

THE ZONING RULES

HIGHLIGHTS OF 51A

- No change in District regulations for the following districts: A, R-5, R-7.5, R-10, R-13, R-16, R-1/2ac, R-1ac, TH-1, TH-2, TH-3, D, MH, P, CA-1, CA-2.
- Nonresidential districts revised to focus the uses and design standards on the purpose of the district.
- No residential uses allowed in nonresidential districts except for mixed use districts.
- Heights and Floor Ratio related to principal uses allowed in district.
-e.g. retail districts have heights and FAR that accommodate all types of retail uses.
- Added provisions for reduced height of structures when next to SF, D, TH, districts for each foot in height over 26', buildings must be 3 feet further away from low density residential development.
- The following charts summarize districts in Chapter 51A. Please note that many districts have significant changes in permitted height, density, and coverage.

	DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
		Front	Side/Rear					
RESIDENTIAL	A(A) Agricultural	50'	20'/50'	1 Dwelling Unit 3 Acres	24'	10%		Agricultural and residential uses
	R-1ac(A) Residential	40'	10'	1 Dwelling Unit 1 Acres	36'	40%		Single family residential uses
	R-1/2ac(A) Residential	40'	10'	1 Dwelling Unit 1/2 Acres	36'	40%		Single family residential uses
	R-16(A) Residential	35'	10'	1 Dwelling Unit 16,000 sq. ft.	30'	40%		Single family residential uses
	R-13(A) Residential	30'	8'	1 Dwelling Unit 13,000 sq. ft.	30'	45%		Single family residential uses
	R-10(A) Residential	30'	6'	1 Dwelling Unit 10,000 sq. ft.	30'	45%		Single family residential uses
	R-7.5(A) Residential	25'	5'	1 Dwelling Unit 7,500 sq. ft.	30'	45%		Single family residential uses
	R-5(A) Residential	20'	5'	1 Dwelling Unit 5,000 sq. ft.	30'	45%		Single family residential uses
	D(A) Duplex	25'	5'	1 Dwelling Unit 6,000 sq. ft.	36'	60%		Duplex and single family uses
	TH-1(A) Townhouse Residential	0'	0'	6 DU Acre	36'	60%		Single family residential uses
	TH-2(A) Townhouse Residential	0'	0'	9 DU Acre	36'	60%		Single family residential uses
TH-3(A) Townhouse Residential	0'	0'	12 DU Acre	36'	60%		Single family residential uses	

NOTE: Additional conditions may apply. Consult the Dallas Development Code.

		DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
			Front	Side/Rear					
RESIDENTIAL	CLUSTERED HOUSING / MULTIFAMILY	CH Clustered Housing	0'	0'	18 DU Per Acre	36'	60%	Proximity y Slope	Single family and multifamily residential uses
		MF-1(A) Multifamily residential	15'	15'	Min lot 3,000 sq ft 1,000 sq ft - E 1,400 - 1 BR 1,800 - 2 BR + 200 sq ft each add BR	36'	60%	Proximity y Slope	Multifamily residential uses
		MF-2(A) Multifamily residential	15'	15'	Min lot 1,000 sq ft 800 sq ft - E 1,000 - 1 BR 1,200 - 2 BR + 150 sq ft each add BR	36'	60%	Proximity y Slope	Multifamily residential uses
		MF-3(A) Multifamily residential	15'	10'	Min lot 6,000 sq ft 450 sq ft - E 500 - 1 BR 550 - 2 BR + 50 sq ft each add BR	90'	60%	Proximity Slope U-form setback Tower spacing	Multifamily residential; supporting limited retail and personal service uses
		MF-4(A) Multifamily residential	15'	10'	Min lot 6,000 sq ft 225 sq ft - E 275 - 1 BR 325 - 2 BR + 50 sq ft each add BR	240'	80%	Proximity Slope U-form setback Tower spacing	Multifamily residential; supporting limited retail and personal service uses
		MH(A) Mobile home	20'	10'	1 DU/ 4,000 sq ft	24'	20%	Proximity Slope	Manufactured homes
NONRESIDENTIAL	office	NO(A) Neighborhood office	15'	20' adjacent to residential OTHER: No Min.	0.5 Floor Area Ratio	30' 2 stories	50%	Proximity Slope Visual intrusion	Office
		LO-1 Limited office - 1	15'	20' adjacent to residential OTHER: No Min.	1.0 FAR	70' 5 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; retail and personal service uses as limited uses
		LO-2 Limited office - 2	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR	95' 7 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; retail and personal service uses as limited uses
		LO-3 Limited office - 3	15'	20' adjacent to residential OTHER: No Min.	1.75 FAR	115' 9 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; retail and personal service uses as limited uses
		MO-1 Mid-range office - 1	15'	20' adjacent to residential OTHER: No Min.	2.0 FAR	135' 10 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; lodging; retail and personal service uses as limited uses
		MO-2 Mid-range office - 2	15'	20' adjacent to residential OTHER: No Min.	3.0 FAR	160' 12 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; lodging; retail and personal service uses as limited uses
		GO(A) General office	15'	20' adjacent to residential OTHER: No Min.	4.0 FAR	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; lodging; retail and personal service uses as limited uses
	Retail	NS(A) Neighborhood service	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	40%	Proximity Slope Visual intrusion	Retail and personal service; and office uses
		CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual intrusion	Retail and personal service; and office uses
		RR Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual intrusion	Retail and personal service; and office uses

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	DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	PRIMARY Uses	
		Front	Side/Rear						
NONRESIDENTIAL	COMMERCIAL / INDUSTRIAL	CS COMMERCIAL SERVICE	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 overall 0.5 office/lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual intrusion	Commercial and business service; supporting retail and personal service, and office
		LI Light industrial	15'	30' adjacent to residential OTHER: No Min.	1.0 overall 0.75 office/retail 0.5 retail	70' 5 stories	80%	Proximity Slope Visual intrusion	Industrial; wholesale distribution and storage; supporting office and retail
		IR Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 overall 0.75 office/retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual intrusion	Industrial; wholesale distribution and storage; supporting office and retail
		IM Industrial manufacturing	15' 0' on minor	30' adjacent to residential OTHER: No Min.	2.0 overall 0.75 office/retail 0.5 retail	110' 8 stories	80%	Proximity Slope Visual intrusion	Industrial; wholesale distribution and storage; supporting office and retail
	Central area	CA - 1(A) Central area - 1	0'	0'	20.0 FAR	Any legal height	100%		All but the heaviest industrial uses
		CA - 2(A) Central area - 2	0'	0'	20.0 FAR	Any legal height	100%		All but the heaviest industrial uses
	Mixed use	MU - 1 Mixed use - 1	15'	20' adjacent to residential OTHER: No Min.	0.8 base 1.0 max + bonus for residential	90' 7 stories 120' 9 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; retail and personal service; lodging; residential
		MU - 2 Mixed use - 2	15'	20' adjacent to residential OTHER: No Min.	1.6 base 2.0 max + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; retail and personal service; lodging; and residential
		MU - 3 Mixed use - 3	15'	20' adjacent to residential OTHER: No Min.	3.2 base 4.0 max + bonus for residential	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; retail and personal service; lodging; residential; trade center
	Multiple commercial	MC - 1 Multiple commercial - 1	15' Urban Form	20' adjacent to residential OTHER: No Min.	0.8 base 1.0 max	70' 5 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; retail and personal service; lodging
		MC - 2 Multiple commercial - 2	15' Urban Form	20' adjacent to residential OTHER: No Min.	0.8 base 1.0 max	90' 7 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; retail and personal service; lodging
		MC - 3 Multiple commercial - 3	15' Urban Form	20' adjacent to residential OTHER: No Min.	1.2 base 1.5 max	115' 9 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; retail and personal service; lodging
		MC - 4 Multiple commercial - 4	15' Urban Form	20' adjacent to residential OTHER: No Min.	1.6 base 2.0 max	135' 10 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; retail and personal service; lodging
	PARKING	P(A) Parking							Surface parking

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