

WD-5 Permitted Uses

West Dallas Single Family Subdistrict

The WD-5 District is based upon the R-5(A) district [Section 51A-4.112(g)] with additional development regulations.

KEY TO ABBREVIATIONS

No Abbreviation: Permitted by Right

[SUP] Specific Use Permit Required

[RAR] Residential Adjacency Review

AGRICULTURAL USES

- Crop production

INDUSTRIAL USES

- Gas drilling and production [SUP]
- Temporary concrete or asphalt batching plant [SUP]

INSTITUTIONAL AND COMMUNITY SERVICE USES

- Cemetery or mausoleum [SUP]
- Child or adult care facility [See Section 51A-4.204(3)]
- Church
- College, university or seminary [SUP]
- Community service center [SUP]
- Convent or monastery [SUP]
- Foster home [SUP]
- Library, art gallery, or museum [SUP]
- Public or private school [SUP]

MISCELLANEOUS USES

- Carnival or circus (temporary) [By special authorization of the building official.]
- Temporary construction or sales office

RECREATION USES

- Country club with private membership [SUP]
- Private recreation center, club, or area [SUP]
- Public park, playground, or golf course

RESIDENTIAL USES

- Handicapped group dwelling unit [See Section 51A-4.209(3.1).]
- Single family

TRANSPORTATION USES

- Private street or alley [SUP]
- Transit passenger shelter [See Section 51A-4.211.]
- Transit passenger station or transfer center [SUP]

UTILITY AND PUBLIC SERVICE USES

- Electrical substation
- Local utilities [SUP or RAR may be required. See Section 51A-4.212(4).]
- Police or fire station [SUP]
- Radio, television, or microwave tower [SUP]
- Tower/antenna for cellular communication [See Section 51A-4.212(10.1).]
- Utility or government installation other than listed [SUP]

WHOLESALE, DISTRIBUTION, AND STORAGE USES

- Recycling drop-off container [See Section 51A-4.213(11.2).]
- Recycling drop-off for special occasion collection [Section 51A-4.213(11.3).]

MSF Permitted Uses

Mixed Single Family Subdistrict

The Mixed Single Family Subdistrict is a mix of the following districts:

- **WD-5** | West Dallas Single Family Subdistrict
- **D(A)** | Duplex District
- **TH-1(A), TH-2(A), and TH-3(A)** | Townhouse Districts

KEY TO ABBREVIATIONS

No Abbreviation: Permitted by Right

[SUP] Specific Use Permit Required

[RAR] Residential Adjacency Review

[DIR] Development Impact Review

AGRICULTURAL USES

- Crop production

INDUSTRIAL USES

- Gas drilling and production *[SUP]*
- Temporary concrete or asphalt batching plant *[SUP]*

INSTITUTIONAL AND COMMUNITY SERVICE USES

- Cemetery or mausoleum *[SUP]*
- Child or adult care facility [See Section 51A-4.204(3)]
- Church
- College, university or seminary *[SUP]*
- Community service center *[SUP]*
- Convent or monastery *[SUP]*
- Foster home *[SUP]*
- Library, art gallery, or museum *[SUP]*
- Public or private school *[SUP]*

MISCELLANEOUS USES

- Carnival or circus (temporary) *[By special authorization of the building official.]*
- Temporary construction or sales office

RECREATION USES

- Country club with private membership *[SUP]*
- Private recreation center, club, or area *[SUP]*
- Public park, playground, or golf course

RESIDENTIAL USES

- Duplex
- Retirement housing *[SUP]*
- Handicapped group dwelling unit [See Section [51A-4.209\(3.1.\)](#)]
- Single family

TRANSPORTATION USES

- Private street or alley *[SUP]*
- Transit passenger shelter [See Section [51A-4.211.](#)]
- Transit passenger station or transfer center *[SUP]*

UTILITY AND PUBLIC SERVICE USES

- Electrical substation
- Local utilities *[SUP or RAR may be required. See Section [51A-4.212\(4\).](#)]*
- Police or fire station *[SUP]*
- Radio, television, or microwave tower *[SUP]*
- Tower/antenna for cellular communication [See Section [51A-4.212\(10.1.\)](#)]
- Utility or government installation other than listed *[SUP]*

WHOLESALE, DISTRIBUTION, AND STORAGE USES

- Recycling drop-off container [See Section [51A-4.213\(11.2.\)](#)]
- Recycling drop-off for special occasion collection [Section [51A-4.213\(11.3.\)](#)]

MU-1 Permitted Uses

Mixed Use District 1

KEY TO ABBREVIATIONS

- No Abbreviation:** Permitted by Right
[SUP] Specific Use Permit Required
[RAR] Residential Adjacency Review
[DIR] Development Impact Review

AGRICULTURAL USES

- Crop production

COMMERCIAL AND BUSINESS SERVICE USES

- Catering service
- Custom business services
- Electronics service center
- Labor hall *[SUP]*
- Medical or scientific laboratory *[SUP]*

INDUSTRIAL USES

- Gas drilling and production *[SUP]*
- Temporary concrete or asphalt batching plant *[SUP]*

INSTITUTIONAL AND COMMUNITY SERVICE USES

- Cemetery or mausoleum *[SUP]*
- Child or adult care facility
- Church
- College, university or seminary
- Community service center *[SUP]*
- Convalescent and nursing homes, hospice care, and related institutions *[RAR]*
- Convent or monastery
- Foster home
- Hospital *[SUP]*
- Library, art gallery, or museum
- Open-enrollment charter school or private school *[SUP]*
- Public school other than an open-enrollment charter school *[RAR]*

LODGING USES

- Extended stay hotel or motel *[SUP]*
- Hotel or motel *[RAR]* or *[SUP]* See Section [51A-4.205\(1\)](#).
- Short-term rental lodging

MISCELLANEOUS USES

- Attached non-premise sign *[SUP]*
- Carnival or circus (temporary) *[By special authorization of the building official.]*
- Temporary construction or sales office

OFFICE USES

- Financial institution without drive-in window
- Financial institution with drive-in window *[DIR]*
- Medical clinic or ambulatory surgical center
- Office

RECREATION USES

- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course

RESIDENTIAL USES

- College dormitory, fraternity, or sorority house
- Duplex
- Group residential facility [See Section [51A-4.209\(3\)](#).]
- Handicapped group dwelling unit [See Section [51A-4.209\(3.1.\)](#)]
- Multifamily
- Residential hotel
- Retirement housing
- Single family

RETAIL AND PERSONAL SERVICE USES

- Alcoholic beverage establishments [See Section [51A-4.210\(b\)\(4\).](#)]
- Animal shelter or clinic without outside runs [RAR]
- Auto service center [RAR]
- Business school
- Car wash [RAR]
- Commercial amusement (inside) [SUP may be required. See Section [51A-4.210\(b\)\(7\)\(B\).](#)]
- Commercial amusement (outside) [SUP]
- Commercial parking lot or garage [RAR]
- Dry cleaning or laundry store
- Furniture store
- General merchandise or food store 3,500 square feet or less
- General merchandise or food store greater than 3,500 square feet
- General merchandise or food store 100,000 square feet or more [SUP]
- Mortuary, funeral home, or commercial wedding chapel
- Motor vehicle fueling station
- Nursery, garden shop, or plant sales
- Paraphernalia shop [SUP]
- Personal service uses
- Restaurant without drive-in or drive-through service [RAR]
- Restaurant with drive-in or drive-through service [DIR]
- Swap or buy shop [SUP]
- Temporary retail use
- Theater

TRANSPORTATION USES

- Transit passenger shelter
- Transit passenger station or transfer center [By SUP or city council resolution. See Section [51A-4.211.](#)]

UTILITY AND PUBLIC SERVICE USES

- Commercial radio or television transmitting station
- Electrical substation
- Local utilities [SUP or RAR may be required. See Section [51A-4.212\(4\).](#)]
- Police or fire station
- Post office
- Radio, television, or microwave tower [SUP]
- Tower/antenna for cellular communication [See Section [51A-4.212\(10.1\).](#)]
- Utility or government installation other than listed [SUP]

WHOLESALE, DISTRIBUTION, AND STORAGE USES

- Mini-warehouse [SUP]
- Recycling buy-back center [See Section [51A-4.213\(11\).](#)]
- Recycling collection center [See Section [51A-4.213\(11.1\).](#)]
- Recycling drop-off container [See Section [51A-4.213\(11.2\).](#)]
- Recycling drop-off for special occasion collection [Section [51A-4.213\(11.3\).](#)]

MU-2 Permitted Uses

Mixed Use District 2

KEY TO ABBREVIATIONS

No Abbreviation: Permitted by Right

[SUP] Specific Use Permit Required

[RAR] Residential Adjacency Review

[DIR] Development Impact Review

AGRICULTURAL USES

- Crop production

COMMERCIAL AND BUSINESS SERVICE USES

- Catering service
- Custom business services
- Electronics service center
- Labor hall **[SUP]**
- Medical or scientific laboratory
- Tool or equipment rental

INDUSTRIAL USES

- Gas drilling and production **[SUP]**
- Temporary concrete or asphalt batching plant **[SUP]**

INSTITUTIONAL AND COMMUNITY SERVICE USES

- Cemetery or mausoleum **[SUP]**
- Child or adult care facility
- Church
- College, university or seminary
- Community service center **[SUP]**
- Convalescent and nursing homes, hospice care, and related institutions **[RAR]**
- Convent or monastery
- Foster home
- Halfway house **[SUP]**
- Hospital **[SUP]**

- Library, art gallery, or museum
- Open-enrollment charter school or private school **[SUP]**
- Public school other than an open-enrollment charter school **[RAR]**

LODGING USES

- Extended stay hotel or motel **[SUP]**
- Hotel or motel **[RAR]**
- Overnight general purpose shelter [*Section [51A-4.205\(2.1\).](#)*]
- Short-term rental lodging

MISCELLANEOUS USES

- Attached non-premise sign **[SUP]**
- Carnival or circus (temporary) ***[By special authorization of the building official.]***
- Temporary construction or sales office

OFFICE USES

- Alternative financial establishment **[SUP]**
- Financial institution without drive-in window
- Financial institution with drive-in window **[DIR]**
- Medical clinic or ambulatory surgical center
- Office

RECREATION USES

- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course

RESIDENTIAL USES

- College dormitory, fraternity, or sorority house
- Duplex
- Group residential facility [*See Section [51A-4.209\(3\).](#)*]
- Multifamily
- Residential hotel
- Retirement housing

RETAIL AND PERSONAL SERVICE USES

- Alcoholic beverage establishments [See Section [51A-4.210\(b\)\(4\).](#)]
- Animal shelter or clinic without outside runs [RAR]
- Auto service center [RAR]
- Business school
- Car wash [RAR]
- Commercial amusement (inside) [SUP may be required. See Section [51A-4.210\(b\)\(7\)\(B\).](#)]
- Commercial amusement (outside) [SUP]
- Commercial parking lot or garage [RAR]
- Convenience store with drive-through [SUP]
- Dry cleaning or laundry store
- Furniture store
- General merchandise or food store 3,500 square feet or less
- General merchandise or food store greater than 3,500 square feet
- General merchandise or food store 100,000 square feet or more [SUP]
- Household equipment and appliance repair
- Liquor store
- Mortuary, funeral home, or commercial wedding chapel
- Motor vehicle fueling station
- Nursery, garden shop, or plant sales
- Paraphernalia shop [SUP]
- Personal service uses
- Restaurant without drive-in or drive-through service [RAR]
- Restaurant with drive-in or drive-through service [DIR]
- Swap or buy shop [SUP]
- Temporary retail use
- Theater

TRANSPORTATION USES

- Helistop [SUP]
- Railroad passenger station [SUP]
- Transit passenger shelter
- Transit passenger station or transfer center [By SUP or city council resolution. See Section [51A-4.211.](#)]

UTILITY AND PUBLIC SERVICE USES

- Commercial radio or television transmitting station
- Electrical substation
- Local utilities [SUP or RAR may be required. See Section [51A-4.212\(4\).](#)]
- Police or fire station
- Post office
- Radio, television, or microwave tower [SUP]
- Tower/antenna for cellular communication [See Section [51A-4.212\(10.1\).](#)]
- Utility or government installation other than listed [SUP]

WHOLESALE, DISTRIBUTION, AND STORAGE USES

- Mini-warehouse [SUP]
- Recycling buy-back center [See Section [51A-4.213\(11\).](#)]
- Recycling collection center [See Section [51A-4.213\(11.1\).](#)]
- Recycling drop-off container [See Section [51A-4.213\(11.2\).](#)]
- Recycling drop-off for special occasion collection [See Section [51A-4.213\(11.3\).](#)]