




## INTERPRETATION MANUAL

<b>CODE: Dallas Development Code</b>	<b>DATE:</b> <b>8/5/2021</b>
<b>CODE SECTION: 51P-193.118(b)(1)</b>	
<b>SUBJECT: Multiple-family front yards on corner lots</b>	
<p>In PD 193, front yard provisions for residential subdistricts differ from 51A-4.401(b)(1) because PD 193 adds multiple-family subdistricts to the below provision.</p> <p>SEC. 51P-193.118. MINIMUM FRONT YARD.</p> <p>(b) Front yard provisions for residential subdistricts.</p> <p>(1) If a corner lot in a single-family, duplex, <b>multiple-family</b>, or agricultural subdistrict has two street frontages of equal distance, one frontage is governed by the front yard regulations of this section, and the other frontage is governed by the side yard regulations in Section 51P193.119. If the corner lot has two street frontages of unequal distance, the shorter frontage is governed by this section, and the longer frontage is governed by the side yard regulations in Section 51P-193.119. Notwithstanding this provision, the continuity of the established setback along street frontage must be maintained.</p> <p>Although this can be beneficial for the MF-1 and MF-2 subdistricts that limit height to 36 feet, it is detrimental to developments in MF-3 and MF-4 subdistricts. The MF-3 and MF-4 subdistricts allow maximum structure height to exceed 36 feet and it requires additional setbacks for those taller portions of the structure to create a “wedding cake” shape in most circumstances. Additionally, PD 193 requires a larger additional setback for side yards where structures exceed 36 feet in height than it does for front yards; presumably because a side yard would abut an adjoining property or alley, therefore needing extra setbacks, and a front yard would abut a street with 50 or more feet in right-of-way.</p> <p>Therefore, although §51P-193.104(a)(19) says, “MULTIPLE-FAMILY SUBDISTRICTS means the MF-1, MF-2, MF-3, and MF-4 subdistricts (also called "MF" subdistricts)”, it is interpreted that the intent of the term “multiple-family” in §51P-193.118(b)(1) only applies to the MF-1 and MF-2 subdistricts.</p>	
<div><div>SIGNATURE</div><div></div></div>	