

## ORDINANCE NO. \_\_\_\_\_

An ordinance amending Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” and Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code; amending Section 51-2.102, “Definitions,” Section 51-4.101, “Zoning Districts Established,” Section 51-4.102, “Purpose of Zoning Districts,” Section 51-4.201, “Residential Uses,” Section 51-4.202, “Utility and Service Uses,” Section 51-4.203, “Transportation Uses,” Section 51-4.204, “Community Service Uses,” Section 51-4.205, “Medical Uses,” Section 51-4.206, “Religious Uses,” Section 51-4.207, “Educational Uses,” Section 51-4.208, “Recreation and Entertainment Uses,” Section 51-4.209, “Bar and Restaurant Uses,” Section 51-4.210, “Professional, Personal Service, and Custom Craft Uses,” Section 51-4.211, “Retail Uses,” Section 51-4.212, “Motor Vehicle Related Uses,” Section 51-4.213, “Commercial Uses,” Section 51-4.214, “Storage and Waste Disposal Uses,” Section 51-4.215, “Animal Related Uses,” Section 51-4.216, “Industrial and Manufacturing Uses,” Section 51-4.217, “Accessory Uses,” Section 51-4.218, “Limited Uses,” Section 51-4.220, “Classification of New Uses,” Section 51-4.221, “Sexually Oriented Businesses,” Section 51-4.302, “Parking District Regulations,” Section 51-4.303, “Off-street Loading Regulations,” Section 51-4.304, “Reserved,” Section 51-4.306, “Off-street Parking in the Central Business District,” Division 51-4.320, “Special Parking Regulations,” Section 51-4.407, “Maximum Lot Coverage,” Section 51-4.408, “Maximum Building Height,” Section 51-4.502, “Institutional Overlay District,” Section 51-4.503, “D and D-1 Liquor Control Overlay Districts,” Section 51-4.504, “Airport Flight Overlay Districts,” Section 51-4.506, “Modified Delta Overlay District,” Section 51-4.604, “Restrictions on Access through a Lot,” Section 51-4.605, “Design Standards,” Section 51-6.103, “Toxic and Noxious Matter,” Section 51-6.104, “Glare,” Section 51-6.106, “Odors, Smoke, Particulate Matter, and Other Air Contaminants,” Section 51-6.107, “Nonconformance with the Environmental Performance Standards,” Article VII, “Sign Regulations,” and Section

51-9.102, “Thoroughfare Plan Amendment Process,” to make them consistent with their corresponding sections and articles in Chapter 51A and with the current titles of city departments, to add off-street loading and stacking regulations where applicable, to update those regulations, and to make other changes; amending Chapter 51 by adding Section 51-4.216.1, “Lodging Uses,” and Section 51-9.400, “Four-way/All-way Stop Controls at Residential Intersections,” amending Section 51A-4.101, “New Districts Established,” by adding the NSO suffix and the TC suffix; amending Section 51A-4.221, “Sexually Oriented Businesses,” to add Chapter 51 uses to the equivalency chart; amending Section 51A-4.303, “Off-street Loading Regulations,” Section 51A-4.324, “Review by Director,” Section 51A-4.605, “Design Standards,” and Section 51A-4.702, “Planned Development (PD) District Regulations,” to add language to assist in the interpretation of Chapter 51 planned development districts; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Paragraph (19) of Section 51-2.102, “Definitions,” of Article II, “Interpretations and Definitions,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(19) CENTER LINE means a line running midway between the bounding right-of-way lines of a street or alley. Where the bounding right-of-way lines are irregular, the center line shall be determined by the director of public works and transportation.”

SECTION 2. That Paragraph (32) of Section 51-2.102, “Definitions,” of Article II, “Interpretations and Definitions,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code, is amended to read as follows:

“(32) DEPARTMENT means department of [~~planning and~~] development services.”

SECTION 3. That Paragraph (33) of Section 51-2.102, “Definitions,” of Article II, “Interpretations and Definitions,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(33) DIRECTOR means the director of the department of [~~planning and~~] development services.”

SECTION 4. That Section 51-2.102, “Definitions,” of Article II, “Interpretations and Definitions,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended by adding a new Paragraph (60.3) to read as follows:

“(60.3) LODGING USE means any use listed in Section 51-4.216.1.”

SECTION 5. That Paragraph (67.1) entitled, “Manufactured Home,” and Paragraph (67.2), “Manufactured Home District,” of Section 51-2.102, “Definitions,” of Article II, “Definitions and Interpretations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code are amended to read as follows:

“(67.2)[~~(67.1)~~] MANUFACTURED HOME means a structure transportable in one or more sections, which is built on a permanent chassis, and which is designed for use with or without a permanent foundation when connected to the required utilities. In this chapter, the term “manufactured home” includes, but is not limited to, HUD-code manufactured homes and mobile homes.

(67.3)[~~(67.2)~~] MANUFACTURED HOME DISTRICT means the MH district established under this chapter.”

SECTION 6. That Paragraph (82) of Section 51-2.102, “Definitions,” of Article II, “Interpretations and Definitions,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(82) NONRESIDENTIAL USE means any use listed in Section 51-4.202 through 51-4.216.1.”

SECTION 7. That Section 51-2.102, “Definitions,” of Article II, “Interpretations and Definitions,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended by adding a new Paragraph (104.1) to read as follows:

“(104.1) RESIDENTIAL USE means any use listed in Section 51-4.201.”

SECTION 8. That Paragraph (4), “Overlay Districts,” of Section 51-4.101, “Zoning Districts Established,” of Division 51-4.100, “Establishment of Zoning Districts,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(4) Overlay districts.

- (A) H suffix Historic landmark overlay district.
- (B) ID suffix Institutional overlay district.
- (C) D suffix D[~~E~~]liquor control overlay district.
- (D) D-1 suffix D-1 liquor control overlay district[~~Reserved~~].
- (E) CP suffix Core pedestrian precinct overlay district.
- (F) SP suffix Secondary pedestrian precinct overlay district.
- (G) AF suffix Airport flight path overlay district.
- (H) MD[~~SUP~~] suffix Modified delta overlay district [~~Specific use permit~~].
- (I) NSO suffix Neighborhood stabilization overlay district.
- (J) TC suffix Turtle Creek environmental corridor overlay district.”

SECTION 9. That Paragraph (4), “Reserved,” of Subsection (d), “Overlay Zoning Districts,” of Section 51-4.102, “Purpose of Zoning Districts,” of Division 51-4.100, “Establishment of Zoning Districts,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(4) MD Modified Delta Overlay District. The purpose of this district is to discontinue the application of the delta theory in areas of the city where there is no need to encourage redevelopment and adaptive reuse of existing structures and where continued application of this theory will create traffic congestion and public safety problems[Reserved].”

SECTION 10. That Paragraph (8), “SUP Specific Use Permit,” of Subsection (d), “Overlay Zoning Districts,” of Section 51-4.102, “Purpose of Zoning Districts,” of Division 51-4.100, “Establishment of Zoning Districts,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(8) NSO Neighborhood Stabilization Overlay District. The purpose of the neighborhood stabilization overlay district is to preserve single-family neighborhoods by imposing neighborhood-specific yard, lot, and space regulations that reflect the existing character of the neighborhood. The neighborhood stabilization overlay district does not prevent construction of new single-family structures or the renovation, remodeling, repair, or expansion of existing single-family structures, but, rather, ensures that new single-family structures are compatible with existing single-family structures[SUP Specific Use Permit. Certain uses because of their nature and existing location are not appropriate for categorizing into specific zoning districts. These uses include among others, utility installations, colleges and universities, institutions, community facilities, zoos, cemeteries, country club, and some heavy operations such as junk yards, dumps, and gravel pits. To provide for the proper handling and location of these types of uses, provision is made for amending this ordinance to grant a permit for a specific use in a specific location. All uses for which specific use permits may be granted are shown on the use chart. The procedure for approval of a specific use permit includes a public hearing and the amending ordinance may provide for certain restrictions and standards of operation. The indication that it is possible to grant a specific use permit in the use chart does not constitute a grant of privilege for the use and there is no obligation to approve a specific use permit unless the commission and city council find that the specific use is compatible with adjacent use and is consistent with the character of the neighborhood].”

SECTION 11. That Subsection (d), “Overlay Zoning Districts,” of Section 51-4.102, “Purpose of Zoning Districts,” of Division 51-4.100, “Establishment of Zoning Districts,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended by adding a Paragraph (9) to read as follows:

“(9) TC Turtle Creek Environmental Corridor Overlay District. Any zoning district appearing on the zoning map may be followed by the suffix “TC” indicating the Turtle Creek environmental corridor overlay district. The purpose of this overlay district is to protect and preserve the environmentally sensitive Turtle Creek area located along Turtle Creek

Parkway, Lee Park, and Reverchon Park from Wycliff Avenue to Maple Avenue. This overlay preserves the open space of those lands directly bordering the Turtle Creek Parkway Corridor through the authorization of decreased minimum setbacks and the transfer of development rights.”

SECTION 12. That Paragraph (1), “Single-family,” of Subsection (b), “Specific Residential Uses,” of Section 51-4.201, “Residential Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(1) Single-family.

(A) Definition: One dwelling unit located on a lot.

(B) Districts permitted: Residential districts except MH; nonresidential districts except NO, LO, MO, and industrial districts.

(C) Required off-street parking: Two spaces for each dwelling unit, except one space for each dwelling unit in R-7.5 and R-5 districts. No handicapped parking is required.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) The board of adjustment may grant a special exception to authorize an additional dwelling unit~~[the use of a structure or a portion of a structure for servants’ or caretakers’ quarters]~~ in any district when, in the opinion of the board, the additional dwelling unit will not:

(aa) be used as rental accommodations; or

(bb) adversely affect neighboring properties.

~~[structure or portion of a structure will be used by bona fide servants or caretakers and will not be rental accommodations.]~~

(ii) In granting a special exception under Subparagraph (i), the board shall require the applicant to deed restrict the subject property to prevent use of the additional dwelling unit as rental accommodations~~[Fire separations are required between each attached dwelling unit. A required fire separation may be two separate one hour fire resistive walls or a single masonry party wall having a two hour fire resistive rating. A fire wall must have no penetrations].~~

(iii) A dwelling unit must be physically separable from contiguous dwelling units in the event of removal of a dwelling unit.

(iv) Each dwelling unit must have separate utility services; however, general utility services on land owned and maintained by a homeowner's association is allowed.

(v) Each party wall must be governed by a set of deed restrictions, stipulating that if a dwelling unit is removed, the party wall stays with the remaining dwelling unit.

(vi) ~~[Only one main building may be placed on a building site under this use.~~

~~(vii)]~~ In a single-family, duplex, or townhouse district, a lot for a single-family use may be supplied by not more than one electrical utility service, and metered by not more than one electrical meter. The board of adjustment may grant a special exception to authorize more than one electrical utility service or more than one electrical meter on a lot in a single-family, duplex, or townhouse district when, in the opinion of the board, the special exception will:

(aa) not be contrary to the public interest;

(bb) not adversely affect neighboring properties; and

(cc) not be used to conduct a use not permitted in the district where the building site is located.

~~(vii)~~<sup>(viii)</sup> In addition to any other applicable regulations, industrialized housing must comply with the following additional provisions. For purposes of this subparagraph, "industrialized housing" means industrialized housing as defined by Section 1202.002 of the Texas Occupations Code, as amended.

(aa) Industrialized housing must have all local permits and licenses that are applicable to other single-family or duplex dwellings.

(bb) Industrialized housing must have a value equal to or greater than the median taxable value of each single-family dwelling located within 500 feet of the lot on which the industrialized housing is proposed to be located, as determined by the most recent certified tax appraisal roll of the appraisal district. For purposes of this subparagraph, the "value" of the industrialized housing means the taxable value of the industrialized housing and the lot after installation of the industrialized housing.

(cc) Industrialized housing must have exterior siding, roofing, roof-pitch, foundation fascia, and fenestration compatible with the single-family dwellings located within 500 feet of the lot on which the industrialized housing is proposed to be located. "Compatible" as used in this subparagraph means similar in application, color, materials, pattern, quality, shape, size, slope, and other characteristics; but does not necessarily mean identical. The burden is on the property owner or applicant to supply proof of compatibility. The property owner or applicant may appeal a decision of the building official to deny a permit due to lack of compatibility to the board of adjustment.

(dd) Industrialized housing must comply with municipal aesthetic standards; yard, lot, and space regulations; subdivision regulations; landscaping; and any other regulations applicable to single-family dwellings.

(ee) Industrialized housing must be securely fixed to a permanent foundation.

(ff) Industrialized housing may not be constructed in a historic overlay district unless the industrialized housing conforms to the preservation criteria of the historic overlay district.

(gg) Industrialized housing may not be constructed in a conservation district unless the industrialized housing conforms to the conservation district regulations.

(hh) Industrialized housing may not be constructed unless it complies with public deed restrictions for the property.

(viii) [~~Added by Ordinance No. 25977~~] Except in the agricultural district, accessory structures are subject to the following regulations:

(aa) No person shall rent an accessory structure. For purposes of this section, rent means the payment of any form of consideration for the use of the accessory structure.

(bb) No person shall use an advertisement, display, listing, or sign on or off the premises to advertise the rental of an accessory structure.

(cc) The height of an accessory structure may not exceed the height of the main building.

(dd) The floor area of any individual accessory structure on a lot, excluding floor area used for parking, may not exceed 25 percent of the floor area of the main building.

(ee) The total floor area of all accessory structures on a lot, excluding floor area used for parking, may not exceed 50 percent of the floor area of the main building.

(ff) Accessory structures must have exterior siding, roofing, roof-pitch, foundation fascia, and fenestration compatible with the main building. "Compatible" as used in this provision means similar in application, color, materials, pattern, quality, shape, size, slope, and other characteristics; but does not necessarily mean identical. The burden is on the property owner or applicant to supply proof of compatibility. This provision does not apply to accessory structures with a floor area of 200 square feet or less."

SECTION 13. That Subparagraph (D), "Required Off-street Loading," of Paragraph (3), "Multiple-family," of Subsection (b), "Specific Residential Uses," of Section 51-4.201,



“Residential Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 50,000</u>	<u>NONE</u>
<u>50,000 to 100,000</u>	<u>1</u>
<u>100,000 to 300,000</u>	<u>2</u>
<u>Each additional 200,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(D).]”

SECTION 14. That Paragraph (4), “Lodging or Boarding House,” and Paragraph (5), “Hotel and Motel,” of Subsection (b), “Specific Residential Uses,” of Section 51-4.201, “Residential Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code are amended to read as follows:

“(4) Reserved[~~Lodging or boarding house~~].

~~[(A) Definition: A structure that is rented to occupants for 30 consecutive days or more and contains more than five units with living and sleeping accommodations, but no kitchen.~~

~~(B) Districts permitted: MF-2, MF-3, MF-4, GR, LC, HC, and central area districts; specific use permit in I-1 and I-2 districts.~~

~~(C) Required off-street parking: One space for each dwelling unit or guest room.~~

~~(D) Required off-street loading: See Section 51-4.303(a)(1)(D).~~

~~(E) Additional provisions:~~

~~(i) Lodging or boarding houses are subject to the regulations in Chapter 27, Article V of this code.~~

~~(ii) The operator of a lodging or boarding house may serve meals to the occupants.~~

(iii) ~~This use is subject to the nonresidential use regulations in this chapter.]~~

(5) Reserved~~[Hotel and motel]~~.

~~[(A) Definition: A building containing six or more guest rooms, and furnishing customary hotel services such as linen, maid service, and the use and upkeep of furniture.~~

~~(B) Districts permitted: O 2, GO, SC, GR, LC, HC, central area, and industrial districts; specific use permit required if the hotel or motel has 60 or fewer guest rooms.~~

~~(C) Required off street parking: One space for each unit for units 1 to 250; 3/4 space for each unit for units 251 to 500; 1/2 space for all units over 500.~~

~~(D) Required off street loading: See Section 51-4.303(a)(1)(D).~~

~~(E) Additional provisions:~~

~~(i) This use is subject to the nonresidential use regulations in this chapter.]”~~

SECTION 15. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (4), “Electrical Energy Generating Plant,” of Section 51-4.202, “Utility and Service Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 16. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (6), “Commercial Radio or Television Transmitting Station,” of Section 51-4.202, “Utility and

Service Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 17. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (7), “Sewage Pumping Station,” of Section 51-4.202, “Utility and Service Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 18. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (8), “Sewage Treatment Plant,” of Section 51-4.202, “Utility and Service Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 19. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (11), “Water Treatment Plant,” of Section 51-4.202, “Utility and Service Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 20. That Section 51-4.202, “Utility and Service Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended by adding a new Paragraph (12) entitled, “Tower/Antenna for Cellular Communication,” to read as follows:

“(12) Tower/antenna for cellular communication.

(A) Definitions:

(i) Mounted cellular antenna means a cellular antenna that is attached to an existing structure, that complies with the requirements of Subparagraph (E)(i), and that is part of a cellular system authorized by the Federal Communications Commission. An

auxiliary building housing electronic and communication equipment is permitted as part of this use.

(ii) Monopole cellular tower means a single pole structure that supports a platform and cellular antennas, that complies with the requirements of Subparagraphs (E)(ii) and (iii), and that is part of a cellular system authorized by the Federal Communications Commission. An auxiliary building housing electronic and communication equipment is permitted as part of this use.

(iii) Other cellular communication tower/antenna means any cellular communication tower or antenna that is part of a cellular system authorized by the Federal Communications Commission, but that is not covered by the definitions contained in Subparagraphs (A)(i) and (A)(ii).

(iv) Platform means that portion of a monopole cellular tower that is located on top of the pole and that supports directional, transmitting, and receiving antennas.

(B) Districts permitted:

(i) Mounted cellular antennas: By right in A, single-family, duplex, townhouse, MF-1, MF-2, and MH districts when attached to an existing structure that is currently occupied or was last occupied by a nonresidential use.

(ii) Mounted cellular antennas: By right in MF-3, MF-4, and all nonresidential districts when attached to any existing structure.

(iii) Monopole cellular towers: By right in LC, HC, industrial, and central area districts with RAR required in LC, HC, and industrial districts. By right in O-2, LO, MO, and GO districts if the height of the tower does not exceed the maximum height for structures in that district as provided in the height regulations of Section 51-4.408, with RAR required in the same districts; otherwise by SUP only. By right in the GR district if the height of the tower does not exceed 65 feet, with RAR required; otherwise by SUP only. By right in the SC district if the height of the tower does not exceed 80 feet, with RAR required; otherwise by SUP only. By SUP only in all residential, NO, O-2, and NS districts. The impact of the tower height on an adjacent residential district must be considered in the SUP process.

(iv) Other cellular communication towers/antennas are permitted as follows: O-2, NO, LO, MO, GO, SC, GR, LC, HC, central area, and industrial districts; SUP required in residential, O-1, and NS districts; specific use permit in NO districts if this use exceeds 30 feet in height and in LO and MO districts if this use exceeds 60 feet in height.

(C) Required off-street parking: One space if the cellular communication tower/antenna has an auxiliary building housing electronic and communication equipment (“auxiliary building”) greater than 120 square feet. Physically separate auxiliary buildings will not be aggregated to determine the area of an auxiliary building for the purpose of determining required off-street parking requirements. No handicapped parking is required.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) Mounted cellular antennas may not exceed 12 feet above the structure to which they are attached. Whip antennas are excluded from this calculation.

(ii) The pole portion of a monopole cellular tower may not exceed 42 inches in diameter. Microwave dishes or similar devices up to three feet in diameter may be mounted on the pole portion of a monopole cellular tower. No more than two dishes or similar devices may be placed on a monopole cellular tower.

(iii) The platform portion of a monopole cellular tower may not have a horizontal cross sectional area greater than 196 square feet. The depth of the platform may not exceed four feet, excluding any whip antenna. Only antennas that are part of a cellular system authorized by the Federal Communications Commissions are permitted on a platform.

(iv) The owner of a monopole or other tower for cellular communication shall notify the building official when the tower is no longer operating as part of a cellular system authorized by the Federal Communications Commission. Within 12 months of the date the tower ceases to operate as part of an authorized cellular system, the tower must either be removed from the site, or a certificate of occupancy must be obtained to allow another permitted use of the tower. If within 12 months the owner fails to remove the tower or obtain proper authorization for use of the tower, the building official shall revoke the certificate of occupancy for the tower and notify the city attorney to pursue enforcement remedies.”

SECTION 21. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (1), “Airport or Landing Field,” of Section 51-4.203, “Transportation Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 22. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (2), “STOL (Short Takeoff or Landing) Port,” of Section 51-4.203, “Transportation Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 23. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (3), “Passenger Bus Station and Terminal,” of Section 51-4.203, “Transportation Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 24. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (5), “Helicopter Base,” of Section 51-4.203, “Transportation Uses,” of Division 51-4.200, “Use

Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 25. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (6), “Heliport,” of Section 51-4.203, “Transportation Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 26. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (7), “Helistop,” of Section 51-4.203, “Transportation Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>



<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]

SECTION 27. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (8), “Motor Freight Hauling and Storage,” of Section 51-4.203, “Transportation Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]

SECTION 28. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (9), “Railroad Freight Terminal,” of Section 51-4.203, “Transportation Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]

SECTION 29. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (10), “Railroad Passenger Station,” of Section 51-4.203, “Transportation Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 30. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (11), “Railroad Team Track,” of Section 51-4.203, “Transportation Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 31. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (12), “Railroad Yard, Roundhouse, or Shops,” of Section 51-4.203, “Transportation Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51,

“Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 32. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (1), “Post Office,” of Section 51-4.204, “Community Service Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 33. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (2), “Community, Welfare, or Health Center,” of Section 51-4.204, “Community Service Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000</u>	
<u>or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

SECTION 34. That Subparagraph (A), “Definition,” of Paragraph (3), “Foster Home,” of Section 51-4.204, “Community Service Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(A) Definition: A facility licensed by the state as a foster home that provides room, board, ordinary care, and supervision to five or more individuals under 18 years of age, who are not related by blood, marriage, or adoption to the owner or operator of the facility.”

SECTION 35. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (3), “Foster Home,” of Section 51-4.204, “Community Service Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 50,000</u>	<u>NONE</u>
<u>50,000 to 100,000</u>	<u>1</u>
<u>100,000 to 300,000</u>	<u>2</u>
<u>Each additional 200,000</u>	
<u>or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(D).]

SECTION 36. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (4), “Child-care Facility,” of Section 51-4.204, “Community Service Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 50,000</u>	<u>NONE</u>
<u>50,000 to 100,000</u>	<u>1</u>
<u>100,000 to 300,000</u>	<u>2</u>
<u>Each additional 200,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(D).]”

SECTION 37. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (5), “Halfway House,” of Section 51-4.204, “Community Service Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 38. That Section 51-4.204, “Community Service Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended by adding a new Paragraph (6) entitled, “Adult Day Care Facility,” to read as follows:

“(6) Adult day care facility[Reserved].

(A) Definition: A facility that provides care or supervision for five or more persons 18 years of age or older who are not related by blood, marriage, or adoption to the owner or operator of the facility, whether or not the facility is operated for profit or charges for the services it offers.

(B) Districts permitted: By right in commercial and central area districts; specific use permit required in residential, office, and industrial districts; limited use in NO, LO, MO, and GO districts (specific use permit not required).

(C) Required off-street parking: One space per 500 square feet of floor area.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

(E) Additional provisions:

(i) The limited use regulations in this chapter are modified for this use to allow an outdoor recreation area and separate access from the main building to the recreation area.

(ii) This use must comply with statutory licensing requirements.

(iii) The persons being cared for or supervised under this use may not use the facility as a residence.”

SECTION 39. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (1), “Hospital,” of Section 51-4.205, “Medical Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 40. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (5), “Medical Clinic or Ambulatory Surgical Center,” of Section 51-4.205, “Medical Uses,” of

Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 41. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (6), “Medical or Scientific Laboratory,” of Section 51-4.205, “Medical Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 42. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (7), “Optical Shop,” of Section 51-4.205, “Medical Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

**SQUARE FEET OF  
FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED  
SPACES OR BERTHS**

**0 to 10,000**  
**10,000 to 60,000**  
**Each additional 60,000**  
**or fraction thereof**

**NONE**  
**1**  
**1 additional**

[See Section 51-4.303(a)(1)(B).]

SECTION 43. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (8), “Medical Appliance Fitting and Sales,” of Section 51-4.205, “Medical Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

**SQUARE FEET OF  
FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED  
SPACES OR BERTHS**

**0 to 10,000**  
**10,000 to 60,000**  
**Each additional 60,000**  
**or fraction thereof**

**NONE**  
**1**  
**1 additional**

[See Section 51-4.303(a)(1)(B).]

SECTION 44. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (9), “Ambulance Service,” of Section 51-4.205, “Medical Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

**SQUARE FEET OF  
FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED  
SPACES OR BERTHS**

**0 to 10,000**  
**10,000 to 60,000**  
**Each additional 60,000**  
**or fraction thereof**

**NONE**  
**1**  
**1 additional**

[See Section 51-4.303(a)(1)(B).]



SECTION 45. That Paragraph (1), “Church,” of Section 51-4.206, “Religious Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(1) Church.

(A) Definition: A facility principally used for people to gather together for public worship, religious training, or other religious activities. This use does not include home study meetings or other religious activities conducted in a privately occupied residence.

(B) Districts permitted: Residential and nonresidential districts.

(C) Required off-street parking:

(i) Number of spaces required. One space for each four fixed seats in the sanctuary or auditorium. If fixed benches or pews are provided, each 18 inches of length of the fixed bench or pew constitutes one fixed seat for purposes of this paragraph. If portions of seating areas in the sanctuary or auditorium are not equipped with fixed seats, benches, or pews, the parking requirement for those portions is one space for each 28 square feet of floor area.

(ii) Definitions. For purposes of this subsection, “remote parking” means required off-street parking provided on a lot not occupied by the main use. “Shared parking” means the use of the same off-street parking stall to satisfy the off-street parking requirements for two or more uses.

(iii) Reconciliation with Section 51-4.301. Except as otherwise expressly provided in this subsection, the off-street parking regulations in Section 51-4.301 apply to this use. In the event of a conflict between this subsection and Section 51-4.301, this subsection controls.

(iv) Remote and shared parking. A church may use remote and/or shared parking to satisfy up to 50 percent of its off-street parking requirements, provided that the remote and/or shared parking is on a lot that is:

(aa) dedicated to parking use by an instrument filed with the building official and approved by the city attorney’s office;

(bb) located in a nonresidential or parking district, as these districts are defined both in this chapter and in Chapter 51A; and

(cc) located within 600 feet (including streets and alleys) of the lot occupied by the church. The distance measured is the shortest distance between the lots.

(v) Distance extension with shuttle service. A remote parking lot for a church may be located up to one and one-half miles (including streets and alleys) from the lot occupied by the church if a shuttle service is provided to transport persons between the church and the remote parking lot. The shuttle service must be approved by the director of public works and transportation.

(vi) Remote parking agreement. An agreement authorizing a church to use remote parking may be based on a lease of the remote parking spaces if:

(aa) the lease is for a minimum term of three years; and

(bb) the agreement provides that both the owner of the lot occupied by the church and the owner of the remote lot shall notify the city of Dallas in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) A church may permit passengers of mass transportation and car pools to park on the church parking lot.

(ii) The following structures, when located on top of a church building, are excluded from the height measurement of the church building:

(aa) Belfries.

(bb) Bell towers.

(cc) Campaniles.

(dd) Carillons.

(ee) Crosses.

(ff) Cupolas.

(gg) Spires.

(hh) Steeples.”

SECTION 46. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (3), “Convent or Monastery,” of Section 51-4.206, “Religious Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 50,000</u>	<u>NONE</u>
<u>50,000 to 100,000</u>	<u>1</u>
<u>100,000 to 300,000</u>	<u>2</u>
<u>Each additional 200,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(D).]”

SECTION 47. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (4), “Cemetery or Mausoleum,” of Section 51-4.206, “Religious Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 50,000</u>	<u>NONE</u>
<u>50,000 to 100,000</u>	<u>1</u>
<u>100,000 to 300,000</u>	<u>2</u>
<u>Each additional 200,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(D).]”

SECTION 48. That Paragraph (5), “Establishment of a Religious, Charitable, or Philanthropic Nature,” of Section 51-4.206, “Religious Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(5) Reserved[~~Establishment of a religious, charitable, or philanthropic nature~~].

~~[(A) Definition: A facility sponsored or operated by an organization established for religious or philanthropic purposes, including, but not limited to residences for the indigent or handicapped and training and educational facilities.~~

~~[(B) Districts permitted: SC, GR, LC, HC, central area, and industrial districts; specific use permit required in single family, duplex, TH, multiple family, agricultural, office, and NS districts.~~

~~(C) — Required off street parking: The ratio of the use that the building official determines is the most equivalent to the proposed use in terms of function. If a specific use permit is required, the off street parking regulations may be established in the ordinances granting the permit. In such cases the city council shall consider the degree to which allowing the use would create traffic hazards or congestion given the capacity of nearby streets, the trip generation characteristics of the use, the availability of public transit and the likelihood of its use, and the feasibility of traffic mitigation measures.~~

~~(D) — Required off street loading: See Section 51-4.303(a)(1)(D) or the ratio of an equivalent use whichever is greater.]~~

SECTION 49. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (1), “Public or Private School,” of Section 51-4.207, “Educational Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 50. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (3), “Business School,” of Section 51-4.207, “Educational Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 51. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (4), “Technical School,” of Section 51-4.207, “Educational Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]

SECTION 52. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (5), “College, University, or Seminary,” of Section 51-4.207, “Educational Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]

SECTION 53. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (6), “College Fraternity or Sorority House,” of Section 51-4.207, “Educational Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas

Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 50,000</u>	<u>NONE</u>
<u>50,000 to 100,000</u>	<u>1</u>
<u>100,000 to 300,000</u>	<u>2</u>
<u>Each additional 200,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(D).]”

SECTION 54. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (7), “College Dormitory,” of Section 51-4.207, “Educational Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 50,000</u>	<u>NONE</u>
<u>50,000 to 100,000</u>	<u>1</u>
<u>100,000 to 300,000</u>	<u>2</u>
<u>Each additional 200,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(D).]”

SECTION 55. That Paragraph (8), “Library, Art Gallery, or Museum,” of Section 51-4.207, “Educational Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(8) Library, art gallery, or museum.

(A) Definition: An establishment for the loan or display of books or objects of art, ~~or~~ science, or history.

(B) Districts permitted: Multiple-family, O-1, O-2, LO, MO, GO, commercial, central area, and industrial districts; specific use permit required in single-family, duplex, TH, NO, and agricultural districts.

(C) Required off-street parking:

~~[(i)] One space for each 500 square feet of floor area [for a library or art gallery;~~

~~(ii) One space for each 100 square feet of floor area for a museum].~~

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

(E) Additional provisions:

(i) This use applies only to a library, art gallery, or museum that is sponsored by a public or quasi-public agency and open and available to the general public.”

SECTION 56. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (2), “Game Court Center,” of Section 51-4.208, “Recreation and Entertainment Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 57. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (3), “Private Recreation Club or Area,” of Section 51-4.208, “Recreation and Entertainment Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

SECTION 58. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (4), “Public Golf Course,” of Section 51-4.208, “Recreation and Entertainment Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

SECTION 59. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (5), “Country Club with Private Membership,” of Section 51-4.208, “Recreation and Entertainment Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter



51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

(i) If the country club has a restaurant:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 5,000</u>	<u>NONE</u>
<u>5,000 to 25,000</u>	<u>1</u>
<u>25,000 to 50,000</u>	<u>2</u>
<u>Each additional 50,000 or fraction thereof</u>	<u>1 additional</u>

(ii) If no restaurant: None~~[-, except see Section 51-4.303(a)(1)(E) if the country club has a restaurant].~~”

SECTION 60. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (6), “Inside Commercial Amusement,” of Section 51-4.208, “Recreation and Entertainment Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 5,000</u>	<u>NONE</u>
<u>5,000 to 25,000</u>	<u>1</u>
<u>25,000 to 50,000</u>	<u>2</u>
<u>Each additional 50,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(E).]”

SECTION 61. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (7), “Outside Commercial Amusement,” of Section 51-4.208, “Recreation and Entertainment Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51,

“Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 62. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (8), “Theatre,” of Section 51-4.208, “Recreation and Entertainment Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 63. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (10), “Rodeo,” of Section 51-4.208, “Recreation and Entertainment Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

**SQUARE FEET OF  
FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED  
SPACES OR BERTHS**

**0 to 10,000**  
**10,000 to 50,000**  
**50,000 to 100,000**  
**Each additional 100,000**  
**or fraction thereof**

**NONE**  
**1**  
**2**  
**1 additional**

[See Section 51-4.303(a)(1)(C):.]”

SECTION 64. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (13), “Wax Museum,” of Section 51-4.208, “Recreation and Entertainment Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

**SQUARE FEET OF  
FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED  
SPACES OR BERTHS**

**0 to 10,000**  
**10,000 to 50,000**  
**50,000 to 100,000**  
**Each additional 100,000**  
**or fraction thereof**

**NONE**  
**1**  
**2**  
**1 additional**

[See Section 51-4.303(a)(1)(C):.]”

SECTION 65. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (1), “Alcoholic Beverage Establishments,” of Section 51-4.209, “Bar and Restaurant Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

**SQUARE FEET OF  
FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED  
SPACES OR BERTHS**

**0 to 5,000**  
**5,000 to 25,000**  
**25,000 to 50,000**

**NONE**  
**1**  
**2**

**Each additional 50,000  
or fraction thereof**

**1 additional**

[See Section 51-4.303(a)(1)(E).]

SECTION 66. That Paragraph (2), “Drive-in Restaurant,” of Section 51-4.209, “Bar and Restaurant Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(2) Drive-in restaurant.

(A) Definition:

(i) An establishment principally for the sale and consumption of food where food service is provided to customers in motor vehicles for consumption on the premises.

(ii) An establishment principally for the sale and consumption of food which has direct window service allowing customers in motor vehicles to pick up food for off-premise consumption. [~~An establishment offering food services to customers in automobiles for consumption on the premises.~~]

(B) Districts permitted: LC, HC, central area, and industrial districts.

(C) Required off-street parking: One space for each 50 square feet of floor area; a minimum of 12 spaces is required. See additional provisions [Subparagraph (E)] for off-street stacking requirements. See Section 51-4.304 for more information regarding off-street stacking spaces generally.

(D) Required off-street loading:

**SQUARE FEET OF  
FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED  
SPACES OR BERTHS**

**0 to 5,000**

**NONE**

**5,000 to 25,000**

**1**

**25,000 to 50,000**

**2**

**Each additional 50,000**

**or fraction thereof**

**1 additional**

[See Section 51-4.303(a)(1)(E).]

(E) Additional provisions:

(i) The total number of stacking spaces required for this use is as follows:

**NO. OF DRIVE-THROUGH  
WINDOWS**

**TOTAL NUMBER OF  
STACKING SPACES REQUIRED**

1  
2  
**Each additional drive-  
through window**

6  
4  
**4 additional**

(ii) A remote order station, if any, must be set back at least 27 feet from all streets that allow direct access to the station.

SECTION 67. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (3), “Restaurant without Drive-in Service,” of Section 51-4.209, “Bar and Restaurant Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

**SQUARE FEET OF  
FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED  
SPACES OR BERTHS**

0 to 5,000  
5,000 to 25,000  
25,000 to 50,000  
**Each additional 50,000  
or fraction thereof**

NONE  
1  
2  
**1 additional**

[See Section 51-4.303(a)(1)(E).]”

SECTION 68. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (5), “Private Club,” of Section 51-4.209, “Bar and Restaurant Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

**SQUARE FEET OF  
FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED  
SPACES OR BERTHS**

0 to 5,000  
5,000 to 25,000  
25,000 to 50,000  
**Each additional 50,000**

NONE  
1  
2

or fraction thereof 1 additional

[See Section 51-4.303(a)(1)(E).]”

SECTION 69. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (6), “Catering Service,” of Section 51-4.209, “Bar and Restaurant Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 5,000</u>	<u>NONE</u>
<u>5,000 to 25,000</u>	<u>1</u>
<u>25,000 to 50,000</u>	<u>2</u>
<u>Each additional 50,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(E).]”

SECTION 70. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (1), “Office,” of Section 51-4.210, “Professional, Personal Service, and Custom Crafts Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 50,000</u>	<u>NONE</u>
<u>50,000 to 150,000</u>	<u>1</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(A).]”

SECTION 71. That Paragraph (3), “Bank or Savings and Loan Office,” of Section 51-4.210, “Professional, Personal Service, and Custom Crafts Uses,” of Division 51-4.200, “Use

Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(3) Bank or savings and loan office, with or without drive-in window.

(A) Definition: A facility for the extension of credit and the custody, loan, or exchange of money.

(B) Districts permitted: Office, commercial, central area, and industrial districts; when the bank or savings and loan has one or more drive-in windows, then:

- (i) it is not permitted in NO districts; and
- (ii) a specific use permit is required in O-1, LO, and NS districts.

(C) Required off-street parking: One space for each 333 square feet of floor area. See additional provisions [Subparagraph (E)] for off-street stacking requirements.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 50,000</u>	<u>NONE</u>
<u>50,000 to 150,000</u>	<u>1</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(A).]

(E) Additional provisions:

(i) Stacking spaces. The following off-street stacking requirements apply to this use (See Section 51-4.304 for more information regarding off-street stacking spaces generally):

(aa) The total number of stacking spaces required for teller windows or stations is as follows:

<u>NO. OF TELLER WINDOWS OR STATIONS</u>	<u>TOTAL NUMBER OF STACKING SPACES REQUIRED</u>
<u>1</u>	<u>5</u>
<u>2</u>	<u>10</u>
<u>3</u>	<u>15</u>
<u>4</u>	<u>18</u>
<u>Each additional teller window or station</u>	<u>3 additional</u>

(bb) For purposes of Subparagraph (aa), the term “teller window or station” means a location where customers in motor vehicles transact business with an employee of the financial institution by deal drawer or through the use of a pneumatic tube system or equivalent.

(cc) Each unmanned transaction station must have a minimum of two stacking spaces. For purposes of this subparagraph, the term “unmanned transaction station” means a location where customers in motor vehicles transact business with a machine.”

SECTION 72. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (4), “Trade Center,” of Section 51-4.210, “Professional, Personal Service, and Custom Crafts Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 73. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (5), “Barber and Beauty Shop,” of Section 51-4.210, “Professional, Personal Service, and Custom Crafts Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000</u>	



[See Section 51-4.303(a)(1)(B).]” **or fraction thereof** **1 additional**

SECTION 74. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (6), “Mortuary or Funeral Home,” of Section 51-4.210, “Professional, Personal Service, and Custom Crafts Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<b><u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u></b>	<b><u>TOTAL REQUIRED SPACES OR BERTHS</u></b>
<b><u>0 to 10,000</u></b>	<b><u>NONE</u></b>
<b><u>10,000 to 50,000</u></b>	<b><u>1</u></b>
<b><u>50,000 to 100,000</u></b>	<b><u>2</u></b>
<b><u>Each additional 100,000 or fraction thereof</u></b>	<b><u>1 additional</u></b>

[See Section 51-4.303(a)(1)(C).]”

SECTION 75. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (7), “Health Studio,” of Section 51-4.210, “Professional, Personal Service, and Custom Crafts Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<b><u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u></b>	<b><u>TOTAL REQUIRED SPACES OR BERTHS</u></b>
<b><u>0 to 10,000</u></b>	<b><u>NONE</u></b>
<b><u>10,000 to 60,000</u></b>	<b><u>1</u></b>
<b><u>Each additional 60,000 or fraction thereof</u></b>	<b><u>1 additional</u></b>

[See Section 51-4.303(a)(1)(B).]”

SECTION 76. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (8), “Custom Cleaning Shop,” of Section 51-4.210, “Professional, Personal Service, and Custom

Crafts Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

SECTION 77. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (9), “Commercial Cleaning Shop,” of Section 51-4.210, “Professional, Personal Service, and Custom Crafts Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

SECTION 78. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (10), “Self-service Laundry or Dry Cleaning,” of Section 51-4.210, “Professional, Personal Service, and Custom Crafts Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

**SQUARE FEET OF  
FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED  
SPACES OR BERTHS**

**0 to 10,000**  
**10,000 to 60,000**  
**Each additional 60,000**  
**or fraction thereof**

**NONE**  
**1**  
**1 additional**

[See Section 51-4.303(a)(1)(B).]

SECTION 79. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (11), “Commercial Laundry or Dry Cleaning,” of Section 51-4.210, “Professional, Personal Service, and Custom Crafts Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

**SQUARE FEET OF  
FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED  
SPACES OR BERTHS**

**0 to 10,000**  
**10,000 to 60,000**  
**Each additional 60,000**  
**or fraction thereof**

**NONE**  
**1**  
**1 additional**

[See Section 51-4.303(a)(1)(B).]

SECTION 80. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (12), “Laundry or Cleaning Pickup and Receiving Station,” of Section 51-4.210, “Professional, Personal Service, and Custom Crafts Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

**SQUARE FEET OF  
FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED  
SPACES OR BERTHS**

**0 to 10,000**  
**10,000 to 60,000**  
**Each additional 60,000**  
**or fraction thereof**

**NONE**  
**1**  
**1 additional**

[See Section 51-4.303(a)(1)(B).]

SECTION 81. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (13), “Key Shop,” of Section 51-4.210, “Professional, Personal Service, and Custom Crafts Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

SECTION 82. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (14), “Shoe Repair,” of Section 51-4.210, “Professional, Personal Service, and Custom Crafts Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

SECTION 83. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (15), “Tailor, Custom Sewing, and Millinery,” of Section 51-4.210, “Professional, Personal Service, and Custom Crafts Uses,” of Division 51-4.200, “Use Regulations,” of Article IV,

“Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

SECTION 84. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (16), “Taxidermist,” of Section 51-4.210, “Professional, Personal Service, and Custom Crafts Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

SECTION 85. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (17), “Travel Bureau,” of Section 51-4.210, “Professional, Personal Service, and Custom Crafts Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

SECTION 86. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (18), “Broadcasting or Recording Studio,” of Section 51-4.210, “Professional, Personal Service, and Custom Crafts Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 87. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (19), “Instructional Arts Studio,” of Section 51-4.210, “Professional, Personal Service, and Custom Crafts Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

SECTION 88. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (20), “Handcrafted Art Work Studio,” of Section 51-4.210, “Professional, Personal Service, and Custom Crafts Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

SECTION 89. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (21), “Handcrafted Bookbinding,” of Section 51-4.210, “Professional, Personal Service, and Custom Crafts Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

SECTION 90. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (22), “Photography Studio,” of Section 51-4.210, “Professional, Personal Service, and Custom Crafts Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of

Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

SECTION 91. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (23), “Safe Deposit Boxes,” of Section 51-4.210, “Professional, Personal Service, and Custom Crafts Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

SECTION 92. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (24), “Commercial Wedding Chapel,” of Section 51-4.210, “Professional, Personal Service, and Custom Crafts Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
---	--



<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

SECTION 93. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (1), “Retail Stores Other Than Listed,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

SECTION 94. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (2), “Antique Shop,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

SECTION 95. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (3), “Retail Food Store,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use

Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

SECTION 96. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (4), “Bakery or Confectionery Shop,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

SECTION 97. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (5), “Book and Stationery Store,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000</u>	

or fraction thereof 1 additional

[See Section 51-4.303(a)(1)(B).]

SECTION 98. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (6), “Camera Shop,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

SECTION 99. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (7), “Cigar, Tobacco, and Candy Store,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

SECTION 100. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (8), “Clothing Store,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

SECTION 101. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (9), “Drug Store,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

SECTION 102. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (10), “Liquor Store,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

SECTION 103. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (11), “Florist Store,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

SECTION 104. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (12), “Feed Store,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

SECTION 105. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (13), “Pet Shop,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000</u> <u>or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

SECTION 106. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (14), “Furniture Store,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF</u> <u>FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED</u> <u>SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000</u> <u>or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

SECTION 107. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (15), “Second Hand Store,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF</u> <u>FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED</u> <u>SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000</u> <u>or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

SECTION 108. That Paragraph (16), “Pawn Shop,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51,

“Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(16) Pawn shop.

(A) Definition: A facility for loaning money on the security of personal property and the sale of unclaimed property.

(B) Districts permitted: [~~Specific use permit required in~~] SC, GR, LC, HC, [~~central area,~~] I-2, and I-3 districts.

(C) Required off-street parking: One space for each 200 square feet of floor area.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

(E) Additional provisions:

(i) No outside display or open storage is permitted under this use unless the use is in a district where open storage is permitted as a main use.

(ii) A pawnshop legally operating as a permitted use or a nonconforming use on March 1, 1989, is entitled to relocate to another site in the same zoning district or classification in which it is located on March 1, 1989, provided the relocation is completed before the first anniversary of the date that the pawnshop ceased doing business at the previous location.”

SECTION 109. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (17), “Hardware or Sporting Goods Store,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

**SQUARE FEET OF  
FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED  
SPACES OR BERTHS**

**0 to 10,000**  
**10,000 to 60,000**  
**Each additional 60,000**  
**or fraction thereof**

**NONE**  
**1**  
**1 additional**

[See Section 51-4.303(a)(1)(B).]

SECTION 110. That Subparagraph (D), “Required Off-street Loading,” and Subparagraph (E), “Additional Provisions,” of Paragraph (18), “Home Improvement Center,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

**SQUARE FEET OF  
FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED  
SPACES OR BERTHS**

**0 to 10,000**  
**10,000 to 60,000**  
**Each additional 60,000**  
**or fraction thereof**

**NONE**  
**1**  
**1 additional**

[See Section 51-4.303(a)(1)(B).]

(E) Additional provisions:

(i) See Section 51-4.605 for design standards applicable to uses of 100,000 square feet or more.

(ii) In all districts where this use is permitted, accessory outside sales, display of merchandise, or storage may occupy up to 25 percent of the lot.”

SECTION 111. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (19), “Hobby and Art Supplies Store,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:



**SQUARE FEET OF  
FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED  
SPACES OR BERTHS**

**0 to 10,000**  
**10,000 to 60,000**  
**Each additional 60,000**  
**or fraction thereof**

**NONE**  
**1**  
**1 additional**

[See Section 51-4.303(a)(1)(B).]

SECTION 112. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (20), “Paint and Wallpaper Store,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

**SQUARE FEET OF  
FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED  
SPACES OR BERTHS**

**0 to 10,000**  
**10,000 to 60,000**  
**Each additional 60,000**  
**or fraction thereof**

**NONE**  
**1**  
**1 additional**

[See Section 51-4.303(a)(1)(B).]

SECTION 113. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (21), “Swimming Pool Sales and Supply,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

**SQUARE FEET OF  
FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED  
SPACES OR BERTHS**

**0 to 10,000**  
**10,000 to 60,000**  
**Each additional 60,000**  
**or fraction thereof**

**NONE**  
**1**  
**1 additional**

[See Section 51-4.303(a)(1)(B).]

SECTION 114. That Paragraph (22), “Outside Sales,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(22) Outside sales.

(A) Definition: A site for the outside retail sale of general merchandise or food.

(B) Districts permitted: Central area districts; specific use permit required in industrial districts.

(C) Required off-street parking: One space for each 200 square feet of sales area.

(D) Required off-street loading:

<u>SQUARE FEET OF SALES[FLOOR] AREA</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<b>0 to 60,000</b>	<b>1</b>
<b>Each additional 60,000 or fraction thereof</b>	<b>1 additional</b>

(E) Additional provisions:

(i) Except as otherwise provided in this article, outside sales is considered to be a separate main use if it occupies more than five percent of the lot. Outside sales on less than five percent of the lot may qualify as an accessory use if it is customarily incidental to a main use. See Section 51-4.217.”

SECTION 115. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (1), “Automobile or Motorcycle Display, Sales, and Service (Inside Display),” of Section 51-4.212, “Motor Vehicle Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF</u>	<u>TOTAL REQUIRED</u>
-----------------------	-----------------------

**FLOOR AREA IN STRUCTURE**

**SPACES OR BERTHS**

**0 to 10,000**  
**10,000 to 50,000**  
**50,000 to 100,000**  
**Each additional 100,000**  
**or fraction thereof**

**NONE**  
**1**  
**2**  
**1 additional**

[See Section 51-4.303(a)(1)(C).]

SECTION 116. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (2), “Automobile or Motorcycle Display, Sales, and Service (Outside Display),” of Section 51-4.212, “Motor Vehicle Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

**SQUARE FEET OF FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED SPACES OR BERTHS**

**0 to 50,000**  
**50,000 to 100,000**  
**100,000 to 300,000**  
**Each additional 200,000**  
**or fraction thereof**

**NONE**  
**1**  
**2**  
**1 additional**

[See Section 51-4.303(a)(1)(D).]

SECTION 117. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (3), “Auto Auction,” of Section 51-4.212, “Motor Vehicle Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

**SQUARE FEET OF FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED SPACES OR BERTHS**

**0 to 10,000**  
**10,000 to 50,000**  
**50,000 to 100,000**  
**Each additional 100,000**

**NONE**  
**1**  
**2**

or fraction thereof 1 additional

[See Section 51-4.303(a)(1)(C).]

SECTION 118. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (4), “Auto Glass, Muffler, or Seat Cover Shop,” of Section 51-4.212, “Motor Vehicle Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

SECTION 119. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (5), “Auto Parts Sales (Inside Only),” of Section 51-4.212, “Motor Vehicle Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

SECTION 120. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (6), “Auto Parts Sales (Outside Display),” of Section 51-4.212, “Motor Vehicle Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51,

“Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

SECTION 121. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (7), “Auto Repair Garage (Inside),” of Section 51-4.212, “Motor Vehicle Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

SECTION 122. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (8), “Auto Repair Garage (Outside),” of Section 51-4.212, “Motor Vehicle Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

SECTION 123. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (9), “Auto Painting or Body Rebuilding Shop (Inside),” of Section 51-4.212, “Motor Vehicle Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

SECTION 124. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (10), “Auto Painting or Body Rebuilding Shop (Outside),” of Section 51-4.212, “Motor Vehicle Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

SECTION 125. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (11), “Car Wash,” of Section 51-4.212, “Motor Vehicle Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

SECTION 126. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (12), “Steam Cleaning of Vehicles and Machinery,” of Section 51-4.212, “Motor Vehicle Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

SECTION 127. That Subparagraph (D), “Required Off-street Loading,” and Subparagraph (F), “Additional Provisions,” of Paragraph (13), “Service Station,” of Section 51-4.212, “Motor Vehicle Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV,

“Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code are amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

“(F) Additional provisions:

(i) A gasoline service station pump island or station canopies may be located 18 feet or more from a property line.

(ii) The rental of trailers that can be pulled by passenger automobiles is permitted as an accessory use.

(iii) A gasoline pump island must be constructed in a manner that allows vehicular access adjacent to the gasoline pump island without interference with or obstruction to off-street parking. Determination of the proper placement of gasoline pump islands must be based on the dimensions in the City of Dallas manual, “Layout and Design Standards for Parking Lots,” which is expressly adopted as part of this subsection. A person shall obtain approval from the director of development services[~~public works~~] for the placement of a gasoline pump island before the building official may issue a building permit for the construction.”

SECTION 128. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (14), “Engine or Motor Repair Shop,” of Section 51-4.212, “Motor Vehicle Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000</u>	



or fraction thereof 1 additional

[See Section 51-4.303(a)(1)(B).]

SECTION 129. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (1), “Appliance Fix-It Shop,” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

SECTION 130. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (2), “Custom Furniture Construction, Repair, or Upholstery Shop,” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

SECTION 131. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (3), “Building Repair and Maintenance Shop,” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51,

“Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

SECTION 132. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (4), “Plumbing, Electrical, Air Conditioning, and Heating Shops,” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

SECTION 133. That Subparagraph (D), “Required Off-street Loading,” and Subparagraph (E), “Additional Provisions,” of Paragraph (5), “Lumber, Brick, or Building Materials Sales Yard,” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code are amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
---	--

<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]

(E) Additional provisions:

(i) No open storage is permitted under this use unless the use is in a district where open storage is permitted as a main use.

(ii) In all districts where this use is permitted, accessory outside sales and display of merchandise may occupy up to 100 percent of the lot.

SECTION 134. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (6), “Machinery Sales and Services,” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 135. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (7), “Machine or Welding Shop,” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

**SQUARE FEET OF  
FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED  
SPACES OR BERTHS**

**0 to 10,000**  
**10,000 to 50,000**  
**50,000 to 100,000**  
**Each additional 100,000**  
**or fraction thereof**

**NONE**  
**1**  
**2**  
**1 additional**

[See Section 51-4.303(a)(1)(C).:]”

SECTION 136. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (8), “Tool and Equipment Rental (Inside Display Only),” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

**SQUARE FEET OF  
FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED  
SPACES OR BERTHS**

**0 to 10,000**  
**10,000 to 60,000**  
**Each additional 60,000**  
**or fraction thereof**

**NONE**  
**1**  
**1 additional**

[See Section 51-4.303(a)(1)(B).:]”

SECTION 137. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (9), “Tool and Equipment Rental (With Outside Display),” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

**SQUARE FEET OF  
FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED  
SPACES OR BERTHS**

**0 to 10,000**  
**10,000 to 60,000**  
**Each additional 60,000**  
**or fraction thereof**

**NONE**  
**1**  
**1 additional**

[See Section 51-4.303(a)(1)(B).]

SECTION 138. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (10), “Petroleum Products Storage and Wholesale,” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]

SECTION 139. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (11), “Monument Sales Yard,” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]

SECTION 140. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (12), “Mining,” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use

Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 141. That Subparagraph (D), “Required Off-street Loading,” and Subparagraph (E), “Additional Provisions,” of Paragraph (13), “Sand, Gravel, or Earth Sales and Storage,” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code are amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]

(E) Additional provisions:

(i) No mining is permitted under this use.

(ii) In all districts where this use is permitted, accessory outside sales, display of merchandise, or storage may occupy up to 100 percent of the lot.”

SECTION 142. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (14), “Job Printing, Lithographer, Printing, or Blueprinting Plant,” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning

Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 143. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (15), “Duplication Shop,” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]”

SECTION 144. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (16), “Custom Print Shop,” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>

**Each additional 60,000  
or fraction thereof** **1 additional**

[See Section 51-4.303(a)(1)(B).]

SECTION 145. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (17), “Gummed Label Printing,” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<b><u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u></b>	<b><u>TOTAL REQUIRED SPACES OR BERTHS</u></b>
<b><u>0 to 10,000</u></b>	<b><u>NONE</u></b>
<b><u>10,000 to 60,000</u></b>	<b><u>1</u></b>
<b><u>Each additional 60,000 or fraction thereof</u></b>	<b><u>1 additional</u></b>

[See Section 51-4.303(a)(1)(B).]

SECTION 146. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (18), “Venetian Blind or Window Shade Repair, Assembly, and Sales,” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<b><u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u></b>	<b><u>TOTAL REQUIRED SPACES OR BERTHS</u></b>
<b><u>0 to 10,000</u></b>	<b><u>NONE</u></b>
<b><u>10,000 to 60,000</u></b>	<b><u>1</u></b>
<b><u>Each additional 60,000 or fraction thereof</u></b>	<b><u>1 additional</u></b>

[See Section 51-4.303(a)(1)(B).]

SECTION 147. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (19), “Gas Drilling and Production,” of Section 51-4.213, “Commercial Uses,” of Division 51-



4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 148. That Subparagraph (E)(ix) of Paragraph (19), “Gas Drilling and Production,” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(ix) Gates must be installed on all fences and must remain locked unless gas drilling personnel are present. Access to the operation site must comply with [~~Chapter 5 of~~] the Dallas Fire Code. The operation site plan must be reviewed and approved by the fire marshal before an SUP can be granted.”

SECTION 149. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (20), “Computer Service Center,” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

SECTION 150. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (21), “Custom Commercial Engraving,” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

SECTION 151. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (22), “Garden Shop, Plant Sales, or Greenhouse,” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]

SECTION 152. That Paragraph (22), “Garden Shop, Plant Sales, or Greenhouse,” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV,

“Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to add a Subparagraph (E) to read as follows:

“(E) Additional provisions:

(i) In all districts where this use is permitted, accessory outside sales, display of merchandise, or storage may occupy up to 100 percent of the lot.”

SECTION 153. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (23), “Diamond and Precious Stone Sales (Wholesale Only),” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

SECTION 154. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (24), “Design or Decorative Center,” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]

SECTION 155. That Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10942, as amended,” of the Dallas City Code is amended by adding a Paragraph (27) to read as follows:

“(27) Labor hall.

(A) Definitions: In this paragraph:

(i) LABOR HALL means any profit or non-profit public or private entity, whether a corporation, partnership, natural person, or any other legal entity, whose business involves securing temporary unskilled or agricultural employment for a client through the use of a hiring hall or facility where unskilled workers gather to await employment.

(ii) UNSKILLED WORKER means an individual who performs labor involving physical toil that does not require persons engaged in a particular occupation, craft, or trade, or practical or familiar knowledge of the principles or processes of an art, science, craft, or trade.

(B) Districts permitted: By right in the industrial districts when located at least:

- (i) 1000 feet from all conforming residential uses; and
- (ii) 500 feet from all “public or private school” uses.

Otherwise, by SUP in industrial districts. By SUP only in the LC and HC districts.

(C) Required off-street parking: One space per 500 square feet of floor area.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 50,000	NONE
50,000 to 150,000	1
Each additional 100,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) This use must have a lobby or waiting room with a floor area of not less than the greater of 500 square feet or 50 percent of the total floor area of the premises.

(ii) Food may be prepared and served as an accessory use.

(iii) No SUP for a labor hall may be granted for more than a two-year time period. An SUP for a labor hall is not eligible for automatic renewal.

(iv) In determining whether to grant a specific use permit for a labor hall, the city council shall consider its proximity to the main uses listed in Subparagraph (B) of this paragraph, and require that the labor hall meet, as nearly as practicable, the distance requirements set out in that subparagraph.

(v) Measurements of distance under this paragraph are taken radially. “Radial” measurement means a measurement taken along the shortest distance between the nearest point of the building site of the labor hall and the nearest point of the building site of another use.

(vi) This use must comply with all applicable licensing provisions.”

SECTION 156. That Subparagraphs (C), “Required Off-street Parking,” and (D), “Required Off-street Loading,” of Paragraph (1), “Warehouse,” of Section 51-4.214, “Storage and Waste Disposal Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code are amended to read as follows:

“(C) Required off-street parking: One space for each 1,000 square feet of floor area up to 20,000 square feet, and one space per 4,000 square feet of floor area above 20,000 square feet.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section ~~51-4.303(a)(1)(C).~~.]”

SECTION 157. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (2), “Contractor’s Maintenance Yard,” of Section 51-4.214, “Storage and Waste Disposal Uses,”

of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 158. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (3), “Building Movers, Temporary Storage Yard,” of Section 51-4.214, “Storage and Waste Disposal Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 159. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (4), “Open Storage,” of Section 51-4.214, “Storage and Waste Disposal Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 160. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (5), “Outside Salvage or Reclamation,” of Section 51-4.214, “Storage and Waste Disposal Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 161. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (6), “Metal Processing Facility,” of Section 51-4.214, “Storage and Waste Disposal Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>

<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]

SECTION 162. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (7), “Inside Salvage and Reclamation,” of Section 51-4.214, “Storage and Waste Disposal Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]

SECTION 163. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (8), “Refuse Transfer Station,” of Section 51-4.214, “Storage and Waste Disposal Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]



SECTION 164. That Subparagraph (E), “Additional Provisions,” of Paragraph (9), “Sanitary Landfill,” of Section 51-4.214, “Storage and Waste Disposal Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Reserved[Additional provisions:

(i) ~~This use is subject to the Solid Waste Disposal Act, Article 4477-7, Vernon’s Texas Civil Statutes].”~~

SECTION 165. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (11), “Mini-Warehouse,” of Section 51-4.214, “Storage and Waste Disposal Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C):.]”

SECTION 166. That Section 51-4.214, “Storage and Waste Disposal Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended by adding a new Paragraph (12) entitled, “Office/Showroom Warehouse,” to read as follows:

“(12) Office/showroom warehouse.

(A) Definitions. In this paragraph:

(i) OFFICE SHOWROOM/WAREHOUSE means a facility which has the combined uses of office and showroom or warehouse for the primary purpose of wholesale trade, display, and distribution of products.

(ii) OFFICE SHOWROOM COMPONENT means the portion of this use which provides area for the regular transaction of business and for the display of uncontainerized merchandise in a finished building setting.

(B) Districts permitted: By right in HC, industrial, and central area districts.

(C) Off-street parking:

(i) Required off-street parking:

(aa) Office: One space per 333 square feet of floor area.

(bb) Showroom/warehouse: One space per 1,000 square feet of floor area.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) Retail sales of products which are sold at wholesale on the premises are permitted as a part of this use.”

SECTION 167. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (2), “Veterinarian’s Office,” of Section 51-4.215, “Animal Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF</u>	<u>TOTAL REQUIRED</u>
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**FLOOR AREA IN STRUCTURE**

**SPACES OR BERTHS**

**0 to 10,000**  
**10,000 to 60,000**  
**Each additional 60,000**  
**or fraction thereof**

**NONE**  
**1**  
**1 additional**

[See Section 51-4.303(a)(1)(B).]

SECTION 168. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (3), “Animal Clinic without Outside Runs,” of Section 51-4.215, “Animal Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

**SQUARE FEET OF FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED SPACES OR BERTHS**

**0 to 10,000**  
**10,000 to 60,000**  
**Each additional 60,000**  
**or fraction thereof**

**NONE**  
**1**  
**1 additional**

[See Section 51-4.303(a)(1)(B).]

SECTION 169. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (4), “Animal Clinic with Outside Runs,” of Section 51-4.215, “Animal Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

**SQUARE FEET OF FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED SPACES OR BERTHS**

**0 to 10,000**  
**10,000 to 60,000**  
**Each additional 60,000**  
**or fraction thereof**

**NONE**  
**1**  
**1 additional**

[See Section 51-4.303(a)(1)(B).]

SECTION 170. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (5), “Kennel with Outside Run,” of Section 51-4.215, “Animal Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(B).]

SECTION 171. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (6), “Animal Pound,” of Section 51-4.215, “Animal Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]

SECTION 172. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (7), “Commercial Stable,” of Section 51-4.215, “Animal Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 173. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (8), “Zoo,” of Section 51-4.215, “Animal Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 174. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (9), “Hatchery and Breeding Operation,” of Section 51-4.215, “Animal Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>

**Each additional 100,000  
or fraction thereof** **1 additional**

[See Section 51-4.303(a)(1)(C).]

SECTION 175. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (10), “Livestock Auction Pens or Sheds,” of Section 51-4.215, “Animal Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<b><u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u></b>	<b><u>TOTAL REQUIRED SPACES OR BERTHS</u></b>
<b><u>0 to 10,000</u></b>	<b><u>NONE</u></b>
<b><u>10,000 to 50,000</u></b>	<b><u>1</u></b>
<b><u>50,000 to 100,000</u></b>	<b><u>2</u></b>
<b><u>Each additional 100,000 or fraction thereof</u></b>	<b><u>1 additional</u></b>

[See Section 51-4.303(a)(1)(C).]

SECTION 176. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (11), “Slaughterhouse,” of Section 51-4.215, “Animal Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<b><u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u></b>	<b><u>TOTAL REQUIRED SPACES OR BERTHS</u></b>
<b><u>0 to 10,000</u></b>	<b><u>NONE</u></b>
<b><u>10,000 to 50,000</u></b>	<b><u>1</u></b>
<b><u>50,000 to 100,000</u></b>	<b><u>2</u></b>
<b><u>Each additional 100,000 or fraction thereof</u></b>	<b><u>1 additional</u></b>

[See Section 51-4.303(a)(1)(C).]

SECTION 177. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (1), “Industrial Uses Other Than Listed,” of Section 51-4.216, “Industrial and Manufacturing

Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 178. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (2), “Permanent Concrete or Asphalt Batching or Recycling Plant,” of Section 51-4.216, “Industrial and Manufacturing Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 179. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (4), “U-Card Concrete System,” of Section 51-4.216, “Industrial and Manufacturing Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 180. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (5), “Fiberglass Swimming Pool Fabricator,” of Section 51-4.216, “Industrial and Manufacturing Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 181. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (6), “Light Fabrication and Assembly,” of Section 51-4.216, “Industrial and Manufacturing Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>



<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]

SECTION 182. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (7), “Clothing Manufacturing,” of Section 51-4.216, “Industrial and Manufacturing Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]

SECTION 183. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (8), “Bedsread, Drapes, and Headboard Manufacturing,” of Section 51-4.216, “Industrial and Manufacturing Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]

SECTION 184. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (9), “Manufacturing Laboratory,” of Section 51-4.216, “Industrial and Manufacturing Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 185. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (10), “Artificial Marble Manufacturing,” of Section 51-4.216, “Industrial and Manufacturing Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 186. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (11), “Corrugated Cardboard Box Fabrication,” of Section 51-4.216, “Industrial and Manufacturing Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning

Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 187. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (12), “Tread Rubber Manufacturing Plant,” of Section 51-4.216, “Industrial and Manufacturing Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

[See Section 51-4.303(a)(1)(C).]”

SECTION 188. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (13), “Metal Smelting and Plating,” of Section 51-4.216, “Industrial and Manufacturing Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

**SQUARE FEET OF  
FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED  
SPACES OR BERTHS**

**0 to 10,000**  
**10,000 to 50,000**  
**50,000 to 100,000**  
**Each additional 100,000**  
**or fraction thereof**

**NONE**  
**1**  
**2**  
**1 additional**

[See Section 51-4.303(a)(1)(C):.]”

SECTION 189. That Subparagraph (D), “Required Off-street Loading,” of Paragraph (14), “Rendering Plant,” of Section 51-4.216, “Industrial and Manufacturing Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(D) Required off-street loading:

**SQUARE FEET OF  
FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED  
SPACES OR BERTHS**

**0 to 10,000**  
**10,000 to 50,000**  
**50,000 to 100,000**  
**Each additional 100,000**  
**or fraction thereof**

**NONE**  
**1**  
**2**  
**1 additional**

[See Section 51-4.303(a)(1)(C):.]”

SECTION 190. That Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended by creating a new Section 51-4.216.1 to read as follows:

**“SEC. 51-4.216.1. LODGING USES.**

(1) Extended stay hotel or motel.

(A) Definition: A lodging facility containing six or more guest rooms, in which:

(i) 25 percent or more of the guest rooms have a kitchen that includes a sink, a full-size stove, and a full-size refrigerator (a cooking area limited to a microwave, mini-refrigerator, or cook-top does not constitute a “kitchen” for purposes of this definition); and

(ii) 10 percent or more of the guest rooms contain a sleeping area that is separated from a sitting area by a wall or partition.

(B) Districts permitted: By SUP in MO, GO, CS, LC, HC, industrial, and central area districts.

(C) Required off-street parking: One space for each unit for units 1 to 250; ¾ space for each unit for units 251 to 500; ½ space for all units over 500; plus one space per 200 square feet of floor area other than guest rooms.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) Amenities such as maids, laundry, concierge, meeting rooms, exercise rooms, pool, and business services (fax, internet, voice mail, courier, etc.) may only be provided to guests.

(2) Lodging or boarding house.

(A) Definition: A structure that is rented to occupants for 30 consecutive days or more and contains more than five units with living and sleeping accommodations, but no kitchen.

(B) Districts permitted: MF-2, MF-3, MF-4, GR, LC, HC, and central area districts; specific use permit in I-1 and I-2 districts.

(C) Required off-street parking: One space for each dwelling unit or guest room.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 50,000	NONE
50,000 to 100,000	1
100,000 to 300,000	2
Each additional 200,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) The operator of a lodging or boarding house may serve meals to the occupants.

(ii) This use is subject to the nonresidential use regulations in this chapter.

(3) Hotel and motel.

(A) Definition: A building containing six or more guest rooms, and furnishing customary hotel services such as linen, maid service, and the use and upkeep of furniture.

(B) Districts permitted: O-2, GO, SC, GR, LC, HC, central area, and industrial districts; specific use permit required if the hotel or motel has 60 or fewer guest rooms.

(C) Required off-street parking: One space for each unit for units 1 to 250; 3/4 space for each unit for units 251 to 500; 1/2 space for all units over 500.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 50,000	NONE
50,000 to 100,000	1
100,000 to 300,000	2
Each additional 200,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) This use is subject to the nonresidential use regulations in this chapter.

(4) Overnight general purpose shelter.

(A) Definitions: In these use regulations:

(i) BED means a piece of furniture, mat, cushion, or other device on or in which a person may lie and sleep.

(ii) OVERNIGHT GENERAL PURPOSE SHELTER means an emergency lodging facility (as opposed to a residential or medical treatment facility) that provides room and board to more than four persons who are not related by blood, marriage, or adoption to the head of the household or the owner or operator of the facility, and that negotiates sleeping arrangements on a daily basis, whether or not the facility is operated for profit or charges for the services it offers. This definition does not include:

(aa) dwelling units occupied exclusively by families (Note: Dwelling units occupied exclusively by families are considered to be single-family, duplex, or multiple-family uses, as the case may be); or

(bb) any other use specifically defined in this chapter.

(iii) THIS USE means an overnight general purpose shelter as defined in this paragraph.

(B) Districts permitted:

(i) If this use provides shelter for 20 or less overnight guests, it is permitted by SUP only in LO, MO, GO, SC, GR, LC, HC, industrial, and central area districts.

(ii) If this use provides shelter for more than 20 overnight guests, it is permitted by SUP only in GO, LC, HC, industrial, and central area districts.

(C) Required off-street parking: 0.0025 spaces per bed, plus one space per 200 square feet of office or program service floor area; a minimum of four spaces is required.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 50,000	NONE
50,000 to 150,000	1
Each additional 100,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) The maximum number of overnight guests permitted under this use is:

(aa) 20 in LO, MO, SC, and GR districts; and

(bb) 200 in all other cases.

(ii) The cumulative maximum number of beds permitted for all of these uses combined on building sites located wholly or partially in the central business district is 250.

(iii) The cumulative maximum number of beds permitted for all of these uses combined on building sites located wholly or partially in the area including and within one-third of a mile of the central business district is 1100.

(iv) In the event of a conflict between Subparagraphs (ii) and (iii) and the provisions of any special purpose, planned development, or conservation district ordinances, Subparagraphs (ii) and (iii) control.

- (v) This use must be spaced at least 1,000 feet away from:
- (aa) a church;
  - (bb) a public or private elementary or secondary school;
  - (cc) any residential use listed in Section 51-4.201;
  - (dd) any residential district, historic overlay district, or public park; and
  - (ee) any other overnight general purpose shelter.

If this use provides shelter for more than 50 overnight guests, it must be spaced at least one-half mile from any other overnight general purpose shelter. For purposes of these use regulations, measurement is made in a straight line, without regard to intervening structures or objects, from the nearest boundary of the building site containing the overnight general purpose shelter to the nearest boundary of the building site containing the church, public or private elementary or secondary school, or residential use, or to the nearest boundary of the residential or historic overlay district or public park, whichever is applicable. The distance between overnight general purpose shelters is measured in a straight line, without regard to intervening structures or objects, between the nearest boundaries of the building sites on which the shelters are located.

(vi) This use must be located within one-half mile of public transit.

(vii) This use must comply with all applicable licensing requirements.

(viii) The board of adjustment shall not establish a compliance date for this use under Section 51A-4.704(a)(1) of Chapter 51A.

(ix) Whenever an overnight general purpose shelter operating on city-owned land in full compliance with all applicable laws is, through no fault of its own, forced to vacate its current location as a result of the direct, positive, and affirmative action of the city, and if the requirements of this subparagraph are met, the shelter shall be permitted to relocate in any nonresidential district for a period of time of one year without applying for an SUP. The SUP requirement shall be suspended only if the proposed new building site is located a minimum of 1,000 feet from any building site containing any residential use listed in Section 51-4.201 and a minimum of 1,000 feet from any building site containing another shelter. All measurements shall be taken radially between the building sites in question. In addition, the shelter must obtain a certificate of occupancy and any other required licenses and approvals before it may begin operating. A shelter that relocates in accordance with this subparagraph shall not acquire any nonconforming rights during the period of suspension, and any investment made in land, buildings, or structures during that period shall be at the complete risk of the shelter that



an SUP may not ultimately be granted. At or before the end of the one-year period, the shelter shall either file an application for an SUP or cease operations. A shelter that files an application for an SUP in accordance with this subparagraph may remain operating while the application is pending before the city plan commission or city council; however, if the application is denied or withdrawn, the shelter shall cease operations no later than 60 days after the date the final decision is made to deny the application, or the date the application is withdrawn, whichever is applicable.”

SECTION 191. That Section 51-4.217, “Accessory Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

**“SEC. 51-4.217. ACCESSORY USES.**

(a) General provisions.

(1) An accessory use must be a use customarily incidental to a main use. An accessory use not listed in Subsection (b) is permitted if the accessory use complies with Subsection (a).

(2) Except as specifically permitted in this article, no use listed in Sections 51-4.201 through 51-4.216.1 may be an accessory use.

(3) Except as otherwise provided in Subsection (b) or in Sections 51-4.201 through 4.216.1, an accessory use is permitted in any district in which the main use is permitted.

(4) Except as otherwise provided in Subsection (b), an accessory use must be located on the same lot as the main use, and must not be across a street or alley from the main use.

(5) Unless otherwise specifically required in this article, an accessory use must comply with all regulations applicable to the main use.

(6) An alcohol related establishment that is customarily incidental to a main use, such as an alcohol related establishment within a hotel, restaurant, or general merchandise store, will be considered as part of the main use when determining the gross revenue derived by the establishment from the sale of alcoholic beverages for on-premise consumption.

(b) Specific accessory uses. The following accessory uses are subject to the general provisions in Subsection (a) and the regulations below:

(1) Game court (private).

(A) Definition: Court for engaging in tennis, handball, racquetball, or similar physical activities.

(B) Districts permitted: Residential and nonresidential districts. This accessory use is not permitted in the P district.

(C) Required off-street parking:

(i) Three spaces for each game court.

(ii) No off-street parking is required for a game court accessory to a single-family or duplex use.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) This accessory use may occupy no more than 50 percent of the area of the lot containing the main use.

(2) Swimming pool (private).

(A) Definition: A swimming pool constructed for the exclusive use of the residents of a residential use.

(B) Districts permitted: Residential and nonresidential districts. This accessory use is not permitted in the P district.

(C) Required off-street parking: None.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) No private swimming pool may be operated as a business, except that private swimming lessons may be given under the home occupation use.

(ii) No private swimming pool may be maintained in such a manner as to be hazardous or obnoxious to adjacent property owners.

(iii) No private swimming pool may be constructed in the required front yard. However, a private swimming pool may be located within the required side or rear yard if it meets the requirements of Section 51-4.217(a).

(iv) A private swimming pool must be surrounded by a fence.

(3) Private stable.

(A) Definition: An area for the keeping of horses for the private use of the property owner.

(B) Districts permitted: Residential districts except MH, and nonresidential districts except NO, LO, MO, GO, and P districts.

(C) Required off-street parking: None.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) A private stable is permitted only on a lot that has at least 15,000 square feet and a person may keep only the number of horses permitted for the lot area as described in the following chart:

<u>Lot Area</u>	<u>Number of Horses</u>
<u>At least 15,000 sq. ft. but less than 21,780 sq. ft.</u>	<u>1</u>
<u>At least 21,780 sq. ft. but less than 43,560 sq. ft.</u>	<u>2</u>
<u>At least 43,560 sq. ft. but less than 87,120 sq. ft.</u>	<u>3</u>
<u>At least 21,780 sq. ft. per animal</u>	<u>4 or more</u>

(ii) A private stable must include a pen or corral containing at least 800 square feet for each animal with a stable under a roof containing at least 100 square feet for each animal.

(iii) A stable must have proper drainage so as not to create offensive odors, fly breeding, or other nuisances.

(iv) The owner of a private stable shall collect manure at least once a day and place it in a concrete or metal flyproof container, and cause the manure to be removed from the premises at least once a week.

(v) A pen, corral, fence, or similar enclosure may not be closer than 20 feet to an adjacent property line. The widths of alleys, street rights-of-way, or other public rights-of-way may be used in establishing the 20-foot distance to the adjacent property line.

(vi) Fences for pens, corrals, or similar enclosures must be of a sufficient height and strength to retain the horses.

(4) Home occupation.

(A) Definition: An occupation that is incidental to the primary use of the premises as a residence and is conducted on the residential premises by an occupant of the residence.

(B) Districts permitted: All residential districts and nonresidential districts except I-3 and P districts.

(C) Required off-street parking: None.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) A person who engages in a home occupation shall not:

(aa) use an advertisement, sign, or display relating to the home occupation on the premises;

(bb) use a street address of the premises on an advertisement, sign, or display off the premises;

(cc) involve more than three people on the premises at one time, other than the residents of the premises;

(dd) employ more than one person other than the occupants of the residence;

(ee) conduct any activities relating to the home occupation, including activities on any porch, deck, patio, garage, or unenclosed or partially enclosed portion of any structure, unless conducted entirely inside the main structure;

(ff) use equipment other than ordinary household equipment;

(gg) generate loud and raucous noise, that renders the enjoyment of life or property uncomfortable or interferes with public peace and comfort;

(hh) sell or offer or advertise products of the home occupation at or on the premises;

(ii) generate vehicular traffic that unreasonably reduces the availability of on-street parking spaces on surrounding streets; or

(jj) generate parking congestion that unreasonably reduces the availability of on-street parking spaces on surrounding streets.

(ii) A home occupation may not occupy more than 25 percent or 400 square feet of the total floor area of the main structure, whichever is less.

(5) Occasional sales (garage sales).

(A) Definition: The sale of tangible personal property at retail by a person who is not in the business or does not hold himself or herself out to be in the business of selling tangible personal property at retail.

(B) Districts permitted: Residential districts, and nonresidential districts except I-3 and P districts.

(C) Required off-street parking: None.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) A person shall sell tangible personal property only on the premises of the owner or lessee of the premises where the sale is conducted, and the owner or lessee must be the legal owner of the tangible personal property at the time of the sale.

(ii) The sale must be inside the building or garage, or on the patio of the premises.

(iii) A person shall not sell, offer, or advertise for sale merchandise made, produced, or acquired solely for the purpose of resale at an occasional sale.

(iv) A person shall not conduct an occasional sale for a duration of more than three consecutive calendar days.

(v) A person shall not conduct more than two occasional sales at a premise during any 12-month period.

(vi) A person shall not place more than one sign, not to exceed two square feet, upon the lot where the sale is taking place. Any other signs at any locations remote from the sale property are not permitted.

(vii) Any advertisement of an occasional sale or of an item being offered for sale at an occasional sale must contain the street address at which the sale will occur and the date(s) on which the sale will occur.

(6) Community center (private).

(A) Definition: An integral part of a residential project or community unit development that is under the management and unified control of the operators of the project or development, and that is used by the residents of the project or development for a place of meeting, recreation, or social activity.

(B) Districts permitted: Multiple-family, MH, O-1, O-2, GO, commercial, and central area districts; limited use in LO and MO districts; specific use permit

required in all single-family, duplex, TH, I-1, and I-2 districts. This use is not permitted in the P district.

(C) Required off-street parking: One space for each 100 square feet of floor area.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) A private community center may not be operated as a place of public meetings or as a business.

(ii) The operation of a private community center must not create noise, odor, or similar conditions beyond the property line of the project or development site.

(iii) A liquor permit may not be issued for a private community center.

(iv) This accessory use need not be located on the same lot as the main use.

(7) Amateur communication tower.

(A) Definition: A tower with an antenna that transmits amateur radio, citizen band, or both spectrums, or that receives any portion of a radio spectrum.

(B) Districts permitted: All residential and nonresidential districts. This use is not permitted in the P district.

(C) Required off-street parking: None.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) In all residential districts except MF-3 and MF-4, a person may erect one amateur communication tower that exceeds the maximum height specified in Section 51-4.408, if the amateur communication tower:

(aa) does not exceed 60 feet in height;

(bb) is setback an additional 12 inches from the required front, side, and rear yards for each additional 18 inches of height above the maximum height specified in Section 51-4.408;

(cc) has a maximum horizontal cross-sectional area of three square feet;

(dd) has no more than two antennae above the maximum height specified in Section 51-4.408 with a maximum volume of 900 cubic feet for a single antenna and 1400 cubic feet for two antennae. In this provision, antenna volume is the space within an imaginary rectangular prism which contains all extremities of the antenna;

(ee) does not encroach into the required front, side, or rear yard. A guy wire and anchor point for a tower is prohibited in the required front yard and is also prohibited in the required side and rear yards unless the guy wire and anchor point is attached to the top of a structural support that is no less than six feet in height. If a structural support for a guy wire and anchor point is used, the structural support may project into the required side and rear yards no more than two feet, measured from the setback line. In this provision, a structural support for an anchor point is any pole, post, strut, or other fixture or framework necessary to hold and secure an anchor point; and

(ff) has a minimum space between antennae above the maximum height specified in Section 51-4.408 of eight feet or more as measured vertically between the highest point of the lower antenna and the lowest point of the higher antenna.

(ii) The board of adjustment may allow a special exception from the requirements of Subsection (E)(i) with the exception of Subsection (E)(i)(aa), if the board finds that the special exception would not adversely affect neighboring property and would be in harmony with the general purpose and intent of this section.

(iii) In an NS, O-1, and all residential districts except MF-3 and MF-4, a person may erect an amateur communication tower over 60 feet and not above 100 feet in height if authorized by a specific use permit.

(iv) This accessory use may occupy no more than 25 percent of the area of the lot containing the main use.

(v) This accessory use is prohibited in all residential districts in the area between the street and the façade of any main or accessory structure. (This area includes, but may be greater than, the front yard.)

(vi) The owner or operator of an amateur communication tower shall remove the tower within six months of the date that the tower ceases to operate as an amateur radio, citizen band, or radio spectrum authorized by the Federal Communications Commission. Upon failure of the owner or operator to remove the tower within the prescribed period, the building official shall notify the city attorney to pursue enforcement remedies against that owner or operator for failure to remove the tower.

(8) Private street or alley.

(A) Definition: A thoroughfare or an alley built to the same specifications as a street or alley dedicated to the public use, whose ownership has been retained privately.

(B) Districts permitted: Specific use permit required in single-family, duplex, and TH districts.

(C) Required off-street parking: None.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) Private streets and alleys must be constructed and maintained to the standards for public rights-of-way and must be approved by the director of public works and transportation. Sidewalks are required and must be constructed and maintained to the standards for sidewalks in the public right-of-way. Water and sanitary sewer mains must be installed in accordance with the applicable ordinances.

(ii) A legal entity must be created that is responsible for street lighting, street maintenance and cleaning, and the installation and maintenance of interior traffic control devices. The legal instruments establishing the responsibility for a private street or alley must be submitted to the city plan commission for approval, be approved as to legal form by the city attorney, and recorded in the appropriate county.

(iii) Private streets and alleys must contain private service easements including, but not limited to, the following easements: utilities; firelane; street lighting; government vehicle access; mail collection and delivery access; and utility meter reading access.

(iv) Street lights comparable with those required on public rights-of-way must be provided. Street lighting design plans must be approved by the director of public works and transportation.

(v) Design plans and location of all traffic control devices must be approved by the traffic engineer. The design, size, color, and construction of all traffic control devices must comply with those required in public rights-of-way.

(vi) The fire protection standards in Article XIII of the Dallas Fire Code must be followed.

(vii) A public school, park, or other public facility must be accessible from public rights-of-way in accordance with this code.

(viii) Private streets must comply with the thoroughfare plan and may not interrupt public through streets.

(ix) Private street names and numbers must be approved by the city plan commission.

(x) Private streets and the area they serve must be platted.



(xi) Guard houses may be constructed at any entrance to a private street. All guard houses must be at least 25 feet from a public right-of-way.

(xii) Any structure that restricts access to a private street must provide a passageway 20 feet wide and 14 feet high.

(xiii) One private street entrance must remain open at all times. If an additional private street entrance is closed at any time, it must be constructed to permit opening of the passageway in emergencies by boltcutters or breakaway panels.

(xiv) A private street serving an area containing over 150 dwelling units must have a minimum of two access points to a public street.

(xv) A private street may serve no more than 300 dwelling units.

(xvi) The city has no obligation to maintain a private street. If a private street is not maintained in compliance with the requirements of this chapter, the city, after a public hearing before the city plan commission, shall have the right, but not the obligation, to take those actions necessary to put the private street in compliance. The legal entity responsible for maintaining the private street shall pay the city for the work performed within a period of 180 days from the presentation of the bill, or the private street will become a public street of the city.

(xvii) A court or plaza may be considered a private street for the purpose of creating a building site if a specific use permit for a private street or alley use is obtained.

(9) Open storage.

(A) Definition: The outside placement of an item for a continuous period in excess of 24 hours. Outside placement includes storage in a structure that is open or not entirely enclosed.

(B) Districts permitted: This accessory use is permitted in any district if it satisfies the requirements of Subsection (a) of this section and if it is not prohibited by the additional provisions of the main use and this section. This accessory use is not permitted in the P district.

(C) Required off-street parking: None.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) A person shall not place, store, or maintain outside, for a continuous period in excess of 24 hours, an item which is not:

(aa) customarily used or stored outside; or

(bb) made of a material that is resistant to damage or deterioration from exposure to the outside environment.

(ii) For purposes of this subsection, an item located on a porch of a building is considered to be outside if the porch is not enclosed.

(iii) Except as otherwise provided in this subsection, accessory open storage is not permitted in the front yard or on a front porch of a residential building. For purposes of this subsection, "front yard" means the portion of a lot or tract which abuts a street and extends across the width of the lot or tract between the street and the main building.

(iv) It is a defense to prosecution under Subsection (E)(iii) that the item is:

(aa) an operable motor vehicle with valid state registration parked on a surface that meets the standards for parking surfaces contained in the off-street parking regulations of this chapter, except that this defense is not available if the vehicle is a truck tractor, truck, bus, or recreational vehicle and it has a rated capacity in excess of one and one-half tons according to the manufacturer's classification, or if the vehicle is over 32 feet in length;

(bb) a boat, trailer, or recreational vehicle parked on a surface that meets the standards for parking surfaces contained in the off-street parking regulations of this chapter, and the item cannot reasonably be placed in an area behind the front yard;

(cc) landscaping, or an ornamental structure, including, but not limited to a birdbath, plant container, or statuette, placed in the front yard or on the front porch for landscaping purposes;

(dd) lawn furniture made of a material that is resistant to damage or deterioration from exposure to the outside environment;

(ee) located on a front porch and not visible from the street; or

(ff) a vehicle displaying a registration insignia or identification card issued by the state to a permanently or temporarily disabled person for purposes of Section 681.006 of the Texas Transportation Code.

(v) A person shall not use more than five percent of the lot area of a premise for accessory open storage. The area occupied by an operable motor vehicle with valid state registration is not counted when calculating the area occupied by accessory open storage. Except as otherwise provided in this article, open storage is considered to be a separate main use if it occupies more than five percent of the lot.

(vi) The board may grant a special exception to the additional provisions of this subsection relating to accessory open storage in the front yard or on a front

porch of a residential building when, in the opinion of the board, the special exception will not adversely affect neighboring property.

(10) Day home.

(A) Definition: A facility that provides care or supervision for “day home attendees,” whether or not the facility is operated for profit or charges for the services it offers. For the purposes of this paragraph, “day home attendees” means persons under 14 years of age, including those related to the owner of the residence or the head of the household by blood, marriage, or adoption. A day home is incidental to the primary use of the premises as a residence and conducted on the premises by a resident of the premises who is on the premises during hours of operation.

(B) District restrictions: This accessory use is not permitted in the P district.

(C) Required off-street parking: None.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) No more than 10 day home attendees are permitted at any time in the operation of this use.

(ii) A person who conducts a day home use shall not:

(aa) use an advertisement, sign, or display on or off the premises;

(bb) advertise in the yellow pages of the telephone directory;

(cc) employ more than two persons on the premises, other than the residents of the premises;

(dd) conduct outdoor activities between the hours of 10 p.m. and 7 a.m.;

(ee) conduct outdoor activities unless the activities are screened from the neighboring property by a fence at least four feet in height; or

(ff) generate loud and raucous noise that renders the enjoyment of life or property uncomfortable or interferes with public peace and comfort.

(iii) This use does not include individuals living together as a single housekeeping unit in which not more than four individuals are unrelated to the head of the household by blood, marriage, or adoption.

(iv) This use must comply with all applicable requirements imposed by city ordinances, rules, and regulations, and by state law.

(11) Pedestrian skybridges.

(A) Definition: Use of a structure constructed above grade primarily to allow pedestrians to cross a city right-of-way. A pedestrian skybridge use does not include use of a structure constructed primarily for automobiles.

(B) Purpose: The purpose of this section is to promote the health, safety, and general welfare of persons and property within the city by providing for the structural integrity of pedestrian skybridges over public right-of-ways; preventing visual obstruction of public right-of-ways and urban landscapes; facilitating the flow of traffic; encouraging use of public skybridges by pedestrians through well designed additions to the existing pedestrian system; minimizing the negative impact of pedestrian skybridges on adjoining properties, communication and utility company facilities, and public street lighting and safety facilities; and establishing standards for construction and maintenance of pedestrian skybridges.

(C) Districts permitted: A pedestrian skybridge is permitted in any district by SUP. An SUP is required for pedestrian skybridges in planned development (PD) districts. A license or abandonment from the city of Dallas is also required to cross a city right-of-way. Provisions concerning licenses for use of the public right-of-way are contained in Chapter 43, "Streets and Sidewalks," of the Dallas City Code. Provisions concerning abandonment of the public right-of-way are contained in Chapter 2, "Administration," of the Dallas City Code.

(D) Application: An application for an SUP for a pedestrian skybridge must contain a statement outlining the need for the pedestrian skybridge and how the pedestrian skybridge will enhance the welfare of the area of request and adjacent properties.

(E) Specific use permit procedure: The provisions concerning specific use permits contained in Section 51-4.219 apply except as modified by this subsection.

(i) Notification. The director shall send written notice of a public hearing on an application for an SUP for a pedestrian skybridge to all owners of real property lying within 750 feet of the properties on which the skybridge will be located.

(ii) Protest. For purposes of the protest provisions, the area of request is the properties on which the skybridge will be located.

(iii) Residential adjacency. An SUP for a pedestrian skybridge must be approved by the affirmative vote of three-fourths of all members of the city council if the pedestrian skybridge is within 750 feet of a residential zoning district or planned development district that allows residential uses or is sited within a planned development district that is adjacent to residential districts.

(iv) Term. The term of an SUP for a pedestrian skybridge must coincide with the term of any related license.

(F) Mandatory pedestrian skybridge standards: Additional provisions concerning construction of pedestrian walkways are contained in Chapter 53, “Dallas Building Code,” of the Dallas City Code. Pedestrian skybridges must be constructed and maintained in accordance with the following regulations:

(i) Pedestrian skybridges must be properly maintained at all times. If a pedestrian skybridge connects two buildings which are separately owned, an operating agreement assigning maintenance and liability responsibilities is required.

(ii) No more than one pedestrian skybridge may be located within any block or 700 feet of frontage, whichever is less.

(iii) Pedestrian skybridges must have clearance above the public right-of-way of at least 18 feet above grade.

(iv) If the pedestrian skybridge has a length of less than 150 feet, the interior passageway must be no less than 10 feet and no greater than 20 feet in width. If the pedestrian skybridge has a length equal to or greater than 150 feet, the interior passageway must be no less than 12 feet and no greater than 20 feet in width.

(v) The interior height of the passageway must be at least seven and one-half feet. The interior height at the springline of vaulted ceilings must be at least seven and one-half feet.

(vi) Supports must not be located within the public right-of-way.

(vii) A sign must be posted within the adjoining structures indicating whether the skybridge is open to the public, the location of the pedestrian skybridge, and where the pedestrian skybridge leads.

(viii) Pedestrian skybridges must meet state and federal standards for accessibility to and usability by individuals with disabilities.

(ix) Pedestrian skybridges connected to structures with air conditioning must be enclosed and air conditioned.

(x) Any change in slope of the pedestrian skybridge greater than one percent must be over private property or concealed within the pedestrian skybridge.

(xi) Pedestrian skybridges must not diverge from a perpendicular angle to the right-of-way by more than 30 degrees.

(xii) At least 70 percent of the side walls must be open, or glass or transparent material with a light transmission of not less than 36 percent and a luminous reflectance of not more than six percent. “Light transmission” means the ratio of the amount of total light to pass through the material to the amount of total light falling on the material and any glazing. “Luminous reflectance” means the ratio of the amount of total light that is reflected outward by a material to the amount of total light falling on the material.

(xiii) Minimum artificial lighting of 15 foot candles must be provided. Lighting must not produce glare of an intensity that creates a nuisance for motor vehicles or pedestrians.

(xiv) No exterior signs, other than government signs, may be applied to or suspended from any pedestrian skybridge.

(xv) Pedestrian skybridges must not be located within 300 feet of an historic overlay district.

(xvi) Pedestrian skybridges must be designed to prevent people from jumping or throwing objects from the pedestrian skybridge.

(xvii) Structural materials must be durable and easily maintained. Construction must comply with the City of Dallas Building and Fire Codes.

(xviii) Pedestrian skybridges must not interfere with or impair use of the right-of-way by existing or proposed communication and utility facilities.

(ix) The applicant must post bond for the estimated cost to the city to remove the pedestrian skybridge if it becomes a public nuisance.

(G) Recommended pedestrian skybridge standards: Pedestrian skybridges are recommended to be constructed and maintained in accordance with the following guidelines:

(i) Pedestrian skybridges which are open to the public should penetrate the second story of the adjoining structures, or, if not possible, as close as possible to the street level.

(ii) Pedestrian skybridges should penetrate the adjoining structures as close as possible to escalators or elevators having access to the entire structure and the street.

(iii) Free-standing pedestrian skybridges and pedestrian skybridges connected to structures without air conditioning should have a roof, wind breaks, and adequate ventilation that maximize the comfort and safety of pedestrians. A pedestrian skybridge should be open only when the adjoining structures are open.

(iv) If the length of the pedestrian skybridge exceeds 250 feet, the passageway should be interrupted by interior visual breaks, such as turns, courts, or plazas.

(v) Primary lighting sources should be recessed and indirect. Accent lighting is encouraged. Natural lighting should be used in addition to artificial lighting.

(vi) The pedestrian skybridge should be designed so as to coordinate with the adjoining structures to the extent possible. Where coordination is not possible, the pedestrian skybridge should be of a neutral color, such as brown or grey.

(H) Special exception: The board of adjustment may grant a special exception to the pedestrian skybridge standards contained in this paragraph if the board finds that:

(i) strict compliance with the requirements will unreasonably burden the use of either of the properties;

(ii) the special exception will not adversely affect neighboring property; and

(iii) the special exception will not be contrary to the public interest.

(I) Compliance regulations: Pedestrian skybridge uses are not subject to the compliance regulations contained in Section 51-4.704.

(12) Accessory helistop.

(A) Definition: A landing pad for occasional use by rotary wing aircraft.

(B) Districts permitted:

(i) Office-2, GO, and industrial districts.

(ii) SUP required in A, multiple-family, MO, SC, GR, LC, HC, and central area districts.

(C) Required off-street parking: None.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) Regularly scheduled stops are not permitted under this accessory use.

(ii) Fueling or servicing facilities are not permitted under this accessory use.

(iii) This accessory use must be approved by the city aviation department.

(iv) This accessory use is subject to the Federal Aviation Administration's rules, regulations, and approval.

(13) Accessory medical/infectious waste incinerator.

(A) Definition: A facility used to incinerate plastics, special waste, and waste containing pathogens or biologically active material which, because of its type, concentration, and quantity, is capable of transmitting disease to persons exposed to the waste.

(B) Districts permitted:

(i) Agricultural, multiple-family, O-1, O-2, MO, GO, commercial, central area, and industrial districts.

(ii) An SUP is required for this facility if it is used to incinerate more than 225 pounds of waste per hour.

(C) Required off-street parking: None.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) This accessory use is permitted only in conjunction with a hospital use.

(ii) The facility must be located at least 200 feet from all lots containing residential uses.

(iii) If the facility is used to incinerate more than 225 pounds of waste per hour, it must be located at least 200 feet from all lots containing public or private school uses.

(14) Accessory outside display of merchandise.

(A) Definition: The outside placement of merchandise for sale for a continuous period less than 24 hours.

(B) Districts permitted: Nonresidential districts except NO, LO, MO, and P districts.

(C) Required off-street parking: None.

(D) Required off-street loading: None.

(15) Accessory outside sales.

(A) Definition: A site for the outside sale of merchandise.

(B) Districts permitted: Nonresidential districts except NO, LO, MO, and P districts.

(C) Required off-street parking: None for the first 1,000 square feet of sales area; one space for each additional 500 square feet of sales area.

(D) Required off-street loading: None.



(16) Accessory pathological waste incinerator.

(A) Definition: A facility used to incinerate organic human or animal waste, including:

(i) Human materials removed during surgery, labor and delivery, autopsy, or biopsy, including body parts, tissues or fetuses, organs, and bulk blood and body fluids.

(ii) Products of spontaneous human abortions, regardless of the period of gestation, including body parts, tissue, fetuses, organs, and bulk blood and body fluids.

(iii) Anatomical remains.

(iv) Bodies for cremation.

(B) Districts permitted: Residential districts only in conjunction with a public park containing a zoo and an aquarium, and the following nonresidential districts: GR, LC, HC, central area, and industrial.

(C) Required off-street parking: None.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) This accessory use is permitted only in conjunction with a mortuary or funeral home; or a public park containing a zoo and aquarium owned or operated by a public agency, available to the general public year-round, and having a collection of at least 5,000 specimens.

(ii) This accessory use must be located at least 200 feet from all lots containing residential uses.

(iii) When this accessory use is operated in conjunction with a public park containing a zoo and aquarium, no more than one incinerator is permitted, and the incinerator may not burn more than 200 pounds per hour.

(17) General waste incinerator.

(A) Definition: A facility used to incinerate solid waste consisting of combustible rubbish, refuse, and garbage.

(B) Districts permitted: Residential and nonresidential districts. This accessory use is not permitted in the P district.

(C) Required off-street parking: None.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) This accessory use must be located at least 200 feet from all lots containing residential uses.

SECTION 192. That Section 51-4.218, “Limited Uses,” of Division 51-4.200. “Use Regulations,” Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

**“SEC. 51-4.218. LIMITED USES.**

This section incorporates by reference the language of Section 51A-4.218, “Limited Uses,” of Chapter 51A of the Dallas City Code, as amended, as that section exists today and as it may be amended in the future.

~~[(a) A limited use is indicated by an “L” on the use chart.~~

~~(b) A limited use must:~~

~~(1) be primarily for the service of the occupants of a building;~~

~~(2) be contained entirely within the main building;~~

~~(3) have no exterior public entrance except through the general building entrances; and~~

~~(4) have no exterior advertising or signs.]”~~

SECTION 193. That Section 51-4.220, “Classification of New Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

**“SEC. 51-4.220. CLASSIFICATION OF NEW USES.**

This section incorporates by reference the language of Section 51A-4.220, “Classification of New Uses,” of Chapter 51A of the Dallas City Code, as amended, as that section exists today and as it may be amended in the future.

~~[(a) Initiation.~~

~~(1) A person, the commission, or the city council may propose zoning amendments to regulate new and previously unlisted uses.~~

~~(2) A person requesting the addition of a new use shall submit to the director all information necessary for the classification of the use, including, but not limited to:~~

~~(A) — the nature of the use and whether the use involves dwelling activity, sales, or processing;~~

~~(B) — the type of product sold or produced under the use;~~

~~(C) — whether the use has enclosed or open storage and the amount and nature of the storage;~~

~~(D) — anticipated employment;~~

~~(E) — transportation requirements;~~

~~(F) — the nature and time of occupancy and operation of the premises;~~

~~(G) — the off street parking and loading demands;~~

~~(H) — the amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated; and~~

~~(I) — the requirements for public utilities such as sanitary sewer and water.~~

~~(b) — Use regulations. New use regulations must contain the following information:~~

~~(1) — the definition of the use;~~

~~(2) — the zoning districts within which the use is permitted;~~

~~(3) — the required off street parking;~~

~~(4) — the required off street loading; and~~

~~(5) — any additional conditions reasonably necessary to regulate the use.]"~~

SECTION 194. That Section 51-4.221, “Sexually Oriented Businesses,” of Division 51-4.200, “Use Regulations,” Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

**“SEC. 51-4.221. SEXUALLY ORIENTED BUSINESSES.**

This section incorporates by reference the language of Section 51A-4.221, “Sexually Oriented Businesses,” of Chapter 51A of the Dallas City Code, as amended, as that section exists today and as it may be amended in the future.

~~[(a) — Purpose. All uses operated as sexually oriented businesses are subject to the licensing and locational restrictions in Chapter 41A. This section expressly classifies the sexually~~

oriented businesses defined in Chapter 41A for zoning purposes. These classifications codify the existing practices of the building official and should not be construed as changing the locational restrictions in Chapter 41A.

(b) — Definitions. In this section:

(1) — ~~ADULT ARCADE~~ means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of “specified sexual activities” or “specified anatomical areas.”

(2) — ~~ADULT BOOKSTORE or ADULT VIDEO STORE~~ means a commercial establishment that as one of its principal business purposes offers for sale or rental for any form of consideration any one or more of the following:

(A) — ~~books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, or video reproductions, slides, or other visual representations that depict or describe “specified sexual activities” or “specified anatomical areas”;~~ or

(B) — ~~instruments, devices, or paraphernalia that are designed for use in connection with “specified sexual activities.”~~

(3) — ~~ADULT CABARET~~ means a commercial establishment that regularly features the offering to customers of live entertainment that:

(A) — ~~is intended to provide sexual stimulation or sexual gratification to such customers; and~~

(B) — ~~is distinguished by or characterized by an emphasis on matter depicting, simulating, describing, or relating to “specified anatomical areas” or “specified sexual activities.”~~

(4) — ~~ADULT MOTEL~~ means a hotel, motel, or similar commercial establishment that:

(A) — ~~offers accommodations to the public for any form of consideration; provides patrons with closed circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions that are characterized by the depiction of “specified sexual activities” or “specified anatomical areas”; and has a sign (as defined in this section) visible from the public right of way that advertises the availability of this adult type of photographic reproductions; or~~

(B) — ~~offers a sleeping room for rent for a period of time that is less than 10 hours; or~~

~~(C) — allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than 10 hours.~~

~~(5) — ADULT MOTION PICTURE THEATER means a commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are regularly shown that are characterized by the depiction or description of “specified sexual activities” or “specified anatomical areas.”~~

~~(6) — Reserved.~~

~~(7) — ESCORT means a person who, for consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform striptease for another person.~~

~~(8) — ESCORT AGENCY means a person or business association that furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes, for a fee, tip, or other consideration.~~

~~(9) — ESTABLISHMENT means and includes any of the following:~~

~~(A) — the opening or commencement of any sexually oriented business as a new business;~~

~~(B) — the conversion of an existing business, whether or not a sexually oriented business, to any sexually oriented business;~~

~~(C) — the addition of any sexually oriented business to any other existing sexually oriented business; or~~

~~(D) — the relocation of any sexually oriented business.~~

~~(10) — NUDE MODEL STUDIO means any place where a person who appears in a state of nudity or displays “specified anatomical areas” is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.~~

~~(11) — NUDITY or a STATE OF NUDITY means:~~

~~(A) — the appearance of a human bare buttock, anus, male genitals, female genitals, or female breast; or~~

~~(B) — a state of dress that fails to completely and opaquely cover a human buttock, anus, male genitals, female genitals, or any part of the female breast or breasts that is situated below a point immediately above the top of the areola.~~

~~(12) — PERSON means an individual, proprietorship, partnership, corporation, association, or other legal entity.~~

~~(13) — Reserved.~~

~~(14) SEXUALLY ORIENTED BUSINESS means an adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, escort agency, or nude model studio.~~

~~(15) SIGN means any display, design, pictorial, or other representation that is:~~

~~(A) constructed, placed, attached, painted, erected, fastened, or manufactured in any manner whatsoever so that it is visible from the outside of a sexually oriented business; and~~

~~(B) used to seek the attraction of the public to any goods, services, or merchandise available at the sexually oriented business. The term "sign" also includes any representation painted on or otherwise affixed to any exterior portion of a sexually oriented business establishment or to any part of the tract upon which the establishment is situated.~~

~~(16) SPECIFIED ANATOMICAL AREAS means:~~

~~(A) any of the following, or any combination of the following, when less than completely and opaquely covered:~~

~~(i) any human genitals, pubic region, or pubic hair;~~

~~(ii) any buttock; or~~

~~(iii) any portion of the female breast or breasts that is situated below a point immediately above the top of the areola; or~~

~~(B) human male genitals in a discernibly erect state, even if completely and opaquely covered.~~

~~(17) SPECIFIED SEXUAL ACTIVITIES means and includes any of the following:~~

~~(A) the fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts;~~

~~(B) sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;~~

~~(C) masturbation, actual or simulated; or~~

~~(D) excretory functions as part of or in connection with any of the activities set forth in Paragraphs (A) through (C) of this subsection.~~

~~(e) Zoning classification of sexually oriented businesses. The different types of sexually oriented businesses defined above are classified as follows for zoning purposes:~~

**SEXUALLY ORIENTED BUSINESS ZONING CLASSIFICATION**

<del>Adult arcade</del>	<del>Inside commercial amusement See Section 51-4.208.</del>
<del>Adult bookstores or adult video stores</del>	<del>Retail stores other than listed See Section 51-4.211.</del>
<del>Adult cabaret</del>	<del>Inside commercial amusement See Section 51-4.208.</del>
<del>Adult motel</del>	<del>Hotel and motel See Section 51-4.201.</del>
<del>Adult motion picture theater</del>	<del>Theatre See Section 51-4.208.</del>
<del>Escort agency</del>	<del>Office See Section 51-4.210.</del>
<del>Nude model studio</del>	<del>Photography studio See Section 51-4.211.</del>

~~(d) — Always a main use. A use being operated as a sexually oriented business shall at all times be considered a separate main use, and cannot be an accessory use within the meaning of Section 51-4.217.]”~~

SECTION 195. That Section 51-4.302, “Parking District Regulations,” of Division 51-4.300, “Off-street Parking and Loading Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

**“SEC. 51-4.302. PARKING DISTRICT REGULATIONS.**

This section incorporates by reference the language of Section 51A-4.302, “Parking District Regulations,” of Chapter 51A of the Dallas City Code, as amended, as that section exists today and as it may be amended in the future.

~~[(a) — General provisions.~~

~~(1) — The parking district must be either contiguous to or perpendicularly across an adjoining street or alley from a main use.~~

~~(2) — The owner of a lot in a parking district contiguous to a residential district, as defined both in this chapter and in Chapter 51A, shall provide and maintain a minimum front yard of 10 feet.~~

~~(b) Procedures for establishing a parking district.~~

~~(1) The applicant for a parking district shall comply with the zoning amendment procedure for a change in a zoning district classification.~~

~~(2) At the time of applying for a change in zoning district classification, the applicant shall submit a site plan that includes:~~

~~(A) the dimensions, bearings, and street frontage of the property;~~

~~(B) the location of the parking spaces and the use the parking district serves;~~

~~(C) the method of ingress and egress;~~

~~(D) screening, lighting, and landscaping; and~~

~~(E) any other information the director determines necessary for a complete review of the proposed development.]”~~

SECTION 196. That Section 51-4.303, “Off-street Loading Regulations,” of Division 51-4.300, “Off-street Parking and Loading Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

**“SEC. 51-4.303. OFF-STREET LOADING REGULATIONS.**

(a) Required off-street loading standards. This subsection incorporates by reference the language of 51A-4.303(a), “Required Off-street Loading Standards,” of Section 51A-4.303, “Off-street Loading Regulations,” of Chapter 51A of the Dallas City Code, as amended, as that section exists today and as it may be amended in the future.

(b) Location and design standards. This subsection incorporates by reference the language of 51A-4.303(b), “Location and Design Standards,” of Section 51A-4.303, “Off-street Loading Regulations,” of Chapter 51A of the Dallas City Code, as amended, as that section exists today and as it may be amended in the future.

(c) Special regulations for the CA-1 district. This subsection incorporates by reference the language of Subparagraph (C), “Special Off-street Loading Provisions, of Paragraph (5), “Off-street Parking and Loading,” of Subsection (a), “CA-1(A) District,” of Section 51A-4.124, “Central Area Districts,” of Chapter 51A of the Dallas City Code, as amended, as that section exists today and as it may be amended in the future.”

(d) Screening provisions for off-street loading. In an NO, LO, MO, or GO district, off-street loading spaces may be located in the front yard behind the setback line if they are screened from the street. Screening must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any of the methods described Section 51-4.602(b)(3).



~~[(a) — Required off street loading standards.~~

~~(1) — The owner and lessee of a lot shall provide required off street loading spaces in accordance with the following schedules:~~

~~(A) — Office and similar uses:~~

<del>SQUARE FEET OF FLOOR AREA IN STRUCTURE</del>	<del>TOTAL REQUIRED SPACES OR BERTHS</del>
<del>0 to 50,000</del>	<del>NONE</del>
<del>50,000 to 150,000</del>	<del>1</del>
<del>Each additional 100,000 or fraction thereof</del>	<del>1 additional</del>

~~(B) — Retail, personal services, custom craft, and similar uses:~~

<del>SQUARE FEET OF FLOOR AREA IN STRUCTURE</del>	<del>TOTAL REQUIRED SPACES OR BERTHS</del>
<del>0 to 10,000</del>	<del>NONE</del>
<del>10,000 to 60,000</del>	<del>1</del>
<del>Each additional 60,000 or fraction thereof</del>	<del>1 additional</del>

~~(C) — Commercial, industrial, and similar uses:~~

<del>SQUARE FEET OF FLOOR AREA IN STRUCTURE</del>	<del>TOTAL REQUIRED SPACES OR BERTHS</del>
<del>0 to 10,000</del>	<del>NONE</del>
<del>10,000 to 50,000</del>	<del>1</del>
<del>50,000 to 100,000</del>	<del>2</del>
<del>Each additional 100,000 or fraction thereof</del>	<del>1 additional</del>

~~(D) — Hotel, motel, and similar uses:~~

<del>SQUARE FEET OF FLOOR AREA IN STRUCTURE</del>	<del>TOTAL REQUIRED SPACES OR BERTHS</del>
<del>0 to 50,000</del>	<del>NONE</del>
<del>50,000 to 100,000</del>	<del>1</del>
<del>100,000 to 300,000</del>	<del>2</del>
<del>Each additional 200,000 or fraction thereof</del>	<del>1 additional</del>

~~(E) — Bar, restaurant, and similar uses:~~

<del>SQUARE FEET OF FLOOR AREA IN STRUCTURE</del>	<del>TOTAL REQUIRED SPACES OR BERTHS</del>
---	--

<b>0 to 5,000</b>		<b>NONE</b>
<b>5,000 to 25,000</b>	<b>1</b>	
<b>25,000 to 50,000</b>		<b>2</b>
<b>Each additional 50,000 or fraction thereof</b>		<b>1 additional</b>

~~(2) — The building official shall determine the off street loading requirements for a use not specified, based on the most similar use listed above.~~

~~(3) — A structure containing more than one use must meet the loading requirements for the sum of the requirements for each use except:~~

~~(A) — If one use occupies 90 percent or more of the floor area of the structure, the off street loading requirement is calculated as if the use occupied the entire structure.~~

~~(b) — Location and design standards:~~

~~(1) — Except as specifically provided in this section, required off street loading spaces must be provided on the same lot as the use served.~~

~~(2) — The first required off street loading space must be of the medium or large size and at least 40 percent of the required off street loading spaces must be of the medium or large size except:~~

~~(A) — for a single retail use over 60,000 square feet, the first 25 percent of the loading spaces must be of the large size, then 25 percent must be of the medium or large size; and~~

~~(B) — for hotels and motels, one required off street loading space must be of the large size, and at least 75 percent of the required spaces must be of the large or medium size.~~

~~(3) — In determining the size of the required number of loading spaces in Subsection (b)(2) above, fractional spaces are counted to the nearest whole number, with one-half counted as an additional space.~~

~~(4) — Each large size off street loading space must have a width of not less than 11 feet, a length of not less than 55 feet, and a height of not less than 14 feet.~~

~~(5) — Each medium size off street loading space must have a width of not less than 11 feet, a length of not less than 35 feet, and a height of not less than 13 feet.~~

~~(6) — Each small size off street loading space must have a height of not less than 7.5 feet, and either a length of not less than 25 feet with a width of not less than eight feet, or a length of not less than 20 feet with a width of not less than 10 feet.~~

~~(7) — Ingress to and egress from required off street loading spaces must have at least the same vertical height clearance as the off street loading space.~~

~~(8) — Each required off-street loading space must be designed with a reasonable means of vehicular access from the street or alley in a manner which will least interfere with traffic movement. Each off-street loading space must be independently accessible so that no loading space blocks another loading space. Trash removal facilities and other structures must not block a required loading space. The design of the ingress, egress, and maneuvering area must be approved by the director of public works.~~

~~(9) — Off-street loading facilities for more than one building site may be provided in a common terminal if connections between the building and terminal are off-street.~~

~~(10) — If a publicly owned off-street truck terminal presently exists, is under construction, or is funded for construction, the required off-street loading for a use that is located on a lot contiguous to or perpendicular across the street from the terminal must be provided in the publicly owned off-street truck terminal if the truck terminal is designed to accommodate the loading needs of the use, as determined by the director of public works.~~

~~(11) — If a use is served by a publicly owned off-street truck terminal, the owner of that use shall provide an off-street connection to the truck terminal, and shall pay a rental fee, as determined by city council.~~

~~(12) — In an NO, LO, MO, or GO district, off-street loading spaces may not be located in the required front yard.~~

~~(c) — Special regulations for the CA-1 district.~~

~~(1) — In the CA-1 district, off-street loading spaces must be provided in accordance with Subsection (a) for only new structures or additions to an existing structure.~~

~~(2) — In the CA-1 district, once the required off-street loading has been established for a structure, no additional off-street loading is required if the use of the structure changes.~~

~~(3) — In the CA-1 district, once an off-street loading space has been provided, the off-street loading space may not be reduced, eliminated, or made unusable in any manner during the life of the structure.~~

~~(4) — In the CA-1 district, on-street loading spaces may satisfy the off-street loading space requirement subject to the following standards:~~

~~(A) — Any on-street loading spaces must be approved by the traffic engineer.~~

~~(B) — Required off-street loading spaces furnished on-street must be provided at curbside contiguous to the building site.~~

~~(C) — If no adjacent curb space is available due to traffic or transit needs, indented curb space may be provided if the required sidewalk width is maintained.~~

~~(D) All required medium and large loading spaces must be provided off street.~~

~~(E) Structures meeting Subsections (A) through (D) above and requiring seven or more off street loading spaces may satisfy the off street loading requirement as follows:~~

<u>REQUIRED SPACES</u>	<u>MINIMUM OFF-STREET</u>	<u>NUMBER ON STREET</u>
7	<del>6</del>	1
8	<del>6</del>	2
9	<del>6</del>	3
10 or more	60%	40%

SECTION 197. That Section 51-4.304, “Reserved,” of Division 51-4.300, “Off-street Parking and Loading Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

**“SEC. 51-4.304. OFF-STREET STACKING SPACE REGULATIONS  
[Reserved].”**

This section incorporates by reference the language of Section 51A-4.304, “Off-street Stacking Space Regulations,” of Chapter 51A of the Dallas City Code, as amended, as that section exists today and as it may be amended in the future.”

SECTION 198. That Section 51-4.306, “Off-street Parking in the Central Business District,” of Division 51-4.300, “Off-street Parking and Loading Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

**“SEC. 51-4.306. OFF-STREET PARKING IN THE CENTRAL BUSINESS DISTRICT.”**

This section incorporates by reference the language of Section 51A-4.306, “Off-street Parking in the Central Business District,” of Chapter 51A of the Dallas City Code, as amended, as that section exists today and as it may be amended in the future.

~~[(a) Applicability. This section applies to all off street parking, including all commercial parking lots and garages, located in the central business district (“CBD”). It does not apply outside of the CBD. In the event of a conflict between this section and other provisions in this chapter, this section controls.~~

~~(b) Lighting.~~

~~(1) — A lighting district is hereby created for purposes of this subsection. The boundaries of the lighting district are as follows:~~

~~BEGINNING at a point being the intersection of the southeast line of Woodall Rodgers Freeway with the west line of North Central Expressway;~~

~~THENCE southerly along the west line of North Central Expressway to the centerline of Live Oak Street;~~

~~THENCE southwesterly along the centerline of Live Oak Street to the centerline of Pearl Street;~~

~~THENCE southeasterly along the centerline of Pearl Street to the centerline of Pearl Expressway;~~

~~THENCE southerly along the centerline of Pearl Expressway to the centerline of Pacific Avenue;~~

~~THENCE westerly along the centerline of Pacific Avenue to the centerline of Harwood Street;~~

~~THENCE southerly along the centerline of Harwood Street to the centerline of Jackson Street;~~

~~THENCE westerly along the centerline of Jackson Street to the centerline of Akard Street;~~

~~THENCE southeasterly along the centerline of Akard Street to the centerline of Canton Street;~~

~~THENCE southwesterly along the centerline of Canton Street to the northwest line of East R.L. Thornton Freeway;~~

~~THENCE southwesterly along the northwest line of East R.L. Thornton Freeway to the northeast line of Stemmons Freeway;~~

~~THENCE northwesterly along the northeast line of Stemmons Freeway to the southeast line of Woodall Rodgers Freeway;~~

~~THENCE northeasterly along the southeast line of Woodall Rodgers Freeway to the point of beginning.~~

~~(2) — A surface parking lot in the lighting district that collects revenue on the premises for after dark use (including attended, self park, and coin activated gated lots) must be lighted after dark until 2 a.m., or until no customer vehicles remain on the parking lot, whichever is earlier. If revenue is collected for after dark use of only a portion of the parking lot and that portion is clearly designated, only that portion must be lighted. For purposes of this subsection, “dark” means one half hour after sunset.~~

~~(3) — No lighting is required for a surface parking lot outside of the lighting district.~~

~~(4) — No portion of a surface parking lot may be open for use by customer vehicles after dark without lighting unless a sign is prominently displayed at or near the entrance~~

~~to the facility stating: "THIS FACILITY IS NOT ILLUMINATED DURING HOURS OF DARKNESS." The sign must be posted adjacent to the public street and be easily visible from the street.~~

~~(5) — A multi level or underground parking garage must be lighted 24 hours a day except when vehicular ingress and egress is prohibited.~~

~~(6) — The intensity of required lighting on the parking surface must be:~~

~~(A) — an average of at least two footcandles, initial measurement, and at least one footcandle on a maintained basis; and~~

~~(B) — a minimum at any point of at least 0.6 footcandle initial, and at least 0.3 footcandle maintained or one third of the average for the lighted area, whichever is greater.~~

~~(7) — Light sources must be indirect, diffused, or shielded type fixtures, installed to reduce glare and the consequent interference with boundary streets. Bare bulbs or strings of lamps are prohibited.~~

~~(8) — Fixtures must be attached to buildings or mounted on permanent poles.~~

~~(9) — Fixtures on surface parking lots must be at least 20 feet above the lot surface. This requirement does not apply to parking garages.~~

~~(10) — The board may grant a special exception to the lighting requirements of this subsection if the board finds, after a public hearing, that the special exception will not compromise the safety of persons using the parking. In determining whether to grant this special exception, the board shall consider:~~

~~(A) — the extent to which the parking will be used after dark;~~

~~(B) — the crime statistics for the area; and~~

~~(C) — the extent to which adequate lighting may be provided by light sources located on adjacent property.~~

~~(11) — The board shall not grant a special exception eliminating lighting requirements for all or a portion of a parking lot or garage without requiring that a sign be posted advising the public of the extent to which there will be no illumination during hours of darkness. The sign must be posted in a conspicuous place and be reasonably calculated to adequately inform those persons who might park in the area that is the subject of the special exception.~~

~~(c) — Stall width. There is no minimum stall width requirement for non required off-street parking spaces. Required off street parking spaces must comply with the dimensional standards contained in Section 51-4.301.~~

~~(d) — Parking space identification. Non required parking spaces need not be identified. Required off street parking spaces must be clearly and permanently identified by stripes, buttons, tiles, curbs, barriers, or another method approved by the building official.~~

~~(e) — Wheel guards and barriers. Required off street parking spaces for nonresidential uses, and parking spaces (both required and non required) along the perimeter of the parking lot or garage must have wheel guards not less than six inches in height, or other permanent barriers approved by the building official. Examples of acceptable permanent barriers include guardrails and fences or walls capable of containing an automobile within the parking area. Wheel guards or barriers must be placed so that no part of the automobile extends into the public sidewalk or adjoining property.~~

~~(f) — Passenger unloading zone required in certain cases.~~

~~(1) — If customer vehicles are parked by an attendant or employee of the facility, a passenger unloading zone must be provided as part of the ingress lane to the facility. The passenger unloading zone must be:~~

~~(A) — a minimum of 15 feet wide and 36 feet long;~~

~~(B) — clearly and permanently identified and labeled as a “no parking” area; and~~

~~(C) — located so that it can effectively function to reduce on site and off site traffic congestion that would otherwise result from operation of the parking lot or garage.~~

~~(2) — The following are acceptable means of identifying and labeling a passenger unloading zone:~~

~~(A) — Painting one of the following on the pavement within the zone:~~

~~(i) — The words “NO PARKING” consisting of 12 inch high black letters on a red background.~~

~~(ii) — A No Parking symbol sign consisting of the symbol “P” in black, circumscribed in a red circle at least 36 inches in diameter with a red slash. The sign must be painted on a white background with a black border. Illustrations of acceptable No Parking symbol signs may be found in the 1980 Texas Manual on Uniform Traffic Control Devices for Streets and Highways published by the State Department of Highways and Public Transportation.~~

~~(B) — Painting on the pavement along each of the four sides of the outside perimeter of the zone the words “NO PARKING” consisting of four inch high black letters on a red background.~~

~~(g) — Stacking space required in certain cases. No stacking spaces are required when a passenger unloading zone is provided in accordance with Subsection (f). However, if no passenger unloading zone is provided, one stacking space must be provided in accordance with Section 51-4.304.~~

~~(h) — Conformance. All nonconforming parking lots and garages within the central business district must fully comply with the provisions of this section before April 1, 1991, or within two years of the date the parking lot or garage became nonconforming as to this section, whichever is later. The board may grant an extension of this time period if it determines, after a public hearing, that strict compliance would result in substantial financial hardship or inequity to the applicant without sufficient corresponding benefit to the city and its citizens in accomplishing the objectives of this section.]”~~

SECTION 199. That Division 51-4.320, “Special Parking Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

**“Division 51-4.320.**

**Special Parking Regulations.**

This division incorporates by reference the language of Division 51A-4.320, “Special Parking Regulations,” of Chapter 51A of the Dallas City Code, as amended, as that section exists today and as it may be amended in the future.

**~~[SEC. 51-4.321. DEFINITIONS.~~**

**In this division:**

~~(1) — DIRECTOR OF TRANSPORTATION means the director of transportation or his designated representative.~~

~~(2) — LICENSEE means a person in whose name a license has been issued under this division, as well as the individual listed as an applicant on the application for a license. The term includes any employee, agent, or independent contractor of the person in whose name the license is issued.~~

~~(3) — PACKED PARKING means off street parking that is governed by special dimensional standards for parking spaces, allowing maximal parking on the lot when an attendant is used.~~

~~(4) — PERSON means an individual, assumed name entity, partnership, joint-venture, association, corporation, or other legal entity.~~

~~(5) — REMOTE PARKING means off street parking provided on a lot occupied by the main use.~~

~~(6) — SHARED PARKING means the use of the same off street parking stall to satisfy the off street parking requirements for two or more uses.~~



~~(7) — SHUTTLE means a vehicle used to transport patrons between the drop-off point at the main use and the remote parking lot serving the use.~~

~~(8) — SPECIAL PARKING means packed parking, remote parking, and shared parking as those terms are defined in this section.~~

~~(9) — WALKING DISTANCE means the distance from the nearest point of the special parking lot to the nearest public entrance of the main use, measured along the most convenient pedestrian walkway.~~

**SEC. 51-4.322. PURPOSE.**

~~This division provides alternatives to the standard parking and loading regulations in Division 51-4.300. Packed parking provides alternative dimensional requirements for parking spaces to allow maximal parking on a lot when an attendant is used to park vehicles. Remote parking allows an exception to the requirement that all off-street parking be provided on the lot occupied by the main use. Shared parking allows an exception to the requirement that no off-street parking spaces for one use be included in the calculation of the parking required for any other use.~~

**SEC. 51-4.323. PROCEDURES FOR SPECIAL PARKING APPROVAL.**

~~(a) — In general. All special parking must be approved by the director of transportation in accordance with this division. A person seeking approval of special parking shall submit an application to the director of transportation pursuant to Subsection (b).~~

~~(b) — Application. An application for special parking approval and five duplicates must be filed with the director of transportation. An application form may be obtained from the department of transportation. The application must include the following:~~

~~(1) — The application fee.~~

~~(2) — A site plan illustrating the applicable items listed in Subsection (c).~~

~~(3) — For packed parking, a statement describing the operational plan, including:~~

~~(A) — the days and hours of operation of the main use;~~

~~(B) — staffing required to park the vehicles; and~~

~~(C) — the location of any parking service stand.~~

~~(4) — For remote parking:~~

~~(A) — a map illustrating the walking distance from the special parking to the use providing the parking; and~~

~~(B) — if applicable, a statement pointing out the factors justifying an extension of walking distance including discussion of the following factors:~~

- ~~(i) — The type of use involved.~~
  - ~~(ii) — The parking demand generated by the use involved.~~
  - ~~(iii) — The percentage of required off street parking that will be provided as remote parking.~~
  - ~~(iv) — The availability and condition of sidewalks.~~
  - ~~(v) — The availability and frequency of a local shuttle or transit service.~~
  - ~~(vi) — The availability of or proposal for shelters for users of any local shuttle or transit service.~~
  - ~~(vii) — Any other factors that may have the effect of encouraging patrons of the use or discouraging patrons of the use from using the remote parking.~~
- ~~(5) — For shared parking, a study of parking demand and accumulation during all days and hours of operation for all uses sharing parking.~~
- ~~(6) — Any other reasonable and pertinent information that the director of transportation determines to be necessary for special parking review.~~
- ~~(c) — Site plan requisites:~~
- ~~(1) — The following information must be illustrated on the site plan:~~
    - ~~(A) — The number of parking spaces required for each use.~~
    - ~~(B) — The location and dimensions of the special parking lot.~~
    - ~~(C) — The location and dimensions of all existing and proposed off street parking and loading areas, parking bays, aisles, and driveways.~~
    - ~~(D) — The location and dimensions of any dumpster on the special parking lot.~~
    - ~~(E) — The number of cars to be accommodated in each row of parking spaces.~~
    - ~~(F) — The location and dimensions of all existing streets and alleys adjacent to the special parking lot and between the special parking lot and the main use.~~
    - ~~(G) — The location of all existing easements for street purposes on the special parking lot.~~

~~(H) Existing and proposed provisions for pedestrian circulation in the area of request, including sidewalks, walkways, crosswalks, and pedestrian plazas.~~

~~(I) Existing and proposed median cuts and driveways located within 250 feet of the special parking lot.~~

~~(J) The location and the type of any special traffic regulation facilities proposed or required.~~

~~(K) A proposed landscape plan, if required elsewhere in this chapter.~~

~~(2) For special parking consisting of more than 50 parking spaces, the following additional information must be illustrated on the site plan:~~

~~(A) Existing and proposed points of ingress and egress and estimated peak-hour turning movements to and from existing and proposed public and private streets and alleys adjacent to the special parking lot.~~

~~(B) Average daily traffic counts on streets adjacent to the special parking lot.~~

~~(C) Estimated peak-hour turning movements at intersections located within 250 feet of the special parking lot.~~

~~**SEC. 51-4.324. REVIEW BY THE DIRECTOR.**~~

~~(a) Conformity with standards required. The director of transportation shall deny an application for special parking unless it meets all of the applicable standards in this section.~~

~~(b) General standards.~~

~~(1) Special parking may not be located in a residential district, except that community service uses, religious uses, and educational uses may share parking in residential districts on the same lot where both uses are located. Nonresidential uses in residential districts may also use special parking if the special parking is not located in a residential district.~~

~~(2) Except as otherwise expressly provided in this subsection, special parking may not account for more than 50 percent of the off-street parking required for any use.~~

~~(3) The 50 percent limitation in Paragraph (2) does not apply to:~~

~~(A) remote parking within a walking distance of 300 feet of the main use; and~~

~~(B) shared parking on the same lot as the main use if all uses sharing the parking have mutually exclusive hours of operation.~~

~~(4) Special parking must comply with all code, ordinances, rules, and regulations of the city.~~

~~\_\_\_\_\_ (5) Special parking may not create safety hazards.~~

~~\_\_\_\_\_ (c) Packed parking standards. Packed parking may not be used unless a license is obtained pursuant to Section 51-4.329.~~

~~\_\_\_\_\_ (d) Remote parking standards:~~

~~\_\_\_\_\_ (1) Walking distance. Remote parking must be located within a walking distance of 300 feet from the use served by the remote parking unless an extension of walking distance is approved by the director of transportation.~~

~~\_\_\_\_\_ (2) Extension of walking distance:~~

~~\_\_\_\_\_ (A) The director of transportation may extend the walking distance for remote parking to no more than 600 feet unless the extension would:~~

~~\_\_\_\_\_ (i) significantly discourage patrons of the use from using the remote parking;~~

~~\_\_\_\_\_ (ii) unreasonably endanger the safety of persons or property; or~~

~~\_\_\_\_\_ (iii) not otherwise be in the public interest.~~

~~\_\_\_\_\_ (B) A license is required to authorize an extension of walking distance beyond 600 feet. (See Section 51-4.329.)~~

~~\_\_\_\_\_ (3) Signs required at main use and at parking lot. A sign must be prominently displayed at all entrances of a remote parking lot and at all entrances of a parking lot providing on-site parking for the main use. Each sign must:~~

~~\_\_\_\_\_ (A) illustrate or describe the location of the remote parking in relation to the main use;~~

~~\_\_\_\_\_ (B) be constructed of weather resistant material;~~

~~\_\_\_\_\_ (C) be no less than 30 inches wide and 24 inches long; and~~

~~\_\_\_\_\_ (D) contain clearly legible letters in a color that contrasts with the background material of the sign.~~

~~\_\_\_\_\_ (e) Shared parking standards. Uses sharing parking must have either mutually exclusive or compatibly overlapping normal hours of operation. The director of transportation shall determine whether hours of operation are compatibly overlapping on a case by case basis.~~

**~~SEC. 51-4.325. DECISION OF THE DIRECTOR.~~**

~~\_\_\_\_\_ (a) Form of decision. The decision of the director of transportation must take one of three forms:~~

~~\_\_\_\_\_ (1) Approval, no conditions.~~

~~\_\_\_\_\_ (2) Approval, subject to conditions noted.~~

~~\_\_\_\_\_ (3) Denial.~~

~~\_\_\_\_\_ (b) Statement of reasons. If the director of transportation denies an application for special parking, he shall state in writing the specific reasons for denial.~~

~~\_\_\_\_\_ (c) Approval subject to conditions noted. As an alternative to denial of an application for special parking under Section 51-4.324(a), the director of transportation may approve the special parking subject to conditions noted if compliance with all conditions will eliminate what would otherwise constitute grounds for denial. If the director of transportation approves the special parking subject to conditions noted, he shall state in writing the specific requirements to be met before the special parking shall be considered approved.~~

~~\_\_\_\_\_ (d) Approval with no conditions. If there are no grounds for denial under Section 51-4.324(a), the director of transportation shall approve the application for special parking with no conditions.~~

**~~SEC. 51-4.326. NOTICE.~~**

~~\_\_\_\_\_ The director of transportation shall give written notice to the applicant of his decision regarding the application for special parking. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice must be sent to the address shown on the application.~~

**~~SEC. 51-4.327. APPEALS.~~**

~~\_\_\_\_\_ (a) An appeal from a decision of the director of transportation under Section 51-4.325 may be made to the board of adjustment in the same manner that appeals are made from decisions of the building official.~~

~~\_\_\_\_\_ (b) In considering the appeal, the sole issue before the board of adjustment shall be whether or not the director of transportation erred in his decision and, in this connection, the board shall consider the same standards that were required to be considered by the director of transportation in making his decision.~~

**~~SEC. 51-4.328. AGREEMENT REQUIRED.~~**

~~\_\_\_\_\_ (a) Requisites of agreement. If the application for special parking is approved, a special parking agreement must be executed and filed in accordance with this section. A standard agreement form may be obtained from the department of transportation. The agreement must:~~

~~\_\_\_\_\_ (1) be in writing and be signed by all owners of the properties affected;~~

~~\_\_\_\_\_ (2) specify the special parking being provided and the hours of operation of any use involved;~~

~~\_\_\_\_\_ (3) \_\_\_\_\_ be a covenant running with the land; and~~

~~\_\_\_\_\_ (4) \_\_\_\_\_ be approved by both the building official and the city attorney.~~

~~\_\_\_\_\_ (b) \_\_\_\_\_ Agreement must be filed. A true and correct copy of the approved special parking agreement must be filed in the deed records of the county in which the properties affected are located. The agreement shall not be considered effective until it is filed in the deed records in accordance with this section. After the special parking agreement is filed in the deed records, two file marked copies of the agreement must be filed with the building official.~~

~~\_\_\_\_\_ (c) \_\_\_\_\_ Amendment or termination of agreement. A special parking agreement may only be amended or terminated by an instrument signed by the building official and approved as to form by the city attorney. A true and correct copy of the approved instrument must be filed in the deed records of the county in which the properties affected are located. The instrument shall not be considered effective until it is filed in the deed records in accordance with this section. After the instrument is filed in deed records, two file marked copies of the instrument must be filed with the building official. The building official shall sign an instrument terminating a special parking agreement if:~~

~~\_\_\_\_\_ (1) \_\_\_\_\_ all uses providing parking under the agreement and all uses on the property for which parking is provided under the agreement fully comply with the off street parking regulations in this chapter; or~~

~~\_\_\_\_\_ (2) \_\_\_\_\_ all uses on the property for which parking is provided under the agreement cease to operate and terminate their certificates of occupancy.~~

**~~SEC. 51-4.329. \_\_\_\_\_ SPECIAL PARKING LICENSE.~~**

~~\_\_\_\_\_ (a) \_\_\_\_\_ When a special parking license is required.~~

~~\_\_\_\_\_ (1) \_\_\_\_\_ A special parking license is required to authorize:~~

~~\_\_\_\_\_ (A) \_\_\_\_\_ packed parking; or~~

~~\_\_\_\_\_ (B) \_\_\_\_\_ an extension of the walking distance for remote parking beyond 600 feet. See Section 51-4.324(d).~~

~~\_\_\_\_\_ (2) \_\_\_\_\_ Special parking licenses are issued by the director of transportation. An application for special parking under Section 51-4.323 serves as an application for a license under this section.~~

~~\_\_\_\_\_ (b) \_\_\_\_\_ Conformity with standards required. The director of transportation shall deny a special parking license unless it meets all of the applicable standards in Section 51-4.324 and this section.~~

~~\_\_\_\_\_ (c) \_\_\_\_\_ Packed parking standards.~~

~~\_\_\_\_\_ (1) \_\_\_\_\_ The passenger loading and unloading area for packed parking must have adequate means of ingress to and egress from a street or an alley. The director of transportation~~

~~shall only consider alley access in satisfaction of this requirement when alley access is permitted by this chapter.~~

~~\_\_\_\_\_ (2) All maneuvering, parking, and loading for packed parking must be accomplished on private property.~~

~~\_\_\_\_\_ (3) The area of each packed parking space must be no less than 145 square feet.~~

~~\_\_\_\_\_ (4) An access lane that is no less than 24 feet wide must be provided through the packed parking area.~~

~~\_\_\_\_\_ (5) An attendant must be provided to park vehicles during all business hours of the main use.~~

~~\_\_\_\_\_ (6) A sign must be prominently displayed at all entrances of a packed parking lot. Each sign must:~~

~~\_\_\_\_\_ (A) state:~~

~~\_\_\_\_\_ (i) that all or a portion of the lot is restricted to packed parking serving the main use;~~

~~\_\_\_\_\_ (ii) that an attendant must be provided during all business hours of the main use;~~

~~\_\_\_\_\_ (iii) the business hours of the main use;~~

~~\_\_\_\_\_ (iv) a phone number specified by the director of transportation to be used for reporting violations of this division, including the requirement of an attendant during all business hours of the main use;~~

~~\_\_\_\_\_ (v) the phone number of the licensee; and~~

~~\_\_\_\_\_ (vi) the issuance number of the licensee;~~

~~\_\_\_\_\_ (B) be constructed of weather resistant material;~~

~~\_\_\_\_\_ (C) be no less than 30 inches wide and 24 inches long; and~~

~~\_\_\_\_\_ (D) contain clearly legible letters in a color that contrasts with the background material of the sign.~~

~~\_\_\_\_\_ (d) Standards for extension of walking distance beyond 600 feet.~~

~~\_\_\_\_\_ (1) The director of transportation shall require that either a shuttle or an attendant be provided by the applicant as a condition to approval of an extension of the walking distance for remote parking beyond 600 feet.~~

~~\_\_\_\_\_ (2) If a shuttle is required, it must:~~

~~\_\_\_\_\_ (A) transport patrons between the main use and the remote parking lot;~~

~~\_\_\_\_\_ (B) be adequately staffed during all hours of operation of the main use;  
and~~

~~\_\_\_\_\_ (C) have adequate seating capacity to accommodate patrons expected  
to use the remote parking.~~

~~\_\_\_\_\_ (3) If an attendant is required, the attendant shall drive vehicles of patrons  
between the main use and the remote parking lot.~~

~~\_\_\_\_\_ (4) In no event may the director of transportation authorize remote parking to  
be located beyond a walking distance of one half mile from the main use.~~

~~\_\_\_\_\_ (e) Revocation of license by director of transportation. The director shall revoke a  
license under this division if:~~

~~\_\_\_\_\_ (1) the licensee fails to comply with the requirements of the license, this  
division, or other applicable law;~~

~~\_\_\_\_\_ (2) the licensee made a false statement of material fact on an application for a  
license under this section;~~

~~\_\_\_\_\_ (3) the director of transportation determines that the special parking  
unreasonably endangers the safety of persons or property and is not otherwise in the public  
interest; or~~

~~\_\_\_\_\_ (f) Suspension of license by director of transportation. If the director of  
transportation determines that a licensee has failed to comply with any regulation established  
under this division, the director of transportation may suspend the special parking license for a  
definite period of time not to exceed 60 days. A licensee whose special parking license is  
suspended shall not use the special parking involved during the period of suspension. If the  
licensee fails to comply within the suspension period, the director shall revoke the license.~~

~~\_\_\_\_\_ (g) Expiration of license. A special parking license expires three years from the date  
of issuance, unless sooner revoked by the director of transportation or by the city council.~~

~~\_\_\_\_\_ (h) Renewal. A special parking license may be renewed by making an application for  
renewal at least 30 days before expiration of the license. If the license renewal involves changes  
to the original application, a new application for special parking approval must be submitted  
under Section 51 4.323. If the license renewal does not involve changes, the request for renewal  
must be filed with the director of transportation on a form furnished by the city for that purpose.~~

~~\_\_\_\_\_ (i) Appeal of denial, suspension, or revocation of license. If the director of  
transportation refuses to issue a license to an applicant or suspends or revokes the license of a  
licensee, the action of the director of transportation is final unless the licensee files an appeal  
with a permit and license appeal board in accordance with Section 2 96 of this code.~~



**SEC. 51-4.330. OFFENSES.**

~~A person commits an offense if he operates a use:~~

~~(1) in violation of a special parking agreement executed and filed pursuant to Section 51-4.328; or~~

~~(2) without a valid license required under Section 51-4.329.~~

**SEC. 51-4.331. REVOCATION OF CERTIFICATE OF OCCUPANCY.**

~~The building official shall revoke the certificate of occupancy for any use being operated:~~

~~(1) in violation of a special parking agreement executed and filed pursuant to Section 51-4.328; or~~

~~(2) without a valid license required under Section 51-4.329.]”~~

SECTION 200. That Paragraph (2) of Subsection (a), “General Provisions,” of Section 51-4.407, “Maximum Lot Coverage,” of Division 51-4.400, “Yard, Lot, and Space Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(2) Reserved [~~In an MF 3, MF 4, O 2, SC, GR, LC, HC, I 1, or I 2 district, a structure used for off street parking may be excluded in determining the percentage of lot coverage~~].”

SECTION 201. That Paragraph (1) of Subsection (a), “Special Height Provisions,” of Section 51-4.408, “Maximum Building Height,” of Division 51-4.400, “Yard, Lot, and Space Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(1) Structures for utility and public service uses and institutional uses may be erected to any height consistent with the Federal Aviation Administration air space limitations, airport flight overlay district regulations, and the building code, if setbacks are provided as required by Sections 51-4.401, 51-4.402, and 51-4.403. However, local utility transmission and distribution lines and supporting structures, and, as specified in this paragraph, mounted cellular antennae are exempt from the setbacks required by Sections 51-4.401, 51-4.402, and 51-4.403. A mounted cellular antenna, as defined in Section 51-4.202(12), attached to a utility structure is exempt from the setbacks required by Sections 51-4.401, 51-4.402, and 51-4.403 if the utility structure is greater than 65 feet in height. For purposes of this subparagraph, a utility structure means an electrical transmission distribution tower, an elevated water storage tank, and any other

structure operated by a municipality, a transit authority, or a certificated, franchised, or licensed utility company in connection with provision of the utility.”

SECTION 202. That Subsections (d) and (e) of Section 51-4.502, “Institutional Overlay District,” of Division 51-4.500, “Overlay and Conservation District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code are amended to read as follows:

“(d) Procedures for establishing an institutional overlay district. This subsection incorporates by reference the language of Subsection (d), “Procedures for Establishing an Institutional Overlay District,” of Section 51A-4.502, “Institutional Overlay District,” of Chapter 51A of the Dallas City Code, as amended, as that subsection exists today and as it may be amended in the future.

~~[(1) The applicant for an institutional overlay district shall comply with the zoning amendment procedure for a change in the zoning district classification.~~

~~(2) A site plan must be submitted after the institutional district is established and before a building permit or certificate of occupancy is issued.]~~

(e) Site plan process. This subsection incorporates by reference the language of Subsection (e), “Site Plan Process,” of Section 51A-4.502, “Institutional Overlay District,” of Chapter 51A of the Dallas City Code, as amended, as that subsection exists today and as it may be amended in the future.

~~[(1) The building official shall not issue a building permit for additions to existing structures or for new structures except in accordance with an approved site plan and all applicable regulations.~~

~~(2) Request for preapplication conference. An applicant for site plan approval shall request, by letter, a preapplication conference with the director. The letter must contain a brief, general description of the nature, location, and extent of the proposed institutional use and the list of any professional consultants advising the applicant concerning the proposed site plan.~~

~~(3) Preapplication conference. Upon receipt of a request, the director shall schedule a preapplication conference to discuss the proposed site plan. Based on the information provided by the applicant, the director shall:~~

~~(A) provide initial comments concerning the merits of the proposed development;~~

~~(B) state what information must be provided in the site plan application for a complete review of the proposed development; and~~

~~(C) provide any other information necessary to aid the applicant in the preparation of the site plan application.~~

~~(4) — Application for site plan approval. An applicant for site plan approval shall submit to the director:~~

~~(A) — a site plan application in the form prescribed by the director that contains at least the following information:~~

~~(i) — the applicant's name and address and his ownership interest in the property proposed for development;~~

~~(ii) — the signatures of all owners of the property proposed for development;~~

~~(iii) — the size of the parcel proposed for development, its street address, and a legal description of the property; and~~

~~(iv) — a statement setting forth the current uses of the property and plans for future development.~~

~~(B) — ten copies of the site plan and one 8 1/2 x 11 inch clear transparency of the site plan;~~

~~(C) — copies of legal instruments guaranteeing the availability of remote off street parking and the mode of transportation to serve that parking, and copies of any restrictive covenants that are to be recorded with respect to the institutional uses; and~~

~~(D) — a site plan fee.~~

~~(5) — Site plan. The applicant shall provide a site plan drawn to a scale not less than 100 feet to the inch or to a scale specified by the director, on a sheet of paper no larger than two feet by three feet. The site plan must depict the following for a complete review of the proposed development:~~

~~(A) — the boundary lines and dimensions of the property, existing subdivision lots, available utilities, easements, roadways, rail lines, and public rights of way that cross or are adjacent to the property;~~

~~(B) — topography of the property proposed for development in contours of not less than five feet, together with any proposed grade elevations, if different from existing elevations;~~

~~(C) — flood plains, water courses, marshes, drainage areas, and other significant environmental features including, but not limited to, rock outcroppings and major tree groupings;~~

~~(D) — the location and use of all existing and proposed buildings or structures;~~

~~(E) — total number and location of off street parking and loading spaces;~~

~~(F) — all points of vehicular ingress and egress and circulation within the property;~~

~~(G) — setbacks, lot coverage, and when relevant, the relationship of the setbacks provided and the height of any existing or proposed building or structure;~~

~~(H) — the location, size, and arrangement of all outdoor signs and lighting;~~

~~(I) — the type, location, and quantity of all plant material used for landscaping and the type, location, and height of fences or screening and the plantings around them;~~

~~(J) — location, designation, and total area of all usable open space and any proposed improvements to the open space;~~

~~(K) — land uses and zoning districts contiguous to the property; and~~

~~(L) — any other information the director determines necessary for a complete review of the proposed development.~~

~~(6) — Departmental review. The director shall forward the information to the departments of planning and development, transportation, public works, streets and sanitation, housing, and neighborhood services, and any other appropriate departments. Within thirty (30) days following receipt of a completed application for site plan approval, or for a longer time agreed to by the applicant, the departments shall review the proposed development and forward their comments, if any, in writing to the director. Upon conclusion of the departmental review, the director shall forward to the commission the application for site plan approval and the written information provided by the departments.~~

~~(A) — The directors of the departments of public works and water utilities shall prepare a written statement evaluating the impact of the proposed institutional uses on public facilities including sewers, water utilities, and streets.~~

~~(B) — The director of public works shall prepare a written statement describing any known drainage or topography problems.~~

~~(7) — Conferences and modifications during review. If the application for site plan approval meets one or more of the standards for site plan disapproval, the director and the applicant meet to discuss the application for site plan approval, and the director may accept an amended application for site plan approval.~~

~~(8) — City plan commission review. The commission shall review the application for site plan approval and render its decision within 21 days from the date of referral by the director, or for a longer time that has been agreed to by the applicant. The commission shall review the application for site plan approval and may approve the application, disapprove the application, or approve the application subject to specified conditions and modifications that are permanently marked on the site plan or made a part of the site plan conditions.~~

~~(9) — Standards for site plan disapproval. The commission may disapprove an application for site plan approval upon findings of fact based on one or more of the following standards:~~

~~(A) — The application for site plan approval is incomplete or contains violations of this chapter or other applicable regulations, and the applicant, after written request from the director, has failed to supply the additional information or correct the violation.~~

~~(B) — The proposed site plan interferes with or is in conflict with a right-of-way, easement, or any approved plan such as a thoroughfare plan or transit plan.~~

~~(C) — The proposed site plan destroys, damages, or interferes with significant natural, topographic, or physical features of the site that are determined significant by the commission.~~

~~(D) — The proposed site plan is incompatible with adjacent land use and detrimental to the enjoyment of surrounding property in that the proposed development would create noise above the ambient level, substantially increase traffic, or fail to provide adequate buffers.~~

~~(E) — The points of egress and ingress or the internal circulation of traffic within the site creates a traffic hazard, either on or off the site.~~

~~(F) — The proposed site plan creates drainage or erosion problems to the site or adjacent property.~~

~~(10) — City council appeal. An applicant may appeal to city council the decision of the commission concerning an application for site plan approval by filing a written request with the director within ten days of the action of the commission.~~

~~(11) — Amendment. A site plan may be amended by following the same procedure as required in this section.]”~~

SECTION 203. That Section 51-4.503, “D and D-1 Liquor Control Overlay Districts,” of Division 51-4.500, “Overlay and Conservation Districts,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

**“SEC. 51-4.503. D AND D-1 LIQUOR CONTROL OVERLAY DISTRICTS.**

This section incorporates by reference the language of Section 51A-4.503, “D and D-1 Liquor Control Overlay Districts,” of Chapter 51A of the Dallas City Code, as amended, as that section exists today and as it may be amended in the future.

[General provisions. Note: These provisions apply only to D and D-1 Liquor Control Overlay Districts enacted before June 11, 1987.

~~(1) — A D or D-1 liquor control overlay district is designated as “dry” by the suffix “D” or “D-1” on the zoning district map.~~

~~(2) — In a “D” liquor control overlay district, a person shall not serve alcoholic beverages or setups for alcoholic beverages for consumption on or off the premises.~~

~~(3) — In a “D-1” liquor control overlay district, a person shall not sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises, unless the sale or service is part of the operation of a use for which a specific use permit has been granted by the city council.~~

~~(4) — It is a defense to prosecution under Paragraphs (2) and (3) of this section that the alcoholic beverage or setup for alcoholic beverage is served, but not sold, at a private residence for consumption at the residence. For purposes of this subsection, a private residence must be a permitted residential or lodging use listed in the use regulations of this article. If the use is a lodging use, the term “private residence” means the guest room only.]”~~

SECTION 204. That Section 51-4.504, “Airport Flight Overlay Districts,” of Division 51-4.500, “Overlays and Conservation Districts,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

**“SEC. 51-4.504. AIRPORT FLIGHT OVERLAY DISTRICTS.**

This section incorporates by reference the language of Section 51A-4.504, “Airport Flight Overlay Districts,” of Chapter 51A of the Dallas City Code, as amended, as that section exists today and as it may be amended in the future.

~~[(a) — General provisions.~~

~~(1) — Every airport flight overlay district must show the maximum permitted height as measured in feet from mean sea level. Maps separate from the zoning district maps may be used to illustrate the airport flight overlay districts, but these maps are subject to the same rules as the zoning district maps.~~

~~(2) — A person shall not erect, place, or maintain an object, structure, or plant in an airport flight overlay district at a height that violates the height restrictions of the airport flight overlay district.~~

~~(3) — A person shall not conduct a use or erect, place, or maintain an object, structure, or plant that causes interference with radio communications or transmission of electronic signals between airport and aircraft, impairs the visibility of the airport or the lights of the airport, or endangers the landing, take off, or maneuvering of aircraft in any manner.~~

~~(b) — Airport flight overlay district procedures.~~

~~(1) — The applicant for the airport flight overlay district shall comply with the zoning amendment procedure for a change in the zoning district classification. The applicant shall pay the notification costs.~~

~~(2) — The board of adjustment may allow a special exception from the use or height requirements in an airport flight overlay district if the board finds the public convenience will be served, the appropriate use of neighboring property will not be substantially injured, and the safety of aircraft will not be jeopardized.]”~~

SECTION 205. That Section 51-4.506, “Modified Delta Overlay District,” of Division 51-4.500, “Overlays and Conservation Districts,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

**“SEC. 51-4.506. MODIFIED DELTA OVERLAY DISTRICT.**

This section incorporates by reference the language of Section 51A-4.506, “Modified Delta Overlay District,” of Chapter 51A of the Dallas City Code, as amended, as that section exists today and as it may be amended in the future.

~~[(a) — Definitions. In this section, DELTA THEORY means “delta theory” as defined in Section 51-4.704 of this chapter.~~

~~(b) — General provisions.~~

~~(1) — The city council may establish a modified delta overlay district in those areas where it determines that a continued application of the delta theory is not justified because:~~

~~(A) — there is no longer a need to encourage redevelopment and adaptive reuse of existing structures; or~~

~~(B) — a continued application of the delta theory will create traffic congestion and public safety problems and would not be in the public interest.~~

~~(2) — In a modified delta overlay district, the city council may omit the number or percentage of nonconforming parking or loading spaces that may be carried forward by a use under the delta theory. An ordinance establishing a modified delta overlay district in which nonconforming parking or loading spaces are limited by number rather than by percentage must specify the method by which the nonconforming spaces are to be allocated among property owners.~~

~~(3) — An ordinance establishing a modified delta overlay district may not increase the number of nonconforming parking or loading spaces that may be carried forward under the delta theory when a use is converted or expanded.~~

~~(4) — An ordinance establishing a modified delta overlay district must provide that when a use located in the district is converted to a new use having lesser parking or loading requirements, the rights to any portion of the nonconforming parking or loading not needed to meet the new requirements are lost.~~

~~(5) — An ordinance establishing a modified delta overlay district may provide that rights under the delta theory terminate when a use for which the delta theory has been applied is discontinued within the meaning of Section 51-4.704(a)(2) of this chapter.~~

~~(c) — Modified delta overlay district procedures. An applicant for a modified delta overlay district shall comply with the zoning amendment procedure for a change in zoning district classification.]”~~

SECTION 206. That Section 51-4.604, “Restrictions on Access through a Lot,” of Division 51-4.600, “District Regulations of Special Applicability,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

**“SEC. 51-4.604. RESTRICTIONS ON ACCESS THROUGH A LOT.**

This section incorporates by reference the language of Section 51A-4.604, “Restrictions on Access Through a Lot,” of Chapter 51A of the Dallas City Code, as amended, as that section exists today and as it may be amended in the future.

~~[(a) — Access to a use may not go through a lot in a residential district unless the use is permitted in that residential district. If the use is permitted in the residential district by SUP only, the access is also permitted by SUP only.~~

~~(b) — This section does not affect access to a use through a lot in a nonresidential district.]”~~

SECTION 207. That Section 51-4.605, “Design Standards,” of Division 51-4.600, “District Regulations of Special Applicability,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

**“SEC. 51-4.605. DESIGN STANDARDS.**

This section incorporates by reference the language of Section 51A-4.604, “Design Standards,” of Chapter 51A of the Dallas City Code, as amended, as that section exists today and as it may be amended in the future.

~~[(a) — Design standards for large retail uses.~~



~~(1) — Purpose. Large retail uses often have negative impacts on community aesthetics, the environment, mass transit, pedestrian circulation, the scale and rhythm of streetscapes, traffic, and urban sprawl. These design standards are intended to ensure that large retail uses are compatible with the surrounding area and mitigate the negative impact of large retail uses while allowing creativity, flexibility, and variety in design. These design standards are also intended to make adaptive reuse of large retail spaces possible.~~

~~(2) — Applicability.~~

~~(A) — These design standards apply to the following uses built after October 27, 2004 and the following existing uses expanded to 100,000 square feet or more:~~

~~(i) — Retail stores other than listed uses of 100,000 square feet or more.~~

~~(ii) — Retail food store uses of 100,000 square feet or more.~~

~~(iii) — Furniture store uses of 100,000 square feet or more.~~

~~(iv) — Home improvement center uses of 100,000 square feet or more.~~

~~(B) — These design standards do not apply to a covered mall building containing more than 500,000 square feet. These design standards do apply to any use listed in Subparagraph (A) within a covered mall building (an anchor tenant) that has a means of ingress and egress independent of the covered mall building and does not have an entrance into the common pedestrian area.~~

~~(C) — The landscape requirements of these design standards may be used to satisfy any landscaping required by Article X.~~

~~(D) — In the event that these design standards conflict with other requirements of this chapter, the more stringent requirement applies.~~

~~(3) — Definitions. The following definitions apply to these design standards:~~

~~(A) — COVERED MALL BUILDING means a single building enclosing 10 or more retail, personal service, and office uses that have access into a climate controlled common pedestrian area.~~

~~(B) — FACADE WALL means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building that encloses usable space. Where separate faces are oriented in the same direction, or in the directions within 45 degrees of one another, they are considered as part of a single facade wall.~~

~~(C) — FRONT PARKING AREA means, for developments with a single use, the area in front of a line parallel to and extending outward from the primary facade wall to the property lines, and means, for developments with multiple uses, the area between two lines at~~

~~the corners of the primary facade wall and perpendicular to the primary facade wall and extending to the property line.~~

~~(D) — PRIMARY FACADE WALL means the facade wall containing the primary entrance. If two or more facade walls have entrances of equal significance, each facade wall will be considered a primary facade wall.~~

~~(E) — REAR FACADE WALL means the facade wall containing service areas.~~

~~(F) — SIDE FACADE WALL means any facade wall that is not a primary facade wall or a rear facade wall.~~

~~(G) — SERVICE AREA means any area for loading docks, outdoor storage (other than an outdoor display, sales, and storage area), trash collection or compaction, truck parking, or other similar functions.~~

~~(4) — Facade walls. Primary facade walls and side facade walls must incorporate at least three of the following design elements. Rear facade walls must incorporate at least two of the following design elements. The cumulative length of these design elements must extend for at least 60 percent of the facade wall's horizontal length.~~

~~(A) — A repeating pattern of wall recesses and projections, such as bays, offsets, reveals, or projecting ribs, that have a relief of at least eight inches.~~

~~(B) — At least three of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street:~~

~~(i) — Architectural details such as arches, friezes, tile work, murals, or moldings.~~

~~(ii) — Integral planters or wing walls that incorporate landscaping or seating.~~

~~(iii) — Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.~~

~~(iv) — Prominent three-dimensional features, such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets.~~

~~(v) — A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches or architectural or decorative columns.~~

~~(C) — Arcades, awnings, canopies, covered walkways, or porticos.~~

~~(D) — Display windows, faux windows, or decorative windows.~~

~~(E) — Trim or accent elements using decorative contrasting colors or decorative neon lighting of at least 10 percent of the area of the facade wall exclusive of fenestration.~~

~~(5) — Facade wall changes. Facade walls must have a one or more of the following changes:~~

~~(A) — Changes of color, texture, or material, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.~~

~~(B) — Changes in plane with a depth of at least 24 inches, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.~~

~~(6) — Materials and colors.~~

~~(A) — No more than 75 percent of the area of a facade wall, exclusive of fenestration, may have a single material or color.~~

~~(B) — The following materials may only be used on rear facade walls:~~

~~(i) — Smooth faced concrete block that is non-tinted or non-burnished.~~

~~(ii) — Tilt up concrete panels that are unadorned or untextured.~~

~~(iii) — Prefabricated steel panels.~~

~~(7) — Roofs.~~

~~(A) — Roof-mounted mechanical equipment, skylights, and solar panels must be screened or set back so that they not visible from a point five feet, six inches above grade at the property line. Screening materials must matching the materials and colors used on the main building. A chain link fence may not be used as a screening material.~~

~~(B) — Roofs must have at least one of the following design elements:~~

~~(i) — Parapets with horizontal tops having height changes of at least one foot occurring horizontally no less than every 100 feet. Parapets that do not have horizontal tops must have pitched or rounded tops with a pattern that repeats or varies no less than every 100 feet. All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing.~~

~~(ii) — Sloping roofs with at least two of the following design elements:~~

~~(aa) — Slope of at least 5:12.~~

~~(bb) — Two or more slope planes.~~

~~(cc) — Overhanging eaves extending at least three feet beyond the supporting wall.~~

~~(8) — Parking lots and landscaping.~~

~~(A) — Landscaped islands of a minimum of 20 square feet per row of cars must be placed at both ends of each grouping of parking rows. Landscaped islands must have ground cover and trees or shrubs.~~

~~(B) — Parking lots must be divided into sections containing no more than 120 parking spaces. Parking lot sections must be divided by landscaped dividers with a minimum width of five feet. Landscaped dividers must have trees spaced at a maximum of 30 feet on center and ground cover or shrubs. Parking lot sections may contain up to 160 parking spaces if, in addition to the landscaped divider, each grouping of parking rows is divided by a landscape island of a minimum of 20 square feet per row of cars. Landscaped islands must have ground cover and trees or shrubs.~~

~~(C) — No more than two thirds of the off street parking spaces may be located in the front parking area. If more than 50 percent of a parking space is within the front parking area, then that parking space shall be counted as being within the front parking area. The two thirds limitation on off street parking within the front parking area may be exceeded if one additional tree beyond the requirements of these design standards is provided within the front parking area for every 15 off street additional parking spaces or fraction thereof located within the front parking area.~~

~~(D) — Parking lots must have a pedestrian pathway system distinguished from the parking and driving surface by landscape barriers or a change in surface materials such as pavers or patterned concrete. Pedestrian pathways may not be distinguished by paint alone. Pedestrian pathways must be a minimum of eight feet wide. Pedestrian pathways must connect mass transit stops, parking areas, public sidewalks, and public rights-of-way to the primary entrance.~~

~~(E) — A landscaped buffer strip with a minimum width of 20 feet must be located between any parking area and any public right of way other than alleys. The landscape buffer may be interrupted by vehicular and pedestrian access areas. The landscape buffer strip may be located in whole or in part in the public right of way if the requirements of Chapter 43 of the Dallas City Code are met. The landscape buffer strip must have an evergreen berm with a minimum height of three feet. If the topography prevents installation of a berm, an evergreen hedge with a minimum height of three feet may be substituted. The landscape buffer must also have trees spaced at a maximum of 30 feet on center.~~

~~(F) — Trees spaced at a maximum of 30 feet on center must be provided within 20 feet of the primary facade wall and one side facade wall for at least 50 percent of the length of each facade wall. Trees may be located in the public right of way if the requirements of Chapter 43 of the Dallas City Code are met. Trees must be planted in a landscape strip with a minimum width of five feet or in tree wells with minimum dimensions of five feet by five feet.~~

~~(G) — Parking areas must have access, either directly or via a private access drive, to a four-lane public street with two lanes in each direction or to a two-lane one-way public street.~~

~~(H) — Shopping cart storage areas in parking lots must be screened with landscaping along the length of the shopping cart storage area facing any public right of way other than alleys.~~

~~(9) — Miscellaneous design standards.~~

~~(A) — Service areas must be oriented so that they are not visible from abutting public rights of way or residential zoning districts, or must be screened from abutting public rights of way or residential zoning districts by solid masonry screening with a minimum height of eight feet extending the entire length of the service area.~~

~~(B) — Automotive service bays must be oriented away from any public right of way or residential zoning district, unless screened from view with solid masonry screening with a minimum height of eight feet extending the entire length of the automotive service bays.~~

~~(C) — Mechanical equipment on the ground must be screened using materials matching the materials and colors used on the main building. Chain link fence may not be used as a screening material.~~

~~(D) — Merchandise may not be displayed or stored in parking areas or on sidewalks adjacent to facade walls, except in screened outdoor display, sales, and storage areas.~~

~~(E) — Outdoor display, sales, and storage areas, such as nursery departments, must be enclosed by screening with a solid base with a minimum height of three feet surmounted by a wrought iron or tubular steel fence with a minimum height of five feet. The screening must be surmounted with a minimum of two feet of fascia with materials and colors matching the main building. No merchandise other than trees may be visible above the screening.~~

~~(F) — Shopping cart storage areas adjacent to facade walls (not in parking lots) must be screened with landscaping or materials matching the materials of the primary facade wall. No more than two shopping cart storage areas (one on each side of an entrance) may be provided on any facade wall. Shopping cart storage areas may not exceed 20 feet in length.~~

~~(G) — In the CA 1 district, a minimum of 75 percent of the primary facade wall must be set back no more than 15 feet.~~

~~(H) — If the use is within 300 feet of a residential zoning district or a zoning district that allows residential uses, the following restrictions apply. For purposes of this provision, measurements are made in a straight line, without regard to intervening structures or objects, from the nearest boundary of the lot where the use is conducted to the nearest boundary of the zoning district in issue.~~

~~(i) — External speakers are prohibited.~~

~~(ii) Staging, loading, or idling of commercial vehicles in a service area is prohibited between the hours of 10:00 p.m. and 7:00 a.m. Signs prohibiting staging, loading, or idling of commercial vehicles between the hours of 10:00 p.m. and 7:00 a.m. must be posted every 100 feet adjacent to the service area.~~

~~(iii) An external lighting plan demonstrating compliance with all city ordinances must be submitted to and approved by the building official prior to the issuance of a building permit for new construction, a building permit to expand to 100,000 square feet or more, or a certificate of occupancy.~~

~~(10) Variations and exceptions. The city plan commission, whether or not a specific use permit is required, may approve a site plan that does not comply with the requirements of these design standards provided that:~~

~~(A) strict compliance with these design standards is impractical due to site constraints or would result in substantial hardship;~~

~~(B) the site plan complies with the spirit and intent of these design standards;~~

~~(C) the site plan furthers the stated purpose of these design standards;~~  
and

~~(D) the variation or exception from these design standards will not adversely affect surrounding properties.~~

~~The city plan commission shall follow the same procedure used for approval of minor amendments to development plans and the fee for a minor plan amendment shall apply.]”~~

SECTION 208. That Section 51-6.103, “Toxic and Noxious Matter,” of Article VI, “Environmental Performance Standards,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

**“SEC. 51-6.103. TOXIC AND NOXIOUS MATTER.**

This section incorporates by reference the language of Section 51A-6.103, “Toxic and Noxious Matter,” of Chapter 51A of the Dallas City Code, as amended, as that section exists today and as it may be amended in the future [These regulations are contained in Chapters 5A and 19 of the Dallas City Code].”

SECTION 209. That Section 51-6.104, “Glare,” of Article VI, “Environmental Performance Standards,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

**“SEC. 51-6.104. GLARE.**

This section incorporates by reference the language of Section 51A-6.104, “Glare,” of Chapter 51A of the Dallas City Code, as amended, as that section exists today and as it may be amended in the future.

~~[(a) A person shall not conduct a use that has a visible source of illumination that produces glare or direct illumination across a property line of an intensity that creates a nuisance or detracts from the use or enjoyment of adjacent property.~~

~~[(b) Outside lights must be made up of a light source and reflector so that, acting together, the light beam is controlled and not directed across a property line.]”~~

SECTION 210. That Section 51-6.106, “Odors, Smoke, Particulate Matter, and Other Air Contaminants,” of Article VI, “Environmental Performance Standards,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

**“SEC. 51-6.106. ODORS, SMOKE, PARTICULATE MATTER, AND OTHER AIR CONTAMINANTS.**

This section incorporates by reference the language of Section 51A-6.106, “Odors, Smoke, Particulate Matter, and Other Air Contaminants,” of Chapter 51A of the Dallas City Code, as amended, as that section exists today and as it may be amended in the future [These regulations are contained in Chapter 5A of the Dallas City Code].”

SECTION 211. That Section 51-6.107, “Nonconformance with the Environmental Performance Standards,” of Article VI, “Environmental Performance Standards,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

**“SEC. 51-6.107. NONCONFORMANCE WITH THE ENVIRONMENTAL PERFORMANCE STANDARDS.**

This section incorporates by reference the language of Section 51A-6.107, “Nonconformance with the Environmental Performance Standards,” of Chapter 51A of the Dallas City Code, as amended, as that section exists today and as it may be amended in the future.

~~[(a) A use that is nonconforming with applicable environmental performance standards may continue if it complies with any conditions imposed by the board, the public health authority, or the environmental health officer for the protection of the use and enjoyment of adjacent property or the public health.~~

~~(b) — A use that is nonconforming with applicable environmental performance standards may not be enlarged or remodeled if the enlargement or remodeling would cause greater noncompliance with the environmental performance standards than existed at the time the use became nonconforming.]”~~

SECTION 212. That Article VII, “Sign Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

**“ARTICLE VII.**

**SIGN REGULATIONS.**

This article incorporates by reference the language of Article VII, “Sign Regulations,” of Chapter 51A of the Dallas City Code, as amended, as that article exists today and as it may be amended in the future.

~~**Division 51-7.100.**~~

~~**Purposes and Definitions.**~~

~~This division incorporates by reference the language of Division 51A-7.100 of Chapter 51A, “PART II OF THE DALLAS DEVELOPMENT CODE,” as that division exists today and as it may be amended in the future.~~

~~**Division 51-7.200.**~~

~~**Provisions for All Zoning Districts.**~~

~~This division incorporates by reference the language of Division 51A-7.200 of CHAPTER 51A, “PART II OF THE DALLAS DEVELOPMENT CODE,” as that division exists today and as it may be amended in the future.~~

~~**Division 51-7.300.**~~

~~**Provisions for Business Zoning Districts.**~~

~~This division incorporates by reference the language of Division 51A-7.300 of CHAPTER 51A, “PART II OF THE DALLAS DEVELOPMENT CODE,” as that division exists today and as it may be amended in the future.~~

~~**Division 51-7.400.**~~

~~**Provisions for Non-Business Zoning Districts.**~~

~~This division incorporates by reference the language of Division 51A-7.400 of CHAPTER 51A, “PART II OF THE DALLAS DEVELOPMENT CODE,” as that division exists today and as it may be amended in the future.~~



**~~Division 51-7.500.~~**

**~~Special Provision Sign Districts.~~**

~~This division incorporates by reference the language of Division 51A-7.500 of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," as that division exists today and as it may be amended in the future.~~

**~~Division 51-7.600.~~**

**~~Permit Procedures.~~**

~~This division incorporates by reference the language of Division 51A-7.600 of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," as that division exists today and as it may be amended in the future.~~

**~~Division 51-7.700.~~**

**~~Non-Conformance.~~**

~~This division incorporates by reference the language of Division 51A-7.700 of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," as that division exists today and as it may be amended in the future.~~

**~~Division 51-7.800.~~**

**~~Procedure for Changes and Amendments.~~**

~~This division incorporates by reference the language of Division 51A-7.800 of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," as that division exists today and as it may be amended in the future.~~

**~~Division 51-7.900.~~**

**~~Provisions for CBD-Freeway Loop Sign District.~~**

~~This division incorporates by reference the language of Division 51A-7.900 of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," as that division exists today and as it may be amended in the future.~~

**~~Division 51-7.1000.~~**

**~~Provisions for West End Historic Sign District.~~**

~~This division incorporates by reference the language of Division 51A-7.1000 of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," as that division exists today and as it may be amended in the future.~~

**~~Division 51-7.1100.~~**

**~~Provisions for Uptown Sign District.~~**

~~This division incorporates by reference the language of Division 51A 7.1100 of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," as that division exists today and as it may be amended in the future.~~

**~~Division 51-7.1200.~~**

**~~Provisions for Arts District Sign District.~~**

~~This division incorporates by reference the language of Division 51A 7.1200 of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," as that division exists today and as it may be amended in the future.~~

**~~Division 51-7.1300.~~**

**~~Provisions for Deep Ellum/Near East Side Sign District.~~**

~~This division incorporates by reference the language of Division 51A 7.1300 of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," as that division exists today and as it may be amended in the future.~~

**~~Division 51-7.1400.~~**

**~~Provisions for Jefferson Boulevard Sign District.~~**

~~This division incorporates by reference the language of Division 51A 7.1400 of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," as that division exists today and as it may be amended in the future.~~

**~~Division 51-7.1500.~~**

**~~Provisions for McKinney Avenue Sign District.~~**

~~This division incorporates by reference the language of Division 51A 7.1500 of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," as that division exists today and as it may be amended in the future.~~

**~~Division 51-7.1600. Reserved.~~**

**~~Division 51-7.1700.~~**

**~~Provisions for Victory Sign District.~~**

~~This division incorporates by reference the language of Division 51A 7.1700 of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," as that division exists today and as it may be amended in the future.~~

~~Division 51-7.1800. Reserved.~~

~~Division 51-7.1900.~~

~~Provisions for West Village Sign District.~~

~~This division incorporates by reference the language of Division 51A 7.1900 of CHAPTER 51A, "DALLAS DEVELOPMENT CODE: ORDINANCE NO. 19455, AS AMENDED," as that division exists today and as it may be amended in the future.]~~

SECTION 213. That Section 51-9.102, "Thoroughfare Plan Amendment Process," of Division 51-9.100, "Thoroughfare Plan Amendments," of Article IX, "Thoroughfares," of Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," of the Dallas City Code is amended to read as follows:

**"SEC. 51-9.102. THOROUGHFARE PLAN AMENDMENT PROCESS.**

This section incorporates by reference the language of Section 51A-9.102, "Thoroughfare Plan Amendment Process," of Chapter 51A of the Dallas City Code, as amended, as that section exists today and as it may be amended in the future.

~~[(a) Initiation of Thoroughfare Plan Amendments.~~

~~(1) Proposed changes in the thoroughfare plan may be initiated by the city staff, city plan commission, thoroughfare committee, or the city council by referring the proposed change to the city manager for study and recommendation.~~

~~(2) Proposed changes in the thoroughfare plan may also be initiated by any person who submits the following to the department of transportation:~~

~~(A) An application, on a form provided for that purpose, with all required information completed.~~

~~(B) The required fee.~~

~~(3) For the purpose of this article, "city manager" means the city manager or his designee.~~

~~(b) Commission report and recommendation required.~~

~~(1) The commission shall make a report and recommendation to the city council on all proposed amendments to the thoroughfare plan. The commission may appoint a thoroughfare committee to study proposed amendments to the thoroughfare plan.~~

~~(2) — The city manager shall conduct those studies necessary for the commission to make its recommendation and report to city council.~~

~~(3) — The commission shall hold a public hearing to allow proponents and opponents of an amendment to the thoroughfare plan to present their views.~~

~~(4) — Before the commission holds the public hearing on an amendment to the thoroughfare plan, the city manager shall give notice of the public hearing in the official newspaper of the city at least 10 days before the hearing.~~

~~(5) — In addition to notice by publication, if the amendment to the thoroughfare plan is a change in a thoroughfare classification or route description, the city manager shall send written notice of a public hearing on the proposed change to all owners of real property in the area of change lying within 200 feet of the existing right of way line if the proposed change will narrow the right of way, or within 200 feet of the proposed right of way line if the proposed changes will widen the right of way. The measurement of the 200 feet includes streets and alleys. The notice must be given not less than 10 days before the date set for the hearing by depositing the notice, properly addressed and postage paid, in the United States mail to the property owners as evidenced by the last approved city tax roll.~~

~~(6) — The commission shall make its recommendation on a proposed amendment to the thoroughfare plan from staff reports of the city manager, field inspections, and the evidence presented at the public hearing.~~

~~(7) — The city manager shall forward to the city council the commission's recommendation and report as well as the staff recommendation on amendments to the thoroughfare plan.~~

~~(c) — City council action.~~

~~(1) — Before the city council holds the public hearing on an amendment to the thoroughfare plan, the city manager shall give notice of the public hearing in the official newspaper of the city at least 15 days before the hearing.~~

~~(2) — In addition to notice by publication, if the amendment to the thoroughfare plan is a change in a thoroughfare classification or route description, the city manager shall send written notice of a public hearing on the proposed change to all owners of real property in the area of change lying within 200 feet of the existing right of way if the proposed change will narrow the right of way, or within 200 feet of the proposed right of way line if the proposed change will widen the right of way. The measurement of the 200 feet includes streets and alleys. The notice must be given not less than 10 days before the date set for the hearing by depositing the notice, properly addressed and postage paid, in the United State mail to the property owners as evidenced by the last approved city tax roll.~~

~~(3) — The written notice of a hearing before the city council may be combined with the written notice of a hearing before the commission if the date of the city council hearing is known at the time of sending commission hearing notices.~~

~~(4) —An amendment to the thoroughfare plan requires the favorable vote of a majority of the members of the city council present.]”~~

SECTION 214. That Article IX, “Thoroughfares,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended by adding a new Division 51A-9.400 to read as follows:

**“Division 51-9.400.**

**Four-Way/All-Way Stop Controls at Residential Intersections.**

This division incorporates by reference the language of Division 51A-9.400, “Four-way/All-Way Stop Controls at Residential Intersections,” of Chapter 51A of the Dallas City Code, as amended, as that division exists today and as it may be amended in the future.”

SECTION 215. That Paragraph (9), “Overlay Districts,” of Section 51A-4.101, “New Zoning Districts Established,” of Division 51A-4.100, “Establishment of Zoning Districts,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(9) Overlay districts.

- (A) AF Suffix Airport flight path overlay district.
- (B) CP suffix Core pedestrian precinct overlay district.
- (C) H suffix Historic overlay district.
- (D) ID suffix Institutional overlay district.
- (E) D suffix D liquor control overlay district.
- (F) D-1 suffix D-1 liquor control overlay district.
- (G) SP suffix Secondary pedestrian precinct overlay district.
- (H) MD suffix Modified delta overlay district.
- (I) NSO suffix Neighborhood stabilization overlay district.
- (J) TC suffix Turtle Creek environmental corridor overlay district.”

SECTION 216. That Subsection (c), “Zoning Classification of Sexually Oriented Businesses,” of Section 51A-4.221, “Sexually Oriented Businesses,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(c) Zoning classification of sexually oriented businesses. The different types of sexually oriented businesses defined above are classified as follows for zoning purposes:

<b>SEXUALLY ORIENTED BUSINESS</b>	<b>CHAPTER 51A ZONING CLASSIFICATION</b>	<b><u>CHAPTER 51 ZONING CLASSIFICATION</u></b>
Adult arcade	Commercial amusement (inside) See Section 51A-4.210.	<u>Inside commercial amusement</u> <u>See Section 51-4.208.</u>
Adult bookstores or adult video stores	General merchandise or food store See Section 51A-4.210.	<u>Retail stores other than listed</u> <u>See Section 51-4.211.</u>
Adult cabaret	Commercial amusement (inside) See Section 51A-4.210.	<u>Inside commercial amusement</u> <u>See Section 51-4.208.</u>
Adult motel	Hotel or motel See Section 51A-4.205.	<u>Hotel and motel</u> <u>See Section 51-4.216.1.</u>
Adult motion picture theater	Theater See Section 51A-4.210.	<u>Theatre</u> <u>See Section 51-4.208.</u>
Escort agency	Office See Section 51A-4.207.	<u>Office</u> <u>See Section 51-4.210.</u>
Nude model studio	Personal service See Section 51A-4.210.	<u>Photography studio</u> <u>See Section 51-4.211.</u>

”

SECTION 217. That Paragraph (2) of Subsection (b), “Location and Design Standards,” of Section 51A-4.303, “Off-street Loading Regulations” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(2) The first required off-street loading space must be of the medium or large size and at least 40 percent of the required off-street loading spaces must be of the medium or large size except:

(A) for a single retail or personal service use in Chapter 51A over 60,000 square feet, or for a retail use in Chapter 51 over 60,000 square feet, the first 25 percent of the loading spaces must be of the large size, then 25 percent must be of the medium or large size; and

(B) for hotels and motels, one required off-street loading space must be of the large size, and at least 75 percent of the required spaces must be of the large or medium size.”

SECTION 218. That Paragraph (12) of Subsection (b), “Location and Design Standards,” of Section 51A-4.303, “Off-street Loading Regulations” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(12) In an office district in Chapter 51A, or an NO, LO, MO, or GO district in Chapter 51, off-street loading spaces may not be located in the required front yard.”

SECTION 219. That Paragraph (1) of Subsection (b), “General Standards,” of Section 51A-4.324, “Review by Director,” of Division 4.320, “Special Parking Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(1) Special parking may not be located in a residential district, except that Chapter 51 community service, religious, and educational uses, and Chapter 51A institutional and community service uses may share parking in residential districts on the same lot where both uses are located. Nonresidential uses in residential districts may also use special parking if the special parking is not located in a residential district.”

SECTION 220. That Subparagraph (A) of Paragraph (2), “Applicability,” of Subsection (a), “Design Standards for Large Retail Uses,” of Section 51A-4.605, “Design Standards,” of Division 51A-4.600, “Regulations of Special Applicability,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(A) These design standards apply to the following uses built after October 27, 2004, and the following existing uses expanded to 100,000 square feet or more:

(i) In Chapter 51:

(aa) Retail stores other than listed uses of 100,000 square feet or more.

(bb) Retail food store uses of 100,000 square feet or more.

(cc) Furniture store uses of 100,000 square feet or more.

(dd) Home improvement center uses of 100,000 square feet or more.

(ii) In Chapter 51A:

(aa) Furniture store uses of 100,000 square or more.

(bb)[~~ii~~] General merchandise and food store uses of 100,000 square feet or more.

(cc)[~~iii~~] Home improvement center, lumber, brick or building material sales yard use of 100,000 square feet or more.”

SECTION 221. That Subparagraph (G) of Paragraph (9), “Miscellaneous Design Standards” of Subsection (a), “Design Standards for Large Retail Uses,” of Section 51A-4.605, “Design Standards,” of Division 51-4.600, “Regulations of Special Applicability,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(G) In the CA-1 and CA-1(A) districts, a minimum of 75 percent of the primary façade wall must be set back no more than 15 feet.”

SECTION 222. That Paragraph (6), “Applicable Regulations,” of Subsection (a), “General Provisions,” of Section 51A-4.702, “Planned Development (PD) District Regulations,” of Division 4.700, “Zoning Procedures,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Subparagraph (iii) to read as follows:

“(iii) Some provisions of Chapter 51 have been amended to refer to the parallel provisions in Chapter 51A. This type of amendment has been made to every extent possible in order to make interpretation and application of the code more consistent and simpler. The amendment process is referred to as “call-forwarding the provisions of Chapter 51” because the amendment incorporates by reference into Chapter 51 the corresponding language in Chapter



51A as it exists on the date of amendment and as it may be amended in the future. The following apply when interpreting call-forwarded provisions of Chapter 51 for planned development districts created under Chapter 51 of the Dallas City Code.

(aa) If a call-forwarded provision contains a cross-reference in Chapter 51A to another section in Chapter 51A, the cross-reference should be read to apply to the parallel provisions in Chapter 51.

-- For example, the sexually oriented business regulations in Section 51-4.221 have been call-forwarded. Within those regulations, there is a reference to Section 51A-4.217, the accessory use regulations in Chapter 51A. When applying these regulations to a Chapter 51 planned development district, reference should be made to Section 51-4.217, the accessory use regulations in Chapter 51.

-- Similarly, Section 51-4.324 has been call-forwarded. Section 51-4.324(b)(1) refers to “residential districts.” The definition of “residential districts” is located in Section 51A-2.102(119), but the definition makes reference to only Chapter 51A districts. When applying Section 51A-4.324(b)(1) to a Chapter 51 planned development district, reference should be made to the definition of “residential districts” in Chapter 51, which is provided in Section 51-2.102(104).

The building official shall determine the parallel provision in Chapter 51 when applying a call-forwarded regulation.

(bb) If a call-forwarded provision contains a reference to “this chapter,” Chapter 51 should also be included in its application. If a call-forwarded provision contains a reference to “this section” or another internal cross reference, and the regulation referenced has not been call-forwarded, the parallel provision in Chapter 51 applies. The building official shall determine the parallel cross-reference in Chapter 51 when applying a call-forwarded regulation.

(cc) If a district category is referenced in a call-forwarded provision, that district category, as defined in Chapter 51, should be included in the application of the regulation. For example, if a regulation has been call-forwarded, and the corresponding regulation in Chapter 51A applies to “industrial districts,” the regulation applies to the Industrial-1, Industrial-2, and Industrial-3 districts when applied to a Chapter 51 planned development district. The building official shall determine the parallel district category in Chapter 51 when applying a call-forwarded regulation.

(dd) If a use category is referenced in a call-forwarded provision, that use category, as defined in Chapter 51, should be included in the application of the regulation. For example, if a regulation has been call-forwarded, and the corresponding regulation in Chapter 51A applies to “transportation uses,” the regulation also applies to the transportation uses contained in Chapter 51 when applied to a Chapter 51 planned development district. The building official shall determine the parallel use category in Chapter 51 when applying a call-forwarded regulation.

(ee) The general guidelines below control if a provision of Chapter 51 has been call-forwarded to the parallel provision in Chapter 51A, and the regulation in Chapter 51A refers only to a Chapter 51A zoning classification in its application.

**CHAPTER 51 ZONING**

**CHAPTER 51A ZONING**

<b>A</b>	<b>A(A)</b>
<b>R-1ac</b>	<b>R-1ac(A)</b>
<b>R-1/2ac</b>	<b>R-1/2ac(A)</b>
<b>R-16</b>	<b>R-16(A)</b>
<b>R-13</b>	<b>R-13(A)</b>
<b>R-10</b>	<b>R-10(A)</b>
<b>R-7.5</b>	<b>R-7.5(A)</b>
<b>R-5</b>	<b>R-5(A)</b>
<b>D</b>	<b>D(A)</b>
<b>TH-1</b>	<b>TH-1(A)</b>
<b>TH-2</b>	<b>TH-2(A)</b>
<b>TH-3</b>	<b>TH-3(A)</b>
<b>TH-4</b>	<b>TH-3(A)</b>
<b>MF-1</b>	<b>MF-1(A)</b>
<b>MF-2</b>	<b>MF-2(A)</b>
<b>MF-3</b>	<b>MF-3(A)</b>
<b>MF-4</b>	<b>MF-4(A)</b>
<b>MH</b>	<b>MH(A)</b>
<b>NO</b>	<b>NO(A)</b>
<b>LO</b>	<b>LO(A)</b>
<b>MO</b>	<b>MO(A)</b>
<b>GO</b>	<b>GO(A)</b>
<b>NS</b>	<b>NS(A)</b>
<b>SC</b>	<b>CR</b>
<b>GR</b>	<b>RR</b>
<b>HC</b>	<b>CS</b>
<b>I-1</b>	<b>LI</b>
<b>I-2</b>	<b>IR</b>
<b>I-3</b>	<b>IM</b>
<b>CA-1</b>	<b>CA-1(A)</b>
<b>CA-1-CP</b>	<b>CA-1(A)-CP</b>
<b>CA-1-SP</b>	<b>CA-1(A)-SP</b>
<b>CA-2</b>	<b>CA-2(A)</b>
<b>P</b>	<b>P(A)”</b>

SECTION 223. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 224. That Chapters 51 and 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 225. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 226. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By \_\_\_\_\_  
Assistant City Attorney

By \_\_\_\_\_  
Assistant City Attorney

Passed \_\_\_\_\_