

ORDINANCE NO. _____

An ordinance amending Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Sections 51A-13.304, 51A-13.402, and 51A-13.703; adding single story shopfront to the WR-3 and WR-5 districts; adding a photo to the townhouse character examples; decreasing the duplex minimum lot size for manor house; amending the required parking chart for WMU and WR districts; providing new regulations for street designation determinations; 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 (1), “Development Types by District,” Subsection (a), “General,” of Section 51A-13.304, “Development Types,” of Division 51A-13.300, “District Regulations,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

(1) Development Types by District.

	Mixed Use Shopfront	Single-Story Shopfront	General Commercial	Apartment	Townhouse Stacked	Townhouse	Manor House	Single-Family House	Civic Building	Open Space Lot
District	Mu	Ss	Gc	Apt	Ts	Th	Mh	Sf	Civ	O
Walkable Urban Mixed Use (WMU)										
Low (WMU-3, WMU-5)	■	■	■	■	■	■	■		■	■
Medium (WMU-8, WMU-12)	■		■	■	■	■			■	■
High (WMU-20, WMU-40)	■		■	■					■	■
Walkable Urban Residential (WR)										
Low (WR-3, WR-5)		■*		■	■	■	■		■	■
Medium (WR-8, WR-12)				■	■	■			■	■
High (WR-20, WR-40)				■					■	■
Residential Transition (RTN)						■	■	■	■	■
Shopfront (-SH) Overlay over any WMU or WR district	■	■							■	■

*** office and medical allowed only along thoroughfare**

SECTION 2. That the graphics in Paragraph (2), “Character Examples,” Subsection (g), “Townhouse,” of Section 51A-13.304, “Development Types,” of Division 51A-13.300, “District Regulations,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code are replaced with the graphics as follows:

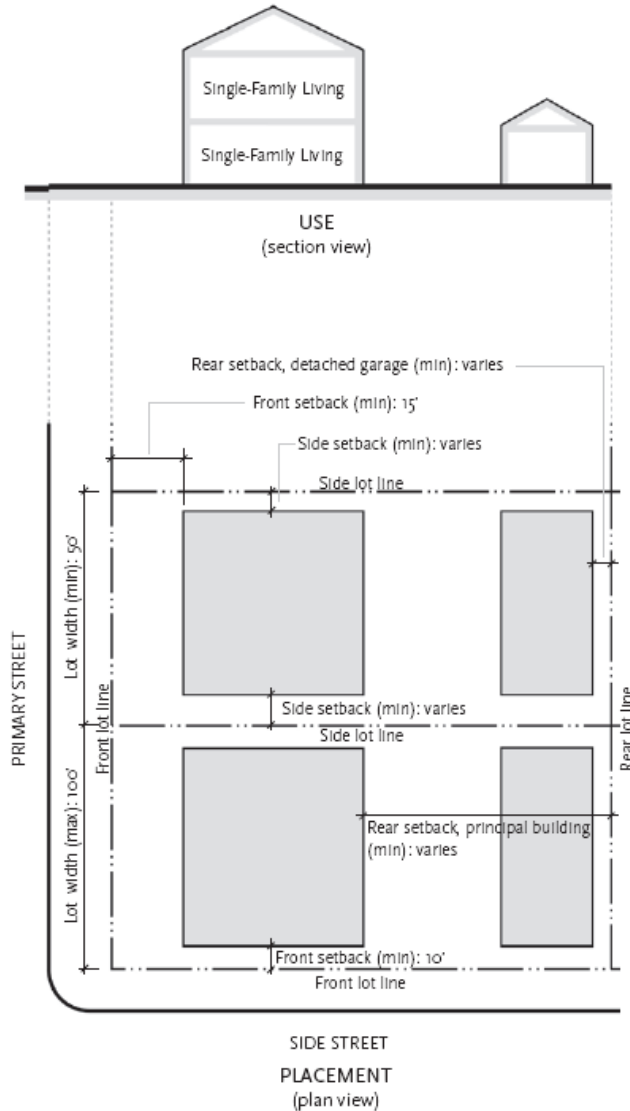
(2) Character Examples.

Character examples are provided below for illustrative purposes only and are intended to be character examples of the development type and not the streetscape.



SECTION 3. That Paragraph (4), “Use and Placement,” Subsection (h), “Manor House,” of Section 51A-13.304, “Development Types,” of Division 51A-13.300, “District Regulations,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

(4) Use and Placement.



BUILDING USE

A summary of permitted uses is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses."

BUILDING PLACEMENT

LOT

Area (min sf)	
2 units (duplex)	6,000 [7,000]
3 to 5 units	10,000
Area (max sf)	20,000
Width (min ft)	50
Width (max ft)	100
Lot coverage (max)	60%

FRONT SETBACK

Primary street (min ft)	15
Side street (min ft)	10

SIDE SETBACK

Abutting single-family district (min ft)	10
Abutting multifamily or nonresidential district (min ft)	5
Abutting alley (min ft)	5

REAR SETBACK (principal building)

Abutting single-family district (min ft)	15
Abutting multifamily or nonresidential district (min ft)	15

REAR SETBACK (detached garage)

Abutting common lot line (min ft)	3
Abutting alley (min ft)	3 or 20+

SECTION 4. That Paragraph (2), "WMU and WR District Required Spaces," Subsection (a), "Spaces Required," of Section 51A-13.402, "Required Parking," of Division 51A-13.400, "Parking Regulations," of Article XIII, "Form Districts," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

“(2) **WMU and WR District Required Spaces.**

The following spaces are required in the WMU or WR districts.

Required Parking in WMU and WR Districts

	USE CATEGORY	Number of Spaces Required
Residential	Household living	1.50 per single-family living unit 1.15 per one-bedroom or smaller multifamily living unit 1.65 per two-bedroom multifamily living unit 2.00 per three-bedroom or larger multifamily living unit 0.70 per retirement housing living unit
	Group living	0.25 [spaces] per bed PLUS 1 per 200 SF office, minimum 4 [spaces]
Civic	Community service	1 per 200 SF
	Day care	1 per 500 SF
	Educational	1.50 [spaces] per elementary classroom 3.50 [spaces] per junior high or middle classroom 9.50 [spaces] per senior high classroom [+ per 4 seats in any other classroom.] 1 per 25 SF of any other classroom type
	Government service	1 per 200 SF
	Park/open space	None
	Place of worship	1.00 per 4 fixed seats or per 18" length of bench OR 1 per 28.00 SF floor area without seating
	Social service	see Group Living
[Utilities]	[Building official to apply similar use]	
Office	Medical	1 per 222 SF
	Office, except:	1 per 333 SF
	Art studio, gallery	1 per 500 SF
	Financial services, Bank Call center	1 per 222 SF 1 per 167 SF
Retail	Restaurants, except: Bar, private club	1 per 100 SF 1 per 83 SF
	Retail sales	1 per 250 SF
	Vehicle sales	1 per 200 SF sales area
Service and Entertainment	Commercial amusement (Inside), except: Dance hall	1 per 200 SF 1 per 25 SF
	Indoor recreation, except:	1 per 150 SF
	Health club or spa Movie theater Performing arts theater	1 per 143 SF 0.27 per seat 0.40 per seat
	Personal service	1 per 250 SF
Commerce	Overnight lodging	1.25 per room PLUS 1 per 200 SF of meeting room
	Self-service storage	[+ per 1,000 SF floor area up to 20,000 SF.] minimum 6 [+ per 4,000 SF floor area over 20,000 SF.]
Fabrication	Light manufacturing	1 per 600 SF
	Research & development	1 per 300 SF
	Vehicle service	1 per 500 SF, minimum 5 [spaces]

Note: The parking requirements of Division 51A-4.200 apply to uses not listed in the preceding chart nor deemed to be an equivalent use pursuant to the provisions of Section 51A-13.306, "Uses."

SECTION 5. That Subsection (c), “Primary Street Designation,” of Section 51A-13.703, “Site Plan Review,” of Division 51A-13.700, “Administration,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(c) Primary Street Designation.

(1) In this section:

(A) CONSIDERATION means a measured comparison of a blockface to the adjacent blockfaces at each of its endpoints.

(B) CORRIDOR means the blockfaces on the same side of the street as the subject blockface separated by a street, alley, or other right-of-way.

(2) The street designation for each lot frontage is determined by the classification of the subject blockface. The classification of each blockface must be determined by the following method:

(A) The longest blockface in each consideration is designated as a primary street.

(B) If a blockface fails to be designated as a primary street after all considerations, then that blockface is designated as a side street.

(C) If the longest blockface is equal in length to another blockface in the same consideration, then both blockfaces are primary streets.

(D) If all blockfaces are equal in length, then the street designation is determined by the following rule:

(i) If a block contains an alley, any blockface parallel to the alley will be designated as a primary street and any blockface not parallel to the alley will be designated as a side street.

(ii) If there is no alley, then the subject blockface will match the street designation of the corridor.

(iii) If the corridor consists of multiple street designations, then the subject blockface must match the street designation of the blockface across the street.

(iv) If the blockface across the street is unable to be identified through this process, then the subject blockface will be classified as a side street.

~~[(1) Applying the standards in this subsection, the building official shall determine whether streets are considered primary or side streets.~~

~~(2) If a lot abuts only one street, the street is a primary street. Any street within a SH overlay is also considered a primary street.~~

~~(3) If a lot runs from one street to another and has double frontage, both streets are primary streets.~~

~~(4) If a lot is located on a corner, one street is a primary street and one street is a side street, except as provided in Paragraph (5). The primary street is:~~

~~(A) the street abutting the longest face of the block; or~~

~~(B) the street parallel to the alley within the block.~~

~~(5) When a lot is located on a corner, both streets are primary streets if:~~

~~(A) a majority of the lots on the shorter block face are platted perpendicularly to the longer face of the block;~~

~~(B) there are two primary streets designated on a regulating plan; or~~

~~(C) the applicant designates both streets as primary streets.]”~~

SECTION 6. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 7. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 9. 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 10. 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:

CHRISTOPHER J. CASO, Interim City Attorney

By _____
Assistant City Attorney

Passed _____