

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

An ordinance amending Article 521, “PD 521,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code; amending the definitions and interpretations, main uses, yard, lot, and space regulations, and sidewalks regulations in Sections 51P-521.103, 51P-521.107, 51P-521.109, and 51P-521.117.1 of Article 521; renumbering Section 51P-521-117.2, “Subdistrict S-1c Architectural Design Standards,” as Section 51P-521.117.3; adding a new Section 51P-521.117.2, “Subdistrict S-1b Architectural Design Standards for Building Wall Articulation”; 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; and

WHEREAS, the city council finds that it is in the public interest to amend Article 521 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That Subsection (a) of Section 51P-521.103, “Definitions and Interpretations,” of Article 521, “PD 521,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:

(1) DATA CENTER means a facility whose primary service is data processing and is used to house computer systems and associated components, such as telecommunications and storage systems, including not limited to web hosting organizations and internet service organizations.

(2) GOVERNMENT INSTALLATION FOR AN INDOOR GUN RANGE means an installation owned or leased by a government agency limited for the exclusive use of the Dallas Police Department for operations related to firing and training of firearms.

(3) MASSAGE ESTABLISHMENT and MASSAGE means a massage establishment or massage as defined by Texas Occupations Code Chapter 455, as amended.

(4) MIXED USE PROJECT means a development that contains two or more of the following uses—lodging, office, residential, or retail and personal service—and the combined floor areas of each use equal or exceed 15 percent of the total floor area of the project with the exception of retail and personal service which requires a combined floor area of 10 percent of the total floor area of the project.

(5) PARKWAY means the portion of a street right-of-way between the projected curb and the lot line of the Property.

(6) STREET FRONTAGE means the portion of a building that must be located within the required setback area, expressed as a percentage of lot width.

(7[4]) SUBDISTRICT means one of the subdistricts in this district. Each zone in this district contains several subdistricts.

(8) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(9[5]) THIS DISTRICT means the entire planned development district created by this article.

(10[6]) ZONE means the North Zone or the South Zone.”

SECTION 2. That Subsection (a), “Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10,” of Section 51P-521.107, “Main Uses,” of Article 521, “PD 521,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(a) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10. The following main uses are permitted in Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10.

(1) Agricultural uses.

- Animal production. *[Subdistricts A, B, B-1, B-2, C, D, ~~S-1b~~, and S-1d only.]*
- Commercial stable. *[Subdistricts A, B, B-1, B-2, C, and D only.]*
- Crop production. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, ~~and~~ S-1d, and S-10 only.]*

(2) Commercial and business service uses.

- Building repair and maintenance shop. *[Subdistricts B, B-1, and B-2 only.]*
- Catering service. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only]*
- Commercial cleaning or laundry plant. *[Subdistricts B, B-1, and B-2 only; SUP required.]*
- Custom business services. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only]*
- Electronics service center. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Job or lithographic printing. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Machinery, heavy equipment, or truck sales and services. *[Subdistricts B, B-1, and B-2 only.]*
- Medical or scientific laboratory. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Technical school. *[SUP required in Subdistrict S-1a; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, ~~S-1a~~, S-1b, S-1d, and S-10 only.]*
- Tool and equipment rental. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1d, and S-10 only.]*

(3) Industrial uses.

- Gas drilling and production. *[By SUP only in Subdistrict B-1.]*
- Industrial (inside) for light manufacturing. *[SUP required in Subdistricts S-1b and S-10; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, [~~S-1b,~~] S-1c, and S-1d[~~—and S-10~~] only.] [In Subdistricts B and S-1c, the floor area limitation for industrial (inside) for light manufacturing in Chapter 51A does not apply; however, this use is limited to the FAR requirements in Sec. 51P-521.109(a)(3)(C) and Sec. 51P-521.109(a)(3)(H).]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

- Adult day care facility. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Cemetery or mausoleum. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Child-care facility. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Church. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- College, university, or seminary. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Community service center. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Convent or monastery. *[Subdistricts A, B, B-1, B-2, C, D, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Convalescent and nursing homes, hospice care, and related institutions. *[SUP required in Subdistricts S-1a, and S-1b; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, [~~S-1a, S-1b,~~] S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Hospital. *[SUP required in Subdistricts S-1a and S-1b; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, [~~S-1a, S-1b,~~] S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*

- Library, art gallery, or museum. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Public or private school. *[SUP required in Subdistrict S-10; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, [~~S-1a, S-1b,~~ and S-1d~~, and S-10~~] only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*

(5) Lodging uses.

- Hotel or motel. *[In Subdistricts B, B-1, and B-2, SUP required for hotel or motel containing 80 rooms or less; otherwise, by right in Subdistricts A, C, D, [~~S-1a,~~ S-1b, S-1d, and S-10.]*

(6) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official. Subdistricts A, B, B-1, B-2, C, D, [~~S-1a, S-1b,~~ and S-1d [~~and S-10~~] only.]*
- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Financial institution with drive-in window. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Medical clinic or ambulatory surgical center. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Office.

(8) Recreation uses.

- Country club with private membership. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Private recreation center, club, or area. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Public park, playground, or golf course.

(9) Residential uses.

- College dormitory, fraternity, or sorority house. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*

- Duplex. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Multifamily. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Retirement housing. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Single family. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase. Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3) is not met. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase. Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*

(10) Retail and personal service uses.

- Ambulance service. *[Subdistricts B, B-1, and B-2 only.]*
- Animal shelter or clinic with outside run. *[Subdistricts B, B-1, and B-2 only.]*
- Animal shelter or clinic without outside run. *[Subdistricts B, B-1, S-1a, S-1b, and S-10 only.]*
- Auto service center. *[Subdistricts B, B-1, and B-2 only.]*
- Alcoholic beverage establishments. *[Subdistricts B, B-1, and B-2 only; SUP required.]*
- Business school. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Carwash. *[Subdistricts B, B-1, B-2, [~~S-1a, S-1b~~] S-1d, and S-10 only.]*
- Commercial amusement (inside). *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only. SUP required in Subdistrict B; otherwise, by right.]*
- Commercial amusement (outside). *[Subdistricts B, B-1, B-2, [~~S-1a, S-1b~~] and S-1d[~~, and S-10~~] only. SUP required in Subdistricts B and S-1b; otherwise, by right.]*
- Commercial parking lot or garage. *[Subdistricts A, B, B-1, B-2, C, D, [~~S-1a, S-1b~~] and S-1d[~~, and S-10~~] only.]*
- Convenience store with drive-through. *[Subdistricts S-1b and S-10 only.]*
- Dry cleaning or laundry store. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Furniture store. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*

- General merchandise or food store 3,500 square feet or less. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- General merchandise or food store greater than 3,500 square feet. *[Subdistricts B, B-1, B-2, ~~S-1a,~~ S-1b, S-1d, and S-10 only.]*
- Home improvement center, lumber, brick, or building materials sales yard. *[Subdistricts B, B-1, B-2, ~~S-1a,~~ S-1b, S-1d, and S-10 only.]*
- Household equipment or appliance repair. *[Subdistricts B, B-1, B-2, ~~S-1a, S-1b,~~ S-1d, and S-10 only.]*
- Mortuary, funeral home, or commercial wedding chapel. *[Subdistricts B, B-1, B-2, ~~S-1a,~~ S-1b, S-1d, and S-10 only.]*
- Motor vehicle fueling station. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Nursery, garden shop, or plant sales. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Outside sales. *[Subdistricts B, B-1, B-2, ~~S-1a,~~ S-1b, S-1d, and S-10 only.]*
- Personal service use. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Tattoo studio and massage establishment prohibited in S-1a, S-1b, and S-10.]*
- Restaurant without drive-in or drive-through service. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Restaurant with drive-in or drive-through service. *[SUP required in Subdistrict B; otherwise, by right in Subdistricts A, B-1, B-2, C, D, ~~S-1a,~~ S-1b, S-1d, and S-10.]*
- Surface parking. *[Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b,~~ and S-1d ~~and S-10~~ only.]*
- Temporary retail use. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Theater. *[Subdistricts B, B-1, B-2, D, S-1b, S-1d, and S-10 only. SUP required in Subdistrict B; otherwise, by right.]*
- Truck stop. *[Subdistrict B-2 only.]*
- Vehicle display, sales, and service. *[Subdistricts B, B-1, B-2, ~~S-1a, S-1b,~~ and S-1d ~~and S-10~~ only.]*

(11) Transportation uses.

- Heliport. *[SUP. Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b,~~ and S-1d ~~and S-10~~ only.]*
- Helistop. *[SUP. Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b,~~ and S-1d ~~and S-10~~ only.]*
- Private street or alley. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Transit passenger shelter. *[SUP required in Subdistricts B, B-1, and B-2; otherwise, by right in Subdistricts A, C, D, S-1a, S-1b, S-1d, and S-10.]*

- Transit passenger station or transfer center. *[SUP required in Subdistricts B, B-1, and B-2; otherwise, by right in Subdistricts A, C, D, [~~S-1a, S-1b,~~] and S-1d[, ~~and S-10~~] only.]*

(12) Utility and public service uses.

- Commercial radio or television transmitting station. *[SUP required in Subdistrict S-10; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, [~~S-1a, S-1b,~~] and S-1d[, ~~and S-10~~] only.]*
- Electrical substation. *[Subdistricts A, B, B-1, B-2, C, D, [~~S-1a, S-1b,~~] S-1d, and S-10 only.]*
- Local utilities.
- Police or fire station.
- Post office. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Radio, television, or microwave tower. *[SUP. Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Tower/antenna for cellular communication. *[Permitted as if located in a CR Community Retail District; see Section 51A-4.212(10.1). SUP required in Subdistricts S-1a and S-1b; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, [~~S-1a, S-1b,~~] S-1d, and S-10 only.]*
- Utility or government installation other than listed. *[SUP. Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*

(13) Wholesale, distribution, and storage uses.

- Auto auction. *[Subdistricts A, C, and D only; SUP required.]*
- Data center. *[Subdistrict S-1c only.]*
- Freight terminal. *[Subdistricts A, B, B-1, B-2, C, and D only. SUP required in Subdistricts B, B-1, and B-2; otherwise, by right.]*
- Manufactured building sales lot. *[Subdistricts A, C, and D only; SUP required.]*
- Mini-warehouse. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, S-1d, and S-10; SUP required.]*
- Office showroom/warehouse. *[Subdistricts A, B, B-1, B-2, C, D, S-1c, S-1d, and S-10 only.]*
- Trade center. *[Subdistricts A, B, B-1, B-2, C, D, [~~S-1b,~~] S-1c, S-1d, and S-10 only.]*
- Warehouse. *[SUP required in Subdistrict S-10; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, [~~S-1b,~~] S-1c, and S-1d[, ~~and S-10~~] only].]*

SECTION 3. That Paragraph (1), “Agricultural Uses,” of Subsection (b), “Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E,” of Section 51P-521.107, “Main Uses,” of Article 521, “PD 521,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(1) Agricultural uses.

- Animal production. [~~Subdistrict S-2a and~~ *E only.*]
- Commercial stable. [*Subdistrict E only.*]
- Crop production. [*Subdistricts E, S-2a, S-2b, [~~and~~] S-6, and S-9 only.*]

SECTION 4. That Paragraph (8), “Retail and Personal Service Uses,” of Subsection (b), “Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E,” of Section 51P-521.107, “Main Uses,” of Article 521, “PD 521,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(8) Retail and personal service uses.

- Dry cleaning or laundry store. [*Subdistrict E only.*]
- General merchandise or food store 3,500 square feet or less. [*Subdistricts E, S-2a, S-2b, and S-9 only.*]
- Motor vehicle-fueling station. [*Subdistrict E only.*]
- Personal service use. [*Subdistricts E, S-2a, S-2b, and S-9 only. Tattoo studio and massage establishment prohibited in S-2a, S-2b, and S-9.*]
- Surface parking. [*Subdistrict E only.*]
- Temporary retail use. [*Subdistrict E only.*]

SECTION 5. That Section 51P-521.109, “Yard, Lot, and Space Regulations,” of Article 521, “PD 521,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

**SEC. 51P-521.109. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations [~~contained~~] in Division 51A-4.400. If there is [~~In the event of~~] a conflict between this section and Division 51A-4.400, this section controls.)

(a) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10.

(1) Front yard.

(A) In general. Except as provided in this paragraph, minimum front yard is 15 feet.

(B) Subdistricts S-1a, S-1b, and S-10. For a single family or handicapped group dwelling unit use on a lot that is:

(i) less than 5,000 square feet, minimum front yard is eight feet.

(ii) 5,000 square feet or greater, minimum front yard is 25 feet.

(C) Subdistrict S-1b.

(i) Maximum front yard setback is 65 feet.

(ii) A minimum of 50 percent of structure facade must be located between the minimum and maximum front yards. Additional structures may located outside of the minimum and maximum front yards.

(D) Subdistrict S-1c.

(i) Main use.

(aa) Minimum front yard is 270 feet along Mountain Creek Parkway.

(bb) Minimum front yard is 480 feet along Camp Wisdom Road.

(ii) For an accessory guard house:

(aa) Minimum front yard is 100 feet along Mountain Creek Parkway.

(bb) Minimum front yard of 350 feet along Camp Wisdom Road.

(2) Side and rear yard.

(A) No minimum side and rear yard in Subdistricts A, C, and D~~[, S-1a, and S-10]~~.

feet. (B) Minimum side and rear yard in Subdistrict~~[s S-1b, and]~~ S-1d is five

feet. (C) Minimum side and rear yard in Subdistricts B, B-1, and B-2 are 10

(D) Minimum side and rear yard in Subdistricts S-1a and S-1b are:

(i) 20 feet where adjacent to or directly across an alley from:

(aa) a non-business subdistrict in this district; or

(bb) a residential use other than an agricultural use;

(ii) five feet for a single family or handicapped group dwelling unit use on a lot 5,000 square feet or greater; and

(iii) no minimum in all other cases.

(E) Subdistrict S-1c.

line. (i) Minimum side yard is 100 feet along the northern property

line. (ii) Minimum side yard is 335 feet along the eastern property

(iii) No minimum rear yard.

(F) Minimum side and rear yard in Subdistrict S-10 is:

(i) 20 feet where adjacent to or directly across an alley from:

(aa) a non-business subdistrict in this district; or

(bb) a residential use other than an agricultural use;

(ii) no minimum side or rear yard for a single family or handicapped group dwelling unit use on a lot less than 5,000 square feet; and

(iii) five feet in all other cases.

(3) Maximum floor area ratios (FAR), maximum floor areas, net developable acres, and maximum dwelling unit densities. In these subdistricts, floor area ratio applies only to nonresidential development.

(A) Maximum floor area, dwelling unit density, and net developable acres for Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10 are as follows:

Subdistrict	Net Developable Acres	Maximum Permitted Floor Area (In square feet)	Dwelling Unit Density (Units Per Acre)
A	150.0	Refer to Paragraph (4) below	24
B, B-1, and B-2	501.10	Refer to Paragraph (4) below	24
C	150.0	Refer to Paragraph (4) below	24
D	51.77	Refer to Paragraph (4) below	7
S-1a	11.3	113,212	<u>Refer to Paragraph (3)(A)(i)</u> [ <del>12</del> ]
S-1b	52.9	345,648	<u>Refer to Paragraph (3)(A)(iii)</u> [5]
S-1c	104.51	1,205,280	0
S-1d	12.53	81,870.02	5
S-10	15.5	155,792	24

(i) For Subdistrict S-1a, maximum dwelling unit density varies depending on whether the development is a mixed use project as follows:

(aa) 15 dwelling units per acre for no mixed use project.

(bb) 20 dwelling units per acre for a mixed use project with two categories.

(cc) 25 dwelling units per acre for a mixed use project with three or more categories.

(ii) For Subdistrict S-1a, a mixed income housing development bonus for increased density of up to 65 additional units may be obtained if five percent of the total units are reserved for eligible households making between 61 to 80 percent AMFI in compliance with Division 51A-4.1100; however, compliance with the design standards in that division are not required.

(iii) For Subdistrict S-1b, maximum dwelling unit density varies depending on whether the development is a mixed use project as follows:

(aa) 22 dwelling units per acre for no mixed use project.

(bb) 27 dwelling units per acre for a mixed use project with two categories.

(cc) 35 dwelling units per acre for a mixed use project with three or more categories.

(B) For Subdistrict A, maximum FAR is as follows:

(i) 0.39 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, office uses, recreation uses, utility and public service uses, and wholesale, distribution, and storage uses.

(ii) 0.10 for all other uses.

(C) For Subdistricts B, B-1, and B-2, maximum FAR is as follows:

(i) 0.75 for office uses.

(ii) 0.45 for the warehouse use.

(iii) 0.30 for retail and personal service uses.

(iv) 0.5538 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, recreation uses, utility and public service uses, and, excluding the warehouse use, wholesale, distribution, and storage uses.

(v) 0.1420 for all other uses.

(D) For Subdistrict C, maximum FAR is as follows:

(i) 0.39 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, office uses, recreation uses, utility and public service uses, and wholesale, distribution, and storage uses.

(ii) 0.10 for all other uses.

(E) For Subdistrict D, maximum FAR is as follows:

(i) 0.507 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, office uses, recreation uses, utility and public service uses, and wholesale, distribution, and storage uses.

(ii) 0.13 for all other uses.

(F) For Subdistrict S-1a and S-1b, maximum FAR varies depending on whether the development is a mixed use project (MUP) as follows [~~is 0.23~~]:

[Note: The first column is the base FAR, which applies when there is no MUP. The second column (MUP=2/no Res) is the FAR for an MUP with a mix of two use categories when neither category is “residential.” The third column (MUP=2/with Res) is the FAR for an MUP with a mix of “residential” plus one other use category. The fourth column (MUP=3/no Res) is the FAR for an

MUP with a mix of three or more use categories, none of which is “residential.” The fifth column (MUP=3/with Res) is the FAR for an MUP with a mix of “residential” plus two or more other use categories.]

<b>MAXIMUM FLOOR AREA RATIO</b>					
<b><u>Use Categories</u></b>	<b><u>Base (no MUP)</u></b>	<b><u>MUP=2 (no Res)</u></b>	<b><u>MUP=2 (with Res)</u></b>	<b><u>MUP=3 (no Res)</u></b>	<b><u>MUP=3 (with Res)</u></b>
<u>Lodging</u>	<u>0.8</u>	<u>0.85</u>	<u>0.9</u>	<u>0.85</u>	<u>0.95</u>
<u>Office</u>	<u>0.8</u>	<u>0.85</u>	<u>0.9</u>	<u>0.85</u>	<u>0.95</u>
<u>Residential</u>	<u>0.8</u>	<u>---</u>	<u>0.95</u>	<u>---</u>	<u>0.95</u>
<u>Retail and personal service</u>	<u>0.4</u>	<u>0.5</u>	<u>0.5</u>	<u>0.6</u>	<u>0.6</u>
<u>TOTAL DEVELOPMENT</u>	<u>0.8</u>	<u>0.9</u>	<u>1.0</u>	<u>1.0</u>	<u>1.1</u>

(G) For Subdistrict[~~s S-1b and~~] S-1d, maximum FAR is 0.15.

(H) For Subdistrict S-1c, maximum FAR is 0.27.

(I) For Subdistrict S-10, maximum FAR is 0.23.

(4) Maximum permitted floor areas in Subdistricts A, B, B-1, B-2, C, and D.

(A) Maximum permitted floor area in Subdistrict A is 653,400 square feet of retail floor area, or its equivalent.

(B) Maximum permitted floor area in Subdistricts B, B-1, and B-2 combined is 3,099,564 square feet of retail floor area, or its equivalent.

(C) Maximum permitted floor area in Subdistrict C is 653,400 square feet of retail floor area, or its equivalent.

(D) Maximum permitted floor area in Subdistrict D is 293,163 square feet of retail floor area, or its equivalent.

(E) To calculate the maximum permitted floor area of uses other than retail uses, the following floor area equivalencies apply.

(i) For the following uses or category of uses, 3.9 square feet of floor area is equivalent to 1 square foot of retail floor area:

- Industrial (inside) for light manufacturing use.
- Institutional and community service uses.
- Lodging uses.
- Office uses.
- Recreation uses.

- Utility and public service uses.
- Wholesale, distribution, and storage uses.

(ii) For all other uses, one square foot of floor area is equivalent to one square foot of retail floor area.

(5) Height.

(A) Subdistricts A, B, B-1, B-2, C, and D[, and S-10].

(i) Except as provided in this provision and in provision (iii), maximum structure height for non-residential structures is 160 feet. For a gas drilling and production use, maximum structure height for a temporary structure, which must be authorized by the building official, is 170 feet.

(ii) Maximum structure height for residential structures is 36 feet.

(iii) In Subdistricts A, B, B-1, B-2, C, and D, maximum structure height for wholesale, distribution, and storage uses is 45 feet north of Grady Niblo Road and 75 feet south of Grady Niblo Road.

(B) Subdistrict S-1a.

(i) Maximum structure height is 45 feet.

(ii) The residential proximity slope in Section 51A-4.412 applies in this subdistrict.

(iii) If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(C) Subdistrict S-1b. Maximum structure height in Subdistrict S-1b is 54 feet.

(D) Subdistricts [S-1a, S-1b,] S-1c[, ] and S-1d.

(i) Maximum structure height for non-residential structures is 54 feet.

(ii) Maximum structure height for residential structures is 36 feet.

(E) Subdistrict S-10.

54 feet.

(i) Maximum structure height for non-residential structures is

feet.

(ii) Maximum structure height for residential structures is 45

applies in this subdistrict.

(iii) The residential proximity slope in Section 51A-4.412

portion may not be located above a residential proximity slope. Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(iv) If any portion of a structure is over 26 feet in height, that

(6) Lot coverage.

(A) Subdistricts B, B-1, and B-2.

(i) Maximum lot coverage for office uses is 30 percent.

(ii) Maximum lot coverage for all other uses is 60 percent.

lot coverage is 60 percent.

(B) Subdistricts A, C, D, [~~S-1a, S-1b,~~] and S-1d[~~, and S-10].~~ Maximum

(C) Subdistricts S-1a, S-1b, and S-10.

coverage is 80 percent.

(i) Except as provided in this subparagraph, maximum lot

on a lot that is:

60 percent.

(aa) less than 5,000 square feet, maximum lot coverage is

is 45 percent.

(bb) 5,000 square feet or greater, maximum lot coverage

(D) Subdistrict S-1c. Maximum lot coverage is 30 percent.

(7) Lot size. Minimum lot size for a single family or handicapped group dwelling unit [~~residential~~] use is:

(A) 2,000 square feet in Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, and S-10; and

(B) 5,000 square feet in Subdistrict[~~s S-1b and~~]-S-1d.

(8) Stories.

(A) Subdistricts A, B, B-1, B-2, C, D, S-1c, and S-1d.

(i) Except as provided in this subsection, maximum number of stories for non-residential structures is 12.

(ii[~~B~~]) Maximum number of stories for residential structures is three.

(iii[~~C~~]) Maximum number of stories in Subdistrict S-1c is two.

(B) Subdistricts S-1a, S-1b, and S-10. No maximum number of stories.

(9) Lighting.

(A) Subdistricts B, B-1, B-2, S-1a, S-1b, [~~and~~] S-1c, and S-10.

(i) Light fixtures attached to poles may not be located above 35 feet in height.

(ii) All light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture.

(iii) In Subdistricts S-1a, S-1b, S-1c and S-10, lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

(B) Subdistricts A, C, D, S-1a, S-1b, S-1c, S-1d, and S-10. Lighting must comply with all applicable height and lighting requirements in Chapter 51A.

(10) Additional provisions in Subdistrict S-1c. Structures, except guardhouses, are limited to the building area location shown on the Subdistrict S-1c conceptual plan. Guardhouses, parking, drives (except the three drives shown on the Subdistrict S-1c conceptual plan from Mountain Creek Parkway into Subdistrict S-1c), and other access/maneuvering areas are limited to the developable area and building area locations shown on the Subdistrict S-1c conceptual plan.

(b) Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E.

(1) Front yard.

(A) Except as provided in this paragraph, m[M]inimum front yard is 15 feet.

(B) In Subdistricts S-2a, S-2b, and S-9, for a single family or handicapped group dwelling unit use on a lot that is:

(i) less than 5,000 square feet, minimum front yard is eight feet.

(ii) 5,000 square feet or greater, minimum front yard is 25 feet.

(2) Side and rear yard.

(A) Subdistricts S-2a, S-2b, S-3, S-4, S-6, and S-9.

(i) Except as provided in this paragraph, m[M]inimum side and rear yard in Subdistricts S-2a, S-2b, S-3, S-4, S-6, and S-9 is five feet.

(ii) In Subdistricts S-2a, S-2b, and S-9, for a single family or handicapped group dwelling unit use on a lot less than 5,000 square feet, no minimum side or rear yard.

(B) Subdistricts S-5, S-7, and S-8. No minimum side and rear yard in Subdistricts S-5, S-7, and S-8.

(C) Subdistrict E.

(i) Except as provided in this subparagraph, no minimum side and rear yard.

(ii) For a residential use, a minimum setback of 100 feet must be provided from the northern property line.

(3) Maximum dwelling unit density and minimum lot size.

<u>DISTRICT</u>	<u>DENSITY</u>	<u>MINIMUM LOT SIZE</u>
S-2a	15.0 units per acre	<u>2,000 sq. ft.</u> [N/A]
S-2b	20.0 units per acre	<u>2,000 sq. ft.</u> [N/A]
S-3	6.0 units per acre	5,000 sq. ft.
S-4	5.0 units per acre	6,000 sq. ft.
S-5	7.5 units per acre	2,000 sq. ft.
S-6	5.5 units per acre	5,000 sq. ft.
S-7	5.0 units per acre	2,000 sq. ft.
S-8	5.5 units per acre	2,000 sq. ft.
S-9	24.0 units per acre	<u>2,000 sq. ft.</u> [N/A]
E	24.0 units per acre	2,000 sq. ft. (no minimum for multifamily and retirement housing.)

(4) Floor area ratio.

(A) Subdistrict E. Maximum floor area ratio in Subdistrict E is:

- (i) 0.195 for institutional and community service uses, recreation uses, and utility and public service uses;
- (ii) 0.30 for industrial (inside) for light manufacturing;
- (iii) 0.25 for office uses;
- (iv) 0.15 for retail and personal service uses;
- (v) 0.25 for warehouse uses; and
- (vi) 0.05 for all other uses.

(B) Subdistricts S-2a, S-2b, and S-9. Maximum floor area ratio in Subdistricts S-2a, S-2b, and S-9 is 0.5.

(C) Subdistrict[s] S-7 [~~and S-9~~]. Maximum floor area ratio in Subdistrict[s] S-7 [~~and S-9~~] is 0.15.

(D[~~C~~]) Applicability of floor area ratio. In Subdistricts S-2a, S-2b, S-7, S-9, and E, maximum floor area ratio applies only to non-residential development.

(5) Maximum permitted floor area in Subdistrict E.

(A) Maximum permitted floor area is 293,163 square feet of retail floor area, or its equivalent. To calculate the maximum permitted floor area of uses other than retail uses, the floor area equivalencies below apply.

(B) For the following uses or categories of uses, 3.9 square feet of floor area is equivalent to 1 square foot of retail floor area:

- Industrial (inside) for light manufacturing use.
- Institutional and community service uses.
- Lodging uses.
- Office uses.
- Recreation uses.
- Utility and public service uses.
- Wholesale, distribution, and storage uses.

(C) For all other uses, one square foot of floor area is equivalent to one square foot of retail floor area.

(6) Height.

(A) In general. Except as provided in this paragraph, maximum structure height is 36 feet.

(B) Subdistrict E. Maximum structure height is 36 feet for residential uses and 75 feet for non-residential uses.

(C) Subdistricts S-2b and S-9.

(i) The residential proximity slope in Section 51A-4.412 applies in Subdistricts S-2b and S-9.

(ii) If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(7) Lot coverage.

(i) Except as provided in this paragraph, maximum lot coverage is 60 percent.

(ii) In Subdistricts S-2a, S-2b, and S-9, for a single family use on a lot that is 5,000 square feet or greater, maximum lot coverage is 45 percent.

(8) Stories.

(A) Subdistricts S-3, S-4, S-5, S-6, S-7, S-8, and E. Maximum number of stories for residential structures is three. For non-residential structures, no maximum number of stories.

(B) Subdistricts S-2a, S-2b, and S-9. No maximum number of stories.

(9) Lighting. This subsection applies to Subdistricts S-2a, S-2b, and S-9.

(A) Except as provided in this section, lighting must comply with all applicable height and lighting requirements in Chapter 51A.

(B) Light fixtures attached to poles may not be located above 35 feet in height.

(C) All light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture.

(D) Lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.”

SECTION 6. That Section 51P-521.117.1, “Sidewalks,” of Article 521, “PD 521,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Subsection (d) to read as follows:

“(d) In Subdistricts S-1a, S-1b, S-2a, S-2b, S-9, and S-10:

(1) A sidewalk with a minimum average width of six feet must be provided along all street frontages.

(A) Except as provided in this subsection, all sidewalks must be clear and unobstructed for a minimum of five feet in width.

(B) Tree grates do not count toward the minimum unobstructed sidewalk width.

(C) If the building official determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location.

(2) Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.”

SECTION 7. That Section 51P-521.117.2, “Subdistrict S-1c Architectural Design Standards,” of Article 521, “PD 521,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is renumbered to be Section 51P-521.117.3.

SECTION 8. That Article 521, “PD 521,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Section 51P-521.117.2, “Subdistrict S-1b Architectural Design Standards for Building Wall Articulation,” to read as follows:

**“SEC. 51P-521.117.2. SUBDISTRICT S-1b ARCHITECTURAL DESIGN STANDARDS FOR BUILDING WALL ARTICULATION.**

(a) The height of the exterior walls fronting on a public right-of-way must have vertical articulation with a minimum of two feet in vertical height for every 150 feet of horizontal length.

(b) Horizontal recesses and indentations must be incorporated at the entry and planned office areas of a building. Recesses and indentations must be a minimum of three feet deep and occur no less than every 25 feet of horizontal wall distance. The horizontal recess feature must occur within the first 60 feet of a corner at any planned office area.

(c) Canopies or sunscreens must be incorporated at entries and planned office areas of a building to provide protection from the elements and to create “shade and shadow” visual effects on the walls.”

SECTION 9. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 10. That Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 11. 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 12. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By \_\_\_\_\_  
Assistant City Attorney

Passed \_\_\_\_\_