

**DETAIL PLAN:** An application as part of a Planned Development (PD) District that specifically illustrates the proposed location and arrangement of uses and structures, the relationship of such uses to base zoning districts, development phasing, planned public improvements, open space, proposed amenities, and the overall design of the development.

**GARLAND DEVELOPMENT CODE (GDC):** The current ordinance containing the zoning and development regulations of the City of Garland, including but not limited to Zoning, Subdivisions, Signs, and Screening and Landscaping.

**MAJOR WAIVER:** Specific to the Downtown district only. Material and substantial changes to the design standards in the Downtown district, or changes which may initially appear to be in conflict with the goals and intent of this district. Major Waivers may only be approved by the City Council, following a recommendation by the Planning Director and the Plan Commission in conjunction with a decision on an application for approval of a Downtown Development Plan.

**NONCONFORMING:** A use or structure that was lawful at the time it was originated, but does not comply with current provisions of the GDC or a law passed at a later date.

**PLANNED DEVELOPMENT (PD) DISTRICT:** A comprehensively planned land development project that may allow flexibility in development standards such as those that specify building siting, densities, mixtures of housing types and land uses, usable open spaces, and the preservation of trees or other significant natural features. A PD district must adhere to the standards of [Chapter 2, Article 2, Division 2](#) of this GDC.

**PLAT:** A map, drawing, chart, or plan showing the exact layout and proposed construction of a proposed development into one or more lots, blocks, streets, parks, school sites, commercial or industrial sites, easements, alleys, or any other elements as required by the GDC and which a subdivider shall submit for approval in accordance with the GDC.

**SPECIFIC USE PROVISION (SUP):** A zoning action authorizing the establishment of a use that may be suitable only in certain locations in a zoning district, or that is allowed only when subject to standards and conditions that assure compatibility with adjoining uses.

**VARIANCE:** Authorization to deviate from or vary one or more standards applicable to a development application that is reviewed and decided under [Chapter 2, Article 2, Division 5, Section 2.25](#) of the GDC.

**ZONING DISTRICT:** A classification within which the development regulations specified are uniform, and which is assigned to a particular area of the City by delineation upon the Zoning District Map, which is a part of this GDC.

Terms and definitions not listed above may be found in the Garland Development Code (GDC).