Article 3

ZONING DISTRICTS AND MAP

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ARTICLE 3: ZONING DISTRICTS AND MAP

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ARTICLE 3: ZONING DISTRICTS AND MAP

SECTION 1 - ZONING DISTRICTS ESTABLISHED

3.1.1 The City of Grand Prairie is hereby geographically divided into twenty-six zoning districts. The use and dimensional regulations as set out in **Article 4, "Permissible Uses,"** and **Article 6, "Density and Dimensional Requirements,"** are uniform in each district. Zoning districts are established in compliance with adopted comprehensive and thoroughfare plans. Prior to rezoning land to a more intensive use, a determination that the street system, utilities, drainage and other requirements are adequate to support the more intense use must be made. Agricultural zoning is applied to vacant land when it initially becomes part of the City, if no lower or less restrictive (use) zoning district is sought. The districts established shall be known as:

Symbol	*District Name*
A	Agriculture District
SF-E	Single Family-Estate
SF-1	Single Family-One Residential District
SF-2	Single Family-Two Residential District
SF-3	Single Family-Three Residential District
SF-4	Single Family-Four Residential District
SF-5	Single Family-Five Residential District
SF-6	Single Family-Six Residential District
SF-Z	Single Family-Zero Lot Line Residential District
SF-A	Single Family-Attached Residential District
SF-T	Single Family-Townhouse Residential District
MF-1	Multi Family-One Residential District
MF-2	Multi Family-Two Residential District
MF-3	Multi Family-Three Residential District
MR	Mixed Residential
MU	Mixed Use
O	Office District
NS	Neighborhood Service District
GR-1	General Retail-One District
GR	General Retail District
C-1	Commercial-One District
C	Commercial
CBD	Central Business District
HC	Heavy Commercial
LI	Light Industrial
HI	Heavy Industrial
HD	Hospital District

SECTION 2 - STATEMENT OF PURPOSE AND INTENT FOR RESIDENTIAL DISTRICTS

3.2.1 ***Agriculture District (A):*** The District is intended to provide for areas in which agricultural land may be held in such use for as long as is practical and reasonable. Residences in this district are intended to be a minimum of 1,600 square feet on a minimum lot size of five (5) acres. This zoning is suitable for areas where development is premature due to lack of utilities, capacity or

service, and for areas that are unsuitable for development because of physical constraints or potential health or safety hazards. This District shall also serve as a temporary zoning district for when land is initially annexed into the City, if not zoned to a lower use.

3.2.2 ***Single Family-Estate Residential District (SF-E):*** The Single Family-Estate (SF-E) Residential District is intended to be comprised of single-family detached residential dwellings that are a minimum of 2,600 square feet on a minimum lot size of one (1) acre, together with the schools, churches, and parks necessary to create basic neighborhood units. This district should be properly buffered from non-residential uses, and protected from pollution and/or environmental hazards. It should also be buffered from high volumes of traffic by prohibiting direct access of the development to minor and principal arterials. This district is intended to accommodate single-family developments in rural-like settings where topography and/or utility capacities limit lot density.

3.2.3 ***Single Family-One Residential District (SF-1):*** The Single Family-One Residential District is intended to be comprised of single-family detached residential dwellings that are a minimum of 2,400 square feet on a minimum lot size of 12,000 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units. Residential lots encroaching into a designated flood plain area shall have a minimum lot size of 1-acre, or the encroaching flood plain area shall be dedicated as a Storm Water Management Area to the City of Grand Prairie. This district should be properly buffered from non-residential uses, and protected from pollution and/or environmental hazards. It should also be buffered from high volumes of traffic by prohibiting direct access of the development to minor and principal arterials.

3.2.4 ***Single Family-Two Residential District (SF-2):*** The Single Family-Two Residential District is intended to be comprised of single-family detached residential dwellings that are a minimum of 2,200 square feet on a minimum lot size of 9,600 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units. Residential lots encroaching into a designated flood plain area shall have a minimum lot size of 1-acre, or the encroaching flood plain area shall be dedicated as a Storm Water Management Area to the City of Grand Prairie. This district should be properly buffered from non-residential uses, and protected from pollution and/or environmental hazards. It should also be buffered from high volumes of traffic by prohibiting direct access of the development to minor and principal arterials.

3.2.5 ***Single Family-Three Residential Districts (SF-3):*** The Single Family-Three Residential District is intended to be comprised of single-family detached residential dwellings that are a minimum of 2,000 square feet on a minimum lot size of 8,400 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units. Residential lots encroaching into a designated flood plain area shall have a minimum lot size of 1-acre, or the encroaching flood plain area shall be dedicated as a Storm Water Management Area to the City of Grand Prairie. This district should be properly buffered from non-residential uses, and protected from pollution and/or environmental hazards. It should also be buffered from high volumes of traffic by prohibiting direct access of the development to minor and principal arterials.

3.2.6 ***Single Family-Four Residential District (SF-4):*** The Single Family-Four Residential District (SF-4) is intended to be comprised of single-family detached residential dwellings that are a minimum 1,800 square feet on a minimum lot size of 7,200 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units. Residential lots encroaching

into a designated flood plain area shall have a minimum lot size of 1-acre, or the encroaching flood plain area shall be dedicated as a Storm Water Management Area to the City of Grand Prairie. The District is primarily intended to be located in established areas within the City, where development of this nature currently exists, and is also intended to provide areas for the development of detached housing of an affordable nature. The Districts should be properly buffered from non-residential uses, and protected from pollution and/or environmental hazards. They should also be buffered from high volumes of traffic by prohibiting direct access of the development to minor and principal arterials.

3.2.7 ***Single Family-Five Residential District (SF-5):*** The Single Family-Five Residential Districts are intended to be comprised of single-family detached residential dwellings that are a minimum of 1600 square feet on a minimum lot size of 6,500 square feet together with such schools, churches, and parks to create basic neighborhood units. Residential lots encroaching into a designated flood plain area shall have a minimum lot size of 1-acre, or the encroaching flood plain area shall be dedicated as a Storm Water Management Area to the City of Grand Prairie. The Districts should be properly buffered from non-residential uses, and protected from pollution and/or environmental hazards. They should also be buffered from high volumes of traffic, by prohibiting direct access of the development to minor and principal arterials.

3.2.8 ***Single Family-Six Residential District (SF-6):*** The Single Family-Six Residential District (SF-6) is intended to be comprised of single-family detached residential dwellings that are a minimum of 1,400 square feet on a minimum lot size of 5,000 square feet together with the schools, churches and parks necessary to create basic neighborhood units. Residential lots encroaching into a designated floodplain area shall have a minimum lot size of 1-acre, or the encroaching flood plain area shall be dedicated as a Storm Water Management Area to the City of Grand Prairie. The District is designed to accommodate in-fill housing within established neighborhoods using more contemporary building styles and allowing those dwellings to be constructed on relatively small lots. The District should be properly buffered from non-residential uses, and should also be buffered from high volumes of traffic, by prohibiting direct access of the development to minor and principal arterials.

3.2.9 ***Single Family Zero Lot Line Residential District (SF-Z):*** The Single Family Zero Lot Line Residential District (SF-Z) is intended to be comprised of single-family detached residential dwellings that are a minimum of 1,400 square feet on a minimum lot size of 5,000 square feet together with the schools, churches, and parks necessary to create basic neighborhood units. Residential lots encroaching into a designated flood plain area shall have a minimum lot size of 1-acre, or the encroaching flood plain area shall be dedicated as a Storm Water Management Area to the City of Grand Prairie. The District allows the main structure to be constructed coincident with one of the side property lines, and requires only one side yard setback in order to maximize lot usage and yet maintain a neighborhood character consistent with conventional single-family detached homes. The District should be properly buffered from non-residential uses, and protected from pollution and/or environmental hazards. They should also be buffered from high volumes of traffic, by prohibiting direct access of the development to minor and principal arterials.

3.2.10 ***Single Family Attached Residential District (SF-A):*** The Single Family Attached Residential District (SF-A) is intended to be comprised of single family attached dwellings that are a minimum of 1,150 to 1,299 square feet for no more than 30% of all residential units, and 1,300

square feet for at least 70% of all residential units, on a minimum lot size of 1,680 to 3,299 square feet for nor more than 30% of all residential lots, and 3,300 square feet for at least 70% of all residential lots together with the schools, churches, and parks necessary to create basic neighborhood units. Residential lots encroaching into a designated flood plain area shall have a minimum lot size of 1-acre, or the encroaching flood plain area shall be dedicated as a Storm Water Management Area to the City of Grand Prairie. The District is suitable for the style of structures in which each dwelling unit is situated on a separately platted lot of record, where the property line runs coincident with the common firewall separating the units. This is the only wall to be attached to another structure. The District should be properly buffered from non-residential uses, and protected from pollution and/or environmental hazards. They should also be buffered from high volumes of traffic, by prohibiting direct access of the development to minor and principal arterials. Single-family attached development should be considered a medium density use. Amenity and design standards specified in **Article 11, Section 14** of this code shall be applied to this district. The Single Family-Attached Residential District (SF-A) is suitable for duplex-style residential structures in which each dwelling unit is situated on a separately platted lot of record, where the property line runs coincident with the common firewall separating the two dwelling units. The Single Family-Attached Residential District (SF-A) recognizes the difference between single-family detached and single-family attached dwelling units, and has adjusted the area requirements accordingly.

3.2.11 ***Single Family-Townhouse Residential District (SF-T):*** The Single Family-Townhouse (SF-T) Residential District recognizes the difference between detached and attached single-family dwelling units and has adjusted the area requirements accordingly. The District is intended to be comprised of medium density single-family attached dwellings that are a minimum of 1,150 to 1,299 square feet for no more than 30% of all residential units, and 1,300 square feet for at least 70% of all residential units, on a minimum lot size of 1,680 to 3,299 square feet for no more than 30% of all residential lots, and 3,300 square feet for at least 70% of all residential lots, together with the schools, churches, and parks necessary to create basic neighborhood units. Residential lots encroaching into a designated flood plain area shall have a minimum lot size of 1-acre, or the encroaching flood plain area shall be dedicated as a Storm Water Management Area to the City of Grand Prairie. The District is suitable for the style of structures in which each dwelling unit is situated on a separately platted lot of record, where the property line runs coincident with the common firewall separating the units. The District should be properly buffered from non-residential uses, and protected from pollution and/or environmental hazards. They should also be buffered from high volumes of traffic, by prohibiting the direct access of the development to minor and principal arterials. Amenity and design standards specified in **Article 11, Section 14** of this code shall be applied to this district.

3.2.12 ***Multi Family-One Residential District (MF-1):*** The Multi-Family-One Residential District (MF-1) is intended to allow for relatively low-density 12 units per net acre with the maximum units per building to be determined at the time of site plan review. Such uses should be located in areas where additional requirements for streets, utilities, drainage, and open space are met. The minimum unit sizes are 690 square feet for 1 bedroom, 980 square feet for 2 bedroom, and 1100 square feet for 3 bedroom plus an additional 250 square feet per each bedroom above 3 bedrooms. Minimum lot size to be 12,000 square feet. Total number of one-bedroom units shall not exceed more than 50% of all units in a complex. Such uses should be located in transitional type areas, between lower density single-family residential uses and higher density multi-family residential uses, and should be designed in an architecturally unified manner.

These uses should not generate traffic through single-family neighborhoods and should be located adjacent to arterials capable of carrying the additional traffic. Multi-family developments are not a buffer between single-family and commercial uses, and should be properly buffered from non-residential land uses and traffic, or pollution and/or environmental hazards. Multi-family developments should provide basic amenity features prescribed in **Article 11.13**.

3.2.13 ***Multi Family-Two Residential District (MF-2):*** The Multi Family-Two Residential District (MF-2) is established to allow for moderate density of 16 units per net acre with the maximum units per building to be determined at the time of site plan review. Such uses should be located where additional requirements for streets, utilities, drainage, and open space are met. The minimum unit sizes are 690 square feet for 1 bedroom, 980 square feet for 2 bedroom, and 1100 square feet for 3 bedrooms, plus an additional 250 square feet per each bedroom above 3 bedrooms. Minimum lot size to be 12,000 square feet. Total number of one-bedroom units shall not exceed more than 50% of all units in a complex. Abundant open spaces, relatively low traffic generation, and appropriate recreation amenities should characterize such areas. These uses should be located in transitional type areas between lower density single-family residential uses and higher density multifamily residential uses, and should be designed in an architecturally unified manner. These uses should not generate traffic through single-family neighborhoods and should be located adjacent to arterials capable of carrying the additional traffic. Multi-family developments are not a buffer between single-family and commercial uses, and should be properly buffered from non-residential land uses and traffic, or from pollution and/or environmental hazards. Multi-family developments should provide basic amenity features prescribed by **Article 11.13**.

3.2.14 ***Multi Family-Three Residential District (MF-3):*** The Multi Family-Three Residential District MF-3) is established to allow for relatively high density of 24 units per net acre with the maximum units per building to be determined at the time of site plan review. Such uses should be located where additional requirements for streets, utilities, drainage, and open space are met. The minimum unit sizes are 690 square feet for 1 bedroom, 980 square feet for 2 bedroom, and 1100 square feet for 3 bedroom, plus an additional 250 square feet per each bedroom above 3 bedrooms. Minimum lot size to be 16,000 square feet. Total number of one-bedroom units shall not exceed more than 50% of all units in a complex. Consolidated open spaces, relatively low traffic generation, and a wide range of recreational amenities should characterize such uses. These uses should be located in areas not suitable for lower density residential uses and be designed in an architecturally unified manner. These uses should not generate traffic through single-family neighborhoods and should be located adjacent to arterials capable of carrying the additional traffic. Multi-family developments are not a buffer between single-family and commercial uses, and should be properly buffered from non-residential land uses and traffic, or from pollution and/o environmental hazards. Multi-family developments should provide basic amenity features prescribed by **Article 11.13**.

3.2.15 ***Mixed Residential Use (MR):*** Mixed residential areas with a minimum of three principle residential uses (*i.e. traditional neighborhood Planned Development; SF-E, SF-1, SF2, SF3, SF4, SF5, SF6, SF-ZLL, SF-A, SF-T, MF-1, MF-2 MF-3 units*) that provide opportunity to move up or down to homes in the same neighborhood based on the individual's needs for style and size of accommodation. All units would be constructed to up-graded residential design standards and

include quality streetscaping, pedestrian-friendly design, and proximity to common open space, neighborhood or village retail and schools (s***ee*** *Table 1 below*).

Table 1. Required Mix of Use	***Mix Use Zoning Districts***	
Standard	***MR***	***MU***
Minimum Number of Principal Use Types [2]-[3]	*3*	*3*
Residential Use Required in Mix?	*Yes*	*Yes*
Minimum % Total Gross District-Wide Acreage for Residential Use [1]-[2]	*65%*	*25%*
Maximum % Total Gross District-Wide Acreage Occupied by a Single Use Type	*30%*	*20%*

1. Credit for Residential Units in a Vertical Mixed-Use Building: As applicable, the total acreage of a site developed with a vertical MU building containing multi-family dwelling units above the first floor shall be credited toward meeting this minimum standard.

2. Substitution of Adjacent Residential Uses: As applicable, existing residential uses immediately adjacent to a MU zone district that meet the same standards for minimum density, design, and pedestrian connectivity as that of the residential uses within the MU zone district, and are within at least a quarter-mile distance from the boundary of the zone district, shall be credited toward meeting the required residential use and the minimum standard.

3. Residential is a required use type in all MR and MU zone districts. Other principal use types are listed in the Use charts of the City of Grand Prairie.

3.2.16 ***Mixed Used Regional/Employment Center (MU):*** Development in this category should include a mixture of retail, high density residential, neighborhood service, employment centers and other uses in a pedestrian-oriented development ,and include a minimum of three principle non-residential land uses; (O, NS, GR-1, GR, C, C-1, HC, CBD, LI, HI). The residential component shall permit townhouses, living units above retail, live-work units, and "urban housing". Urban housing is characterized by multiple family or loft style units, but with units facing and having direct access from street fronts, with structured parking in the center of the block and having recreational amenities. Single-family detached uses shall not be permitted in the MU district unless utilized as a live-work unit.

SECTION 3 - STATEMENT OF PURPOSE AND INTENT FOR NON-RESIDENTIAL DISTRICTS

3.3.1 ***Office District (O):*** The Office District (O) is intended to provide suitable areas for the development of moderate to high intensity, mid-to-high rise office structures, as well as office park developments on appropriately designed and attractively landscaped sites. It is also intended to provide ancillary services (restaurant, coffee shop, newsstand, etc.) for such office developments. Due to the intensity of these developments, they should be generally located

along major transportation corridors, and be properly buffered from less intensive residential uses.

3.3.2 ***Neighborhood Services District (NS):*** The Neighborhood Services District (NS) is intended to provide suitable areas for the development of certain limited service and retail uses in proximity to residential neighborhoods in order to more conveniently accommodate the basic everyday retail and service needs of nearby residents. Such uses occur most often on the periphery of established neighborhoods at the intersection of collectors and minor arterials, and are generally on sites of approximately one to three acres in size. These developments normally have generous landscaping and contain non-residential uses, which do not attract long distance traffic trips.

3.3.3 ***General Retail-One District (GR-1):*** The General Retail-One District (GR-1) is intended to provide suitable areas for the development of a variety of moderate intensity retail and service uses, on appropriately designed and attractively landscaped sites. Such development is normally located along minor and principal arterials on sites of approximately three to five acres in size. The nature of the uses within the development should not have an adverse effect on abutting, lower intensity uses.

3.3.4 ***General Retail District (GR):*** The General Retail District (GR) is intended to provide suitable areas for the development of non-residential uses which offer a wide variety of retail and service establishments that are generally oriented towards serving the overall needs of the entire community. Such uses generally include those retail, service, and office activities that are usually found in major commercial shopping centers, and located on sites of five or more acres in size.

3.3.5 ***Commercial-One District (C-1):*** The Commercial-One District (C-1) is intended to provide suitable areas for the development of low intensity commercial uses, on appropriately designed and attractively landscaped office sites. Developments in this District normally abide by stricter development controls and are of a nature that does not generally conflict with adjacent lower intensity uses.

3.3.6 ***Commercial District (C):*** The Commercial District (C) is intended to provide suitable areas for the development of medium intensity commercial uses, such as automotive related services. Developments of this type tend to exist where similar uses have existed for a number of years and new developments are in-fill in nature. Such development should be located in easily accessible but generally less visible areas of the community.

3.3.7 ***Central Business District (CBD):*** Four geographically designated Central Business Districts established along the Main Street/Jefferson Street Corridor from the City's west to east boundary. Each district has distinctive land use and urban design character. The districts are designed to integrate existing development with future infill redevelopment in neighborhood units.

3.3.8 ***Heavy Commercial District (HC):*** The Heavy Commercial District (HC) is intended to provide suitable areas for the development of commercial uses of a relatively intensive nature, which generally are incompatible with residential development due to heavy traffic generation and

attraction, noise emissions, or other incompatible features. Such uses generally include those dealing with services to other businesses and vehicular-related activities.

3.3.9 ***Light Industrial District (LI):*** The Light Industrial District (LI) is intended to provide suitable areas for limited industrial uses, which significantly restrict outside activities and storage, noise, vibration, smoke, pollution, fire and explosive hazard, glare and any other potentially blighting influences. Uses allowed should be conducted within a totally enclosed building and any outside activities should be screened and buffered. Areas should have access to arterials capable of carrying heavy commercial traffic. Uses should also recognize the need for increased water pressure and capacity in order to provide adequate fire protection.

3.3.10 ***Heavy Industrial District (HI):*** The Heavy Industrial District (HI) is intended to provide suitable areas for the development of intensive industrial and manufacturing activities, which tend to emit certain offensive features, such as odor, noise, dust, smoke and/or vibration, but under controlled conditions. Such uses are the least compatible with other permitted uses within the community.

SECTION 4 - SPECIAL DISTRICTS

3.4.1 ***Planned Development District (PD):*** The Planned Development District (PD) is intended to provide for design flexibility in combining and mixing uses into integral land use units. It is not intended for nominal changes to the existing ordinance requirements that are established in the various zoning districts. The District allows for deviation from standard ordinance requirements as long as those deviations continue to meet the intent of the ordinance. The District allows for an appropriate combination of uses, which may be planned, developed, or operated as integral land use units, such as mixed use developments, which incorporate various types of residential and non-residential uses into the overall project.

3.4.2 ***Hospital District (HD):*** The Hospital District (HD) is intended to provide for a single area in which the physical and mental health needs of the citizenry can be accommodated in a comprehensive fashion with support facilities that compliment health care land uses and provide compatibility among land uses by application of stringent site planning and aesthetic design.

3.4.3 ***Mobile Home Parks/Subdivision (MH):*** The Mobile Home District (MH) is intended to provide for the creation and/or subdivision of any lot, tract, or parcel of land used in whole or in part for the parking of mobile homes as dwelling units. The District should be properly buffered from non-residential uses and should also be buffered from high volumes of traffic, by prohibiting direct access of the development to minor and principal arterials.

3.4.4 ***Light Industrial-Limited Standards District (LI-LS):*** The Light Industrial-Limited Standards District (LI-LS) is a sub-district to Light Industrial (LI) and is intended to provide suitable areas for limited industrial uses, which significantly restrict outside activities and storage, noise, vibration, smoke, pollution, fire and explosive hazard, glare and any other potentially blighting influences. Landscaping requirements are eliminated, additional flexibility in building materials is allowed, and head-in type parking spaces may be permitted in certain cases. Uses allowed should be conducted within a totally enclosed building and any outside activities should be screened and buffered. Areas should have access to arterials capable of carrying heavy commercial traffic.

Uses should also recognize the need for increased water pressure and capacity in order to provide adequate fire protection.

SECTION 5 - LISTING OF APPROVED SPECIFIC USE PERMITS

3.5.1 Specific Use Permits that have been approved and appear on the zoning maps are referenced by a Specific Use Number (*S-###*) and the type of use authorized by those permits. The listing of approved Specific Use Permits is documented in the appendix of this Unified Development Code and identified as **Appendix A**.

SECTION 6 - LISTING OF APPROVED PLANNED DEVELOPMENTS

3.6.1 Planned Developments that have been approved and appear on the zoning maps are referenced by a Planned Development Number (PD-#) and the zoning district classification and/or uses authorized by the particular zoning case. The listing of approved Planned Developments is documented in the appendix of this Unified Development Code and identified as **Appendix B**. Planned Developments shall be reviewed annually by the Planning and Zoning Commission.

SECTION 7 - OFFICIAL ZONING MAP

3.7.1 The boundaries of the zoning districts as set out herein, are delineated upon the Official Zoning Map of the City; said map being a part of this ordinance as fully as if the same were set forth herein in detail.

3.7.2 There shall be a map known and designated as the Official Zoning Map, which shall show the boundaries of all zoning districts within the City's planning jurisdiction. One (1) original, official and two (2) identical copies of the Official Zoning Maps are hereby adopted bearing the affidavit of the City Secretary. One (1) copy shall be filed with the Director of Planning for reference purposes and shall be maintained in an up-to-date manner by posting thereon all changes and subsequent amendments.

3.7.3 Productions for information purposes may, from time to time, be made of the Official Zoning Map. This map is available to the public (***see* Article 22, "*Fee Schedule*"**).

SECTION 8 - DISTRICT BOUNDARY INTERPRETATION

3.8.1 The Official Zoning Map is updated and maintained by the GIS Department of the City of Grand Prairie. The district boundary lines shown on the Official Zoning Map are usually along streets, alleys, property lines or extensions thereof. Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Maps, the following rules shall apply:

A. Boundaries indicated as approximately following the centerlines of streets, highways or alleys should be construed to follow such centerlines.

B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

C. Boundaries indicated as approximately following City limits shall be construed as following City limits.

D. Boundaries indicated as following railroad lines shall be construed to be the centerline of the right-of-way, or if no centerline is established, the boundary shall be interpreted to be midway between right-of-way lines.

E. Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline. Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes or other bodies of water should be construed to follow such centerline.

F. Whenever any street, alley or other public way is abandoned by official action of the City Council, or whenever such area is franchised for building purposes, the Zoning District line adjoining each side of such street, alley or other public way shall be automatically extended to the centerline of such vacated street, alley or public way, and all area so involved shall then and henceforth be subject to all regulations of the extended districts.

Upon annexation of such territory, the City shall grant no permits authorizing construction or development of the property until the ordinance initially zoning the property and amending the Official Zoning Map has been enacted by the City Council.

SECTION 9 - INITIAL ZONING UPON ANNEXATION

3.9.1 Any territory annexed into the City shall be initially zoned in conformance with the future land use map of the Comprehensive Plan. In the event that the property owner or his duly authorized agent, prior to annexation of the property, proposes a less restrictive classification for such territory, the Planning and Zoning Commission and by the City Council, together with the Agriculture District classification, in the manner of an amendment to the Official Zoning Map pursuant to the procedures established in **Article 1, Section 11, "General Procedures."**

Upon annexation of such territory, the City shall grant no permits authorizing construction or development of the property until the ordinance initially zoning the property and amending the Official Zoning Map has been enacted by the City Council.