

SECTION 7  
GENERAL DISTRICT REGULATIONS  
**(As Amended by Ordinance 480-NNN)**

7.1 DISTRICTS - In order to regulate and restrict the location of trades and industries and the location of buildings erected, reconstructed, altered or enlarged for specified uses, to regulate and limit the height and bulk of buildings hereinafter erected, reconstructed, altered or enlarged, to regulate and determine the area of yards and other open spaces and to regulate and limit the density of population, the City of Southlake is hereby divided into thirty (30) zoning districts to be known as follows: (As amended by Ordinance 480-NNN)

1. CS Community Service District or District "CS"
2. AG Agricultural District or District "AG"
3. RE Single Family Residential Estate District or District "RE"
4. SF-1A Single Family Residential District or District "SF-1A"
5. SF-1B Single Family Residential District or District "SF-1B"
6. SF-30 Single Family Residential District or District "SF-30"
7. SF-20A Single Family Residential District or District "SF-20A"
8. SF-20B Single Family Residential District or District "SF-20B"
9. MF-1 Two Family Residential District or District "MF-1"
10. MF-2 Multiple Family Residential District or District "MF-2"
11. O-1 Office District or District "O-1"
12. O-2 Office District or District "O-2"
13. C-1 Neighborhood Commercial District or District "C-1"
14. C-2 Local Retail Commercial District or District "C-2"
15. C-3 General Commercial District or District "C-3"
16. C-4 Arterial Mall Commercial District or District "C-4"
17. B-1 Business Service Park District or District "B-1"
18. B-2 Commercial Manufacturing District or District "B-2"
19. I-1 Light Industrial District or District "I-1"
20. I-2 Heavy Industrial District or District "I-2"

21. HC Hotel District or District "HC"
22. MH Manufactured Housing District or District "MH"
23. PUD Planned Unit Development District or District "PUD"
24. S-P-1 (Detailed) Site Plan District or District "S-P-1"
25. S-P-2 (Generalized) Site Plan District or District "S-P-2"
26. DT Downtown District "DT"
27. TZD Transition Zoning District "TZD"
28. RCS Rural Conservation Subdivision Zoning District "RCS"
29. EC Employment Center Zoning District "EC"
30. SF-2 Single Family Residential District "SF-2"

The term "more restricted district" means one with fewer permitted uses, and the term "less restricted district" means one with more permitted uses.

7.2 PERMITTED USES - All uses permitted in a particular zoning district are specifically listed in each district. Any use not expressly authorized and permitted is expressly prohibited. No building or structure shall hereafter be erected, reconstructed, altered, enlarged or moved onto a lot, nor shall any building or land be used, for any purpose other than is permitted in the district in which such building or land is located.

7.3 COMPLIANCE WITH DEVELOPMENT REGULATIONS - No building or structure that is hereafter erected, reconstructed, altered, enlarged, or moved onto a lot shall exceed the height, setback, floor area, lot coverage, density or other development regulations of the district in which it is located.

7.4 ONE DWELLING LIMIT - In no case shall there be more than one dwelling on a lot except in MF-1, MF-2 or PUD districts or except as otherwise provided in this ordinance. (As amended by Ordinance No. 480-D.)

7.5 LOTS TO HAVE ACCESS - Every building or structure hereafter erected, reconstructed, altered, enlarged or moved onto a tract or lot shall be on a lot adjacent to an approved public or private street and shall be so located so as to provide safe and convenient access for servicing, fire protection, and required off-street parking. Nothing contained in this section shall prevent a building or structure from being erected, reconstructed, altered, enlarged or moved onto a tract or lot which is zoned residential or agricultural and is not adjacent to an approved public or private street if such construction meets all other requirements of this ordinance and other regulations and is for any of the following purposes: (As amended by Ord. 480-K)

1. Adding to an existing building or structure;

2. Altering an existing building or structure;
3. Adding an accessory building or structure;
4. Restoring any building or structure previously destroyed by fire, explosion or any other casualty or act of God, where the extent of the destruction is not more than fifty percent (50%) of its reasonable market value; or
5. Construction of a new residential structure on a platted lot approved by the City.

7.6 BUILDING ACROSS LOT LINES - No building or structure may be constructed across platted lot lines unless a revised plat is approved and filed of record. (As amended by Ordinance No. 480-D.)