P		P	1/250 gfa	-

GARLAND DEVELOPMENT CODE

	Downtown Historic	Downtown Square	Uptown	InTown Residential	Suburban Corridor	Parking Requirement (Does not apply to Downtown Historic (DH) and Downtown Square (DS) sub- districts)	Cross-Reference Special Standards
Laundry, Drop-Off (with drive-through or window)	S		S		P	1/250 gfa	§ 4.20
Laundry, Drop-Off (without drive-through or window)	P		P		P	1/250 gfa	-
Mobile Food Truck Park	S	S	S		S	As set by SUP	§ 2.52(A)(37)
Office, General	P	S for first-floor P for upper floors	P	**	P	1/300 gfa	-
Personal Services	P	S for first-floor P for upper floors	P	**	P	1/250 gfa	-
Pet Store (indoors only)	S	S	P		P	1/250 gfa	-
Pharmacy (with drive-through or window)	S		S		P	1/250 gfa	§ 4.20
Pharmacy (without drive-through or window)	P	S	P		P	1/250 gfa	-
Produce Stand/Outdoor Farmers Market	S	S	S		S	4 + 1/600sf of site area	-
Restaurant	P	P	P		P	1/100 gfa	*
Restaurant, Drive-Through					S	1/100 gfa	§ 4.20
Retail/Service	S		P		P	1/employee	§ 2.52(A)7, § 4.20
Retail Store	P	P	P	**	P	1/333 gfa	-
Studio, Arts/Crafts	P	P	P	**	P	1/250 gfa	-
Studio, Fitness or Performing Arts	P	S for first-floor P for upper floors	P	**	P	1/150 gfa	-
Used Goods, Retail Sales (Indoors)	P	P	P		P	1/250 gfa	-
Tattooing/Body Piercing Establishment	S	S	S		S	1/250 gfa	§ 2.52(A)6

DOWNTOWN (DT) DISTRICT

	Downtown Historic	Downtown Square	Uptown	InTown Residential	Suburban Corridor	Parking Requirement (Does not apply to Downtown Historic (DH) and Downtown Square (DS) sub- districts)	Cross-Reference Special Standards
Commercial							
Bakery, Commercial			P		P	1/1,000 gfa	-
Building/Garden Materials Sales & Storage (wholesale)			S			1/400 gfa + 1/1,000 gfa storage area	§ 2.52(A)23
Bulk Material Sales & Storage (retail or wholesale)			S			1/1,000 gfa or 1/1,000 outdoor area (whichever is greater)	§ 2.52(A)18
Contractor's Office/Warehouse (indoors only)			S			1/500 gfa for office + 1/1,000sf for warehouse	-
Equipment Leasing/Rental, Indoor			P			1/250 gfa	-
Furniture and Appliance Cleaning/Repair			S			1/1,000 gfa	-
Pet Care/Play Facility (indoor)			S		S	1/300 gfa	§ 2.52(A)9
Printing/Publishing House			S		P	1/300 office gfa + 1/1,000 remainder gfa	-
Recording Studio/Media Production			P		P	1/300 gfa	-
Small Engine/Lawn Equipment Rental & Repair (indoors)			P		P	1/300 gfa	-
Veterinary Clinic, Small Animal (indoors only)			P		P	1/300 gfa	*
Motor Vehicles & Related Uses							
Parking Lot or Garage, Commercial	P		P		P	1/300 office gfa	-
Transportation							
Bus Stop	P	P	P	P	P	NA	-
Helipad			S			5/helipad	-
Transit Station, Public (multi-modal, public agency only)	P	S	P		P	Determined by operating agency	-
Transportation Depot, Passenger (commercial)			S		S	Determined by SUP	§ 2.52(A)10

GARLAND DEVELOPMENT CODE

	Downtown Historic	Downtown Square	Uptown	InTown Residential	Suburban Corridor	Parking Requirement (Does not apply to Downtown Historic (DH) and Downtown Square (DS) sub- districts)	Cross-Reference Special Standards
Industrial							
Batching Plant, Temporary	P		P	P	P	1/1,000 gfa + 1/employee at maximum shift	-
Breweries/Wineries/Distilleries	S	S	S		S	1/1,000 gfa + 1/employee at maximum shift 1/100 gfa for dining/tasting areas	§ 2.52(A)(35)
Laboratory, Analytical or Research (indoor)			S			1/1,000 gfa + 1/employee at maximum shift	-
Warehouse, Office/Showroom (indoors only)			S			1/300 office gfa + 1 / 1,000 remainder gfa	-
Utility & Service							
Antenna, Commercial	*		*	*	*	N/A	Div. 5, Art. 5, Ch. 2
Antenna, Private	P		P	P	P	N/A	Div. 5, Div. 6, Art. 5, Ch. 2
Electric Substation			S		S	1/employee at maximum shift	-
Gas Regulating Station	S		S	S	S	1/employee at maximum shift	-
Telecommunication Switching Station	S		S	S	S	1/employee at maximum shift	-

(Ordinance 6773 adopted 5/19/15; Ordinance 6925 adopted 7/18/17; Ordinance 6979, sec. 4, adopted 4/17/18; Ordinance 7107, sec. 87, adopted 12/3/19; Ordinance 7138, sec. 3, adopted 4/7/20; Ordinance 7142, sec. 2, adopted 5/5/20; Ordinance 7261, sec. 3, adopted 10/12/21; Ordinance 7352 adopted 8/16/22; Ordinance 7371 adopted 10/11/22; Ordinance 7497 adopted 1/9/2023)