

A stylized brown silhouette of a windmill with a multi-bladed fan at the top and a lattice tower. The tower is partially obscured by the text 'TOWN OF PROSPER'.

TOWN OF  
PROSPER

ZONING ORDINANCE

ORDINANCE NUMBER 05-20

MAY 10, 2005

UPDATED JANUARY 8, 2010

# TABLE OF CONTENTS

Chapter	Section	Title	Page
1		<b>GENERAL PROVISIONS, ADMINISTRATION, AND PROCEDURES</b>	
	1	Enacting Clause & Purpose	1-1-1
	2	Zoning District Map	1-2-1
	3	Compliance Required / Interpretation / Rules of Construction	1-3-1
	4	Zoning Upon Annexation	1-4-1
	5	Creation of Building Site	1-5-1
	6	Certificates of Occupancy and Compliance	1-6-1
	7	Nonconforming Uses and Structures	1-7-1
	8	Changes and Amendments to All Zoning Ordinances and Districts and Administrative Procedures	1-8-1
	9	Complete Application Requirement	1-9-1
2		<b>ZONING DISTRICTS</b>	
	1	Zoning Districts Established and Definitions	2-1-1
	2	Equivalency Table	2-2-1
	3	A – Agricultural District	2-3-1
	4	SF-E – Single Family-Estate District	2-4-1
	5	SF-22 – Single Family-22 District	2-5-1
	6	SF-17.5 – Single Family-17.5 District	2-6-1
	7	SF-15 – Single Family-15 District	2-7-1
	8	SF-12.5 – Single Family-12.5 District	2-8-1
	9	SF-10 – Single Family-10 District	2-9-1
	10	DTSF – Downtown Single Family District	2-10-1
	11	TH – Townhome District	2-11-1
	12	2F – Two Family District	2-12-1
	13	MF – Multifamily District	2-13-1
	14	MH – Mobile Home District	2-14-1
	15	O – Office District	2-15-1
	16	DTO – Downtown Office District	2-16-1
	17	NS – Neighborhood Service District	2-17-1
	18	DTR – Downtown Retail District	2-18-1
	19	R – Retail District	2-19-1
	20	DTC – Downtown Commercial District	2-20-1
	21	C – Commercial District	2-21-1

## TABLE OF CONTENTS

Chapter	Section	Title	Page
	22	<b>CC – Commercial Corridor District</b>	2-22-1
	23	<b>I – Industrial District</b>	2-23-1
	24	<b>PD – Planned Development District</b>	2-24-1
	25	<b>SUP – Specific Use Permit</b>	2-25-1
<b>3</b>		<b>PERMITTED USES AND DEFINITIONS</b>	
	<b>1</b>	<b>Use of Land and Buildings</b>	3-1-1
		1.1 – Uses Permitted by District	3-1-1
		1.2 – Classification of New and Unlisted Uses	3-1-1
		1.3 – Schedule of Uses	3-1-1
		1.4 – Conditional Development Standards	3-1-13
	<b>2</b>	<b>Definitions</b>	3-2-1
<b>4</b>		<b>DEVELOPMENT REQUIREMENTS</b>	
	<b>1</b>	<b>Site Plan Process</b>	4-1-1
	<b>2</b>	<b>Landscaping</b>	4-2-1
	<b>3</b>	<b>Tree Mitigation</b>	4-3-1
	<b>4</b>	<b>Parking and Loading</b>	4-4-1
	<b>5</b>	<b>Screening Fences and Walls</b>	4-5-1
	<b>6</b>	<b>Outdoor Lighting</b>	4-6-1
	<b>7</b>	<b>Accessory Buildings and Uses</b>	4-7-1
	<b>8</b>	<b>Non-Residential Design and Development</b>	4-8-1
	<b>9</b>	<b>Additional and Supplemental</b>	4-9-1
		9.1 – Lot Regulations	4-9-1
		9.2 – Minimum Dwelling Unit Area	4-9-1
		9.3 – Front Yard	4-9-2
		9.4 – Side and Rear Yards	4-9-3
		9.5 – Special Height Regulations	4-9-3
		9.6 – Measurements	4-9-4
		9.7 – Modular Homes	4-9-4
		9.8 – Exterior Construction of Main Buildings	4-9-4
		9.9 – Handicap Accessibility	4-9-5
		9.10 – Self-Storage and Mini-Warehouse Facilities	4-9-5

## TABLE OF CONTENTS

Chapter	Section	Title	Page
		9.11 – Adjacency of Certain Uses to Residential Zoning	4-9-5
		9.12 – Day Care Centers, Private Schools, and Similar Facilities	4-9-6
		9.13 – Residential Development Adjacent to Railways	4-9-6
		9.14 – Nonresidential and Multifamily Development Adjacent to a Major Creek	4-9-7
		9.15 – Traffic Impact Analysis	4-9-8
		9.16 – Residential Open Space	4-9-12
		9.17 – Multifamily Site Design	4-9-13
		9.18 – Mailboxes	4-9-14
5		<b>SAVINGS/REPEALING, PENALTY, SEVERABILITY, ESTOPPEL, AND PUBLICATION</b>	
	1	<b>Savings/Repealing, Penalty, Severability, Estoppel/Waiver, Effective Date/Publication</b>	5-1-1
	2	<b>Appendices</b>	5-2-1
		2.1 – Planned Developments	5-2-1
		2.2 – Specific Use Permits	5-2-9
		2.3 – Illustrations	5-2-11