



City of Dallas

BUSINESS & NON-BUSINESS ZONES

NON-BUSINESS RULES

(CH. 51)

A
R-1 AC
R-1 / 2
R-16
R-13
R-10
R-7.5
R-5
D
TH-1
TH-2
TH-3
TH-4
MF-1
MF-2
MF-3
MF-4
MH
NO
LO *
MO *
GO *
NS
O-1
O-2 *

P
PD

(CH. 51-A)

A - (A)
R-1 AC (A)
R - 1 / 2 (A)
R-16 (A)
R-13 (A)
R-10 (A)
R-7.5 (A)
R-5 (A)
D- (A)
TH-1 (A)
TH-2 (A)
TH-3 (A)
CH
MF-1 (A)
MF-2 (A)
MF-3 (A)
MF-4 (A)
MH- (A)
NO- (A)
LO-1
LO-2
LO-3
MO-1
MO-2
GO (A)
NS (A)

P- (A) **
PD **

BUSINESS RULES

(CH. 51)

SC
GR
LC
HC
I-1
I-2
I-3
CA-1
CA-2

P
PD

(CH. 51-A)

CR
RR
CS
LI
IR
IM
CA-1 (A)
CA-2 (A)
MU-1
MU-2
MU-3
MC-1
MC-2
MC-3
MC-4

P- (A) **
PD**

* MAY BE ALLOWED ADDITIONAL EXCEPTIONS

** MAY BE DESIGNATED BUSINESS OR NON-BUSINESS

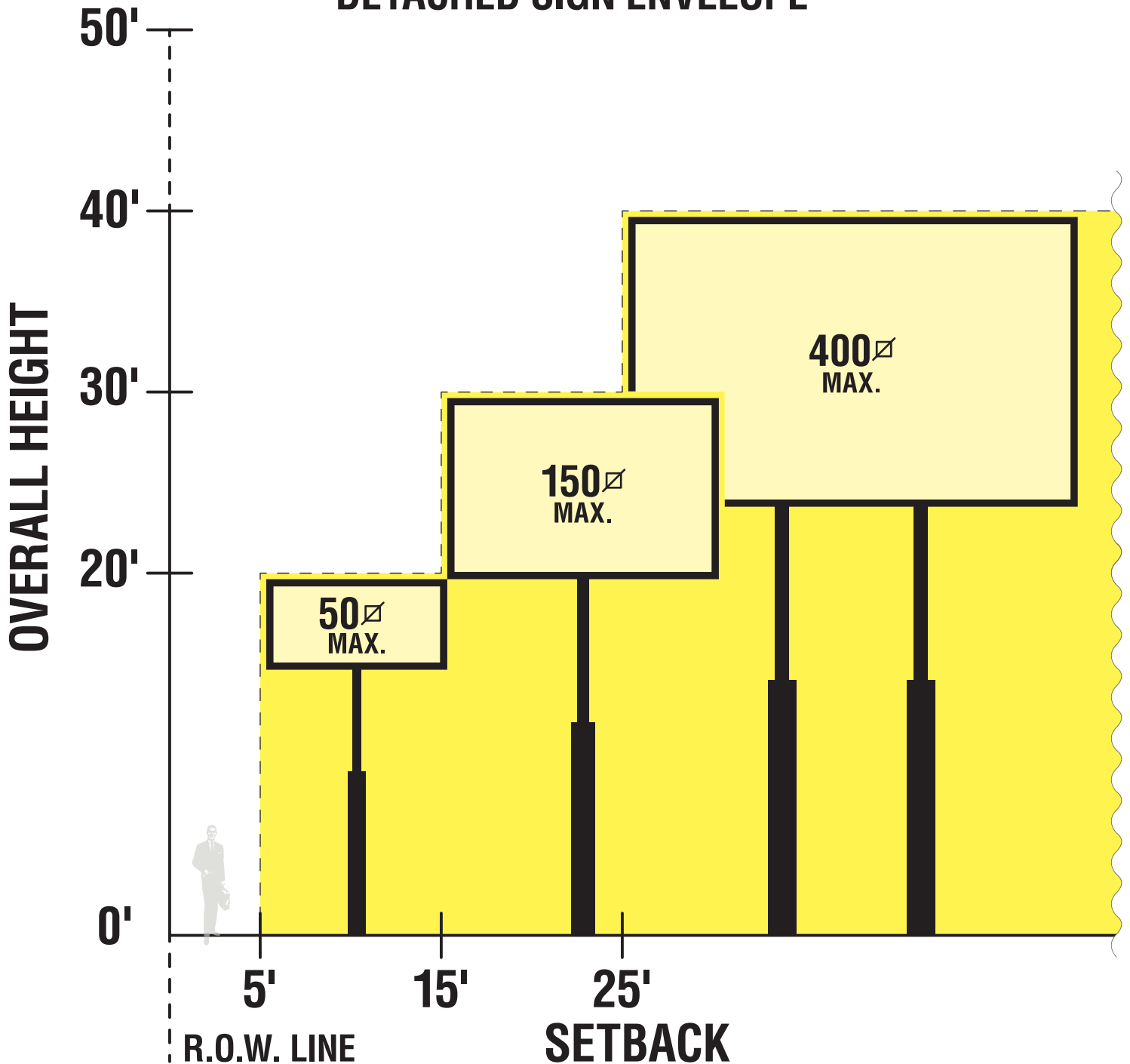
*** 51A-7.401(2)&(3) Attached signs within 100' of non-business zoning or a one acre public park are limited to non-business rules



City of Dallas

EXPRESSWAY SIGNS

BUSINESS ZONE DETACHED SIGN ENVELOPE



* Sec. 51A-7.304(b)(4) allows (1) detached sign per 450' of expressway frontage or fraction thereof

* 51A-7.304(b)(5) Detached signs on the same premise must be at least 200' apart



City of Dallas

BUSINESS ZONING MONUMENT SIGNS

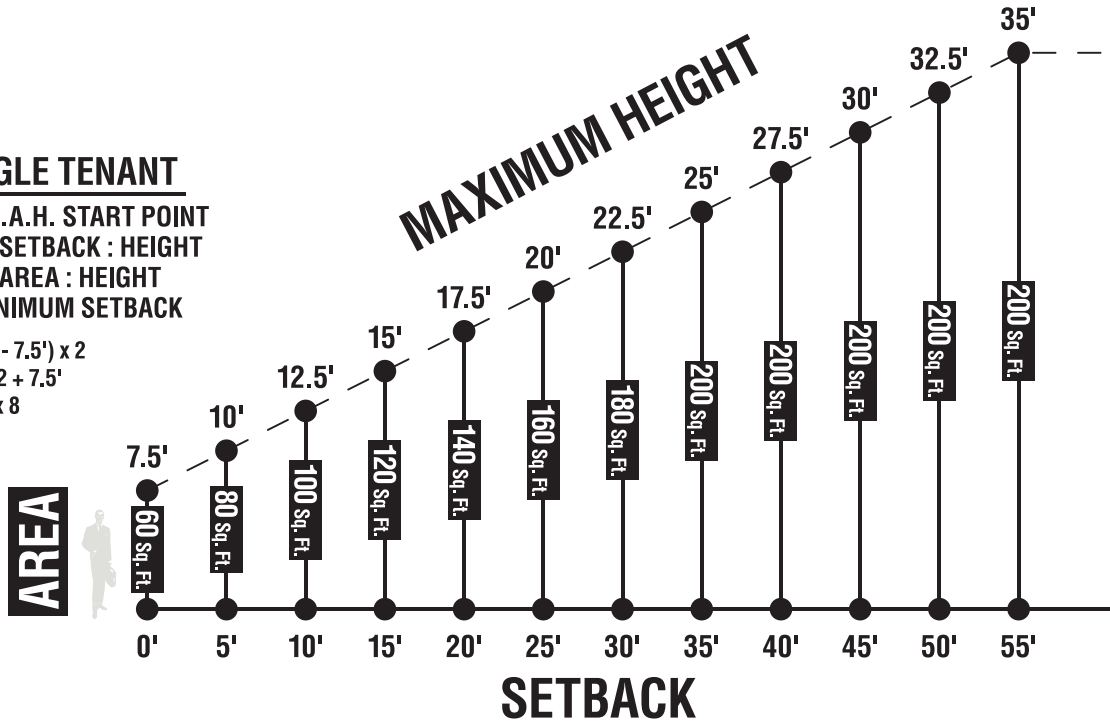


City of Dallas

SINGLE TENANT

7.5' O.A.H. START POINT
2:1 = SETBACK : HEIGHT
8:1 = AREA : HEIGHT
0' MINIMUM SETBACK

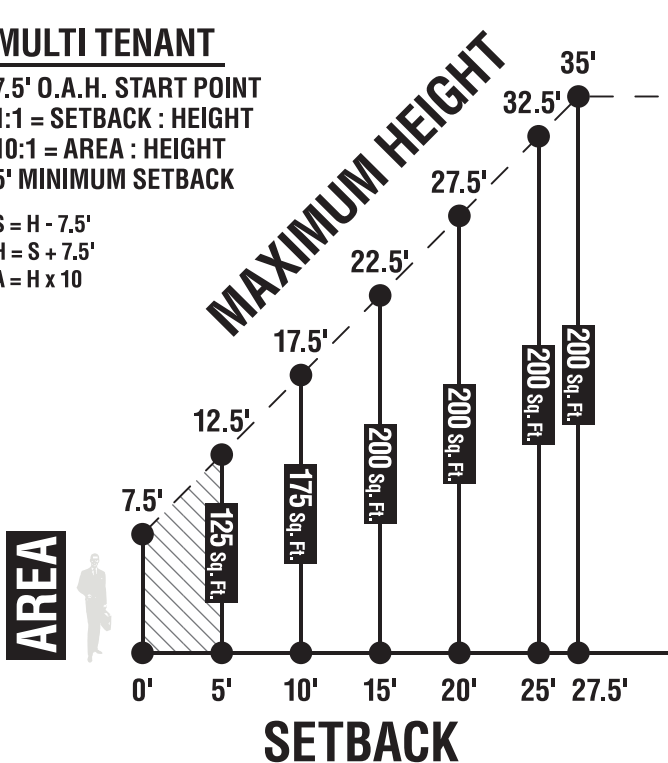
$$S = (H - 7.5') \times 2$$
$$H = S/2 + 7.5'$$
$$A = H \times 8$$



MULTI TENANT

7.5' O.A.H. START POINT
1:1 = SETBACK : HEIGHT
10:1 = AREA : HEIGHT
5' MINIMUM SETBACK

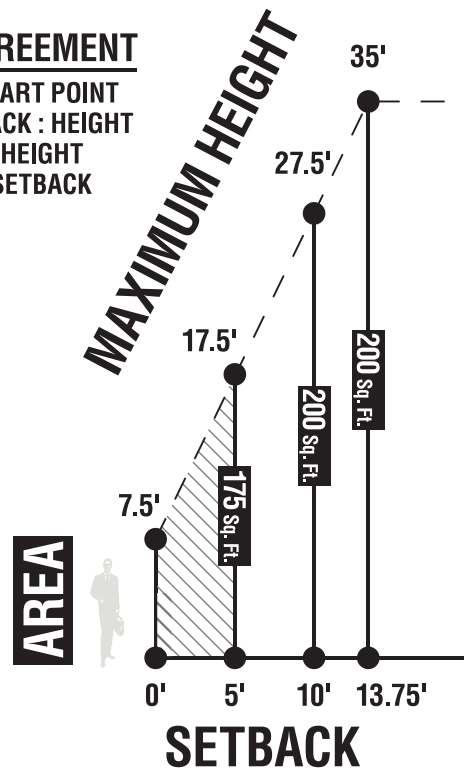
$$S = H - 7.5'$$
$$H = S + 7.5'$$
$$A = H \times 10$$



UNITY AGREEMENT

7.5' O.A.H. START POINT
0.5:1 = SETBACK : HEIGHT
10:1 = AREA : HEIGHT
5' MINIMUM SETBACK

$$S = H - 7.5'$$
$$H = (S \times 2) + 7.5'$$
$$A = H \times 10$$



* 51A-7.304(b)(4) Only one detached sign per street frontage other than expressways

* 51A-7.304(b)(5) Detached signs on the same premise must be at least 200' apart



City of Dallas

BUSINESS ZONING NON-MONUMENTS (POLE SIGNS)

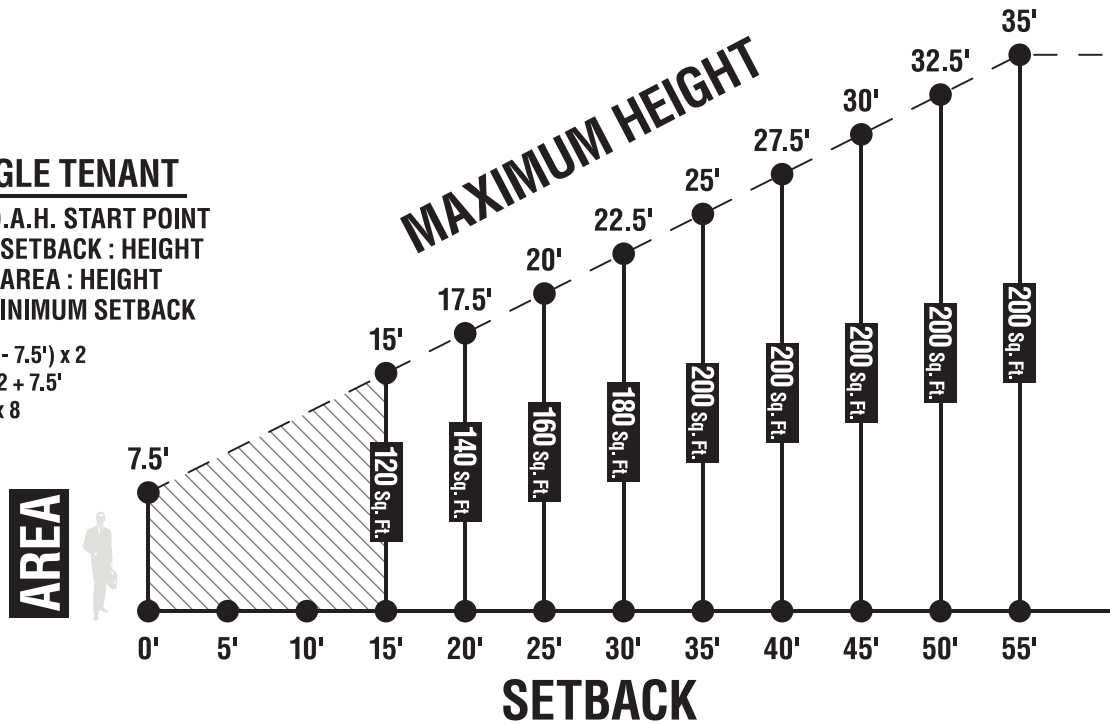


City of Dallas

SINGLE TENANT

7.5' O.A.H. START POINT
2:1 = SETBACK : HEIGHT
8:1 = AREA : HEIGHT
15' MINIMUM SETBACK

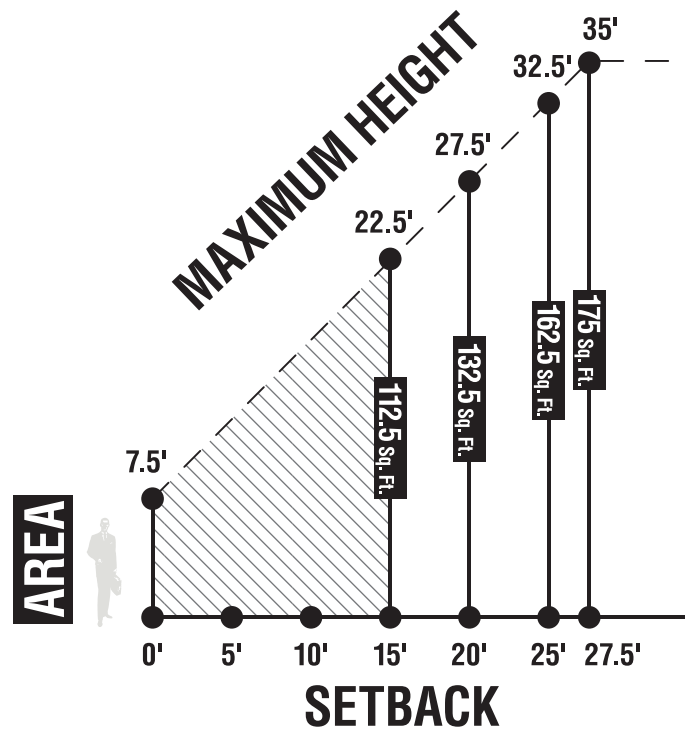
$$S = (H - 7.5') \times 2$$
$$H = S/2 + 7.5'$$
$$A = H \times 8$$



MULTI TENANT

7.5' O.A.H. START POINT
1:1 = SETBACK : HEIGHT
5:1 = AREA : HEIGHT
15' MINIMUM SETBACK
35' MAXIMUM HEIGHT
200 SQ. FT. MAX.

$$S = H - 7.5'$$
$$H = S + 7.5'$$
$$A = H \times 5$$



* 51A-7.304(b)(3) Non-monument signs are not allowed within 250' of either private property in a non-business zoning district or a public park of more than 1 acre without Board of Adjustment approval

* 51A-7.304(b)(4) Only one detached sign per street frontage other than expressways

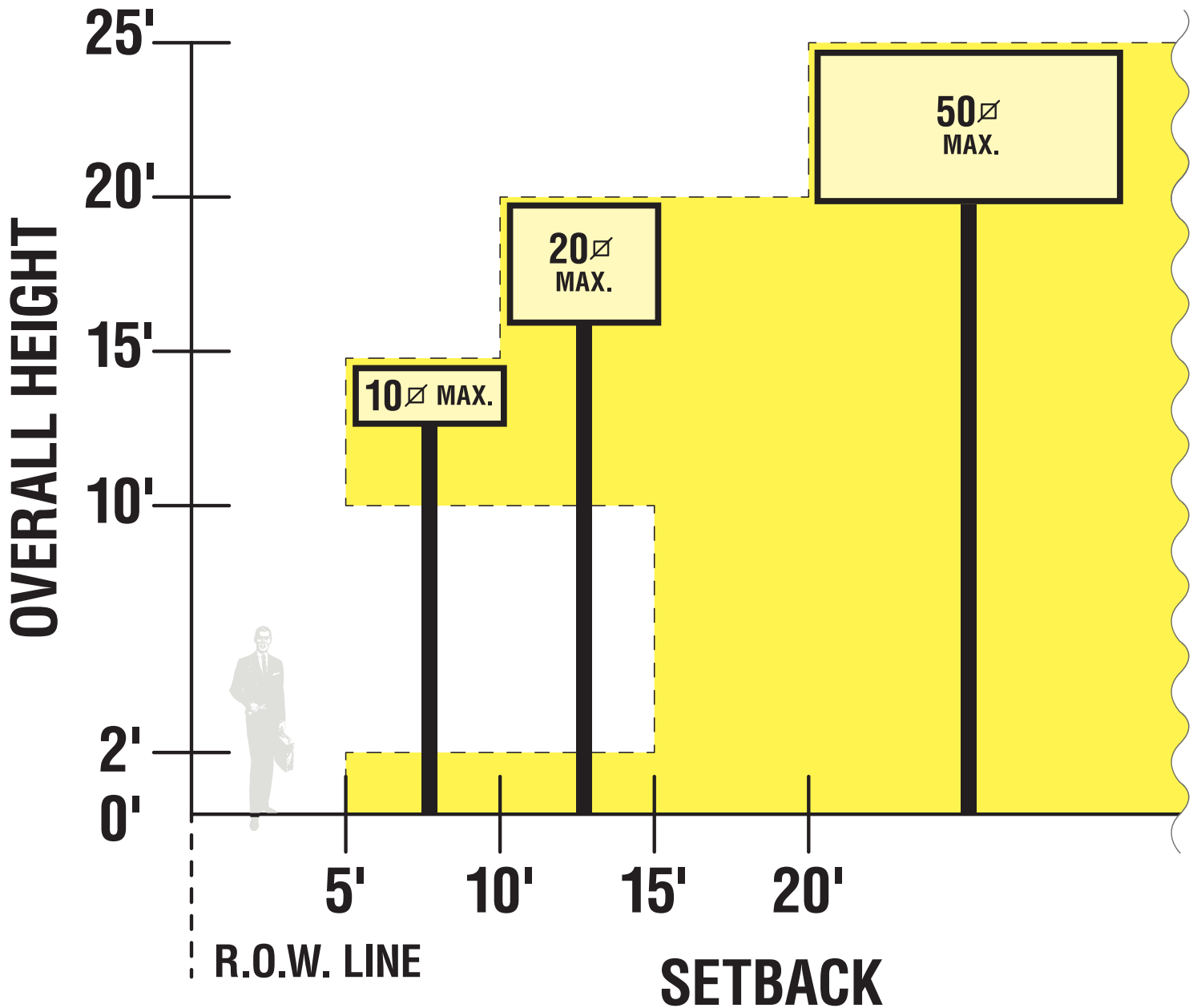
* 51A-7.304(b)(5) Detached signs on the same premise must be at least 200' apart



City of Dallas

NON-BUSINESS DETACHED SIGNS

NON-BUSINESS ZONE DETACHED SIGN ENVELOPE



* Sec. 51A-7.403(a)(2) allows (1) detached sign per 600' of frontage, or fraction thereof, along a public R.O.W. other than an alley