

Planned Development Districts - Parking Ratios

	General Approach	Multifamily	Hotel Motel	Office	Retail General Personal Service	Restaurant Alcoholic Establishments Microbrewery, Micro Distillery, or Winery Commercial Amusement (inside)
<b>PD 193</b> <b>Oak Lawn Special Purpose District</b> February, 1985 2593.16 acres zoning districts + 155 PDS	_distinct ratio for each use allowed in the PD; per DU or sf (uses detailed similar with Chapter 51) _excludes certain sf from floor area for parking required parking must be available _required parking must be available free or for a fee _location of parking from streets _must be on the lot with the main use MUD chart	_1ps/ 500 sf of dwelling unit floor area _CA-1, CA-2: 1ps/ DU _min 1ps max 2ps / DU for MF 36' and less in height _min 1ps max 1 1/2ps/ DU for MF over 36' in height _guest parking: 0.25ps/ DU; if trees provided on the lot, on-street parking counts as guest parking; may be permeable pavement _parking may be tandem	1-250 rooms: 1ps/room 251-500 rooms: 3/4ps/ room	_1ps/ 366 sf	_1ps/ 220 sf _per each use (24 uses commercial; 21 retail)	_1ps/ 100 sf _dance hall: 1ps/ 100 sf of area exclusive of dance floor + 1ps/ 25sf dance floor
<b>PD 225</b> <b>State Thomas Special Purpose District</b> March, 1986 113.25 acres 4 districts; 16 subdistricts	_per use per districts; per sf _in general divides the uses into residential and non-residential; some non-residential are more detailed (bar and restaurant use)	all residential uses: 1ps/ DU	all nonresidential: 1ps/ 500 sf _the Historic District _if in a contributing structure: 1ps/1,000 sf _in the Interior Neighborhood: Freeway Frontage District: bar and restaurant: 1ps/ 250 sf _Allen Str Special Retail: uses with direct access from sidewalk: none for the first 2,500 sf, and 1ps/1,500 sf for over 2,500 sf			
<b>PD 269</b> <b>The Deep Ellum/Near East Side District</b> April, 1987 273.64 acres 3 tracts	_Tract A, Tract A-1: By uses included in the parking list; with original building parking reductions _in general, no parking for the first 5,000 sf of floor area in an original building _Tract B: CA-2 (A) parking _Delta credits may not be used to meet the off-street parking requirement. _on-street parking counts toward parking requirement _remote parking _proximity to DART rail stations _may charge for required parking (public parking) _additional requirements for commercial parking garages and commercial parking lots	_for new construction (not renovation or conversions) and existing multiple-family uses not in an original building: 1ps/DU _original building: _none for the first 5 units; thereafter: 1 ps/2 DU		_1ps/385 sf	_1ps/285 ps _original building: _none for the first 5,000 sf of floor area	_1ps/100 sf _none for the first 5,000 sf (for restaurant, microbrewery ...) or 2,500 sf (for bar, dance hall) in a ground level use that has a separate certificate of occupancy if the use is located in an <b>original building</b> . _microbrewery ... _1ps/1,000 sf of storage area; _1ps/200 sf of retail sales area; _1ps/100 sf of bar or restaurant area _1ps/600 sf of remaining floor area. _dance hall: _1ps/25 sf of dance floor and 1ps/100 sf of floor area for the remainder of the use is required. _Delta credits may not be used _outdoor seating area covered by a non-permeable covering, within 20 feet of, and has direct access to a street, sidewalk, or publicly accessible open space is not included in the parking requirement calculations for up to 50% of the interior floor area of the use.
<b>Chapter 51A</b>						
<b>PD 298</b> <b>Bryan Area Special Purpose District</b> August, 1988 455.04 acres 21 subareas	_by uses generally per 51A; but some uses have exceptions; per sf _MUD reductions - special parking per subareas			_1ps/ 366 sf - except S9	_general merchandise in S3 1ps/ 250 sf	
<b>PD 305</b> <b>Cityplace</b> January, 1990 168.83 acres 2 zones, 4subzones, 13 subdistricts, 9 subareas	_by use per sf for few uses; (lower than 51A) _parking reductions options (fees to support shuttle; TMP to reduce vehicle trips) _2 MUD charts _remote parking _parking in conj with nearby PDs 183, 375 _parking must be underground or concealed	_1ps/ DU; includes 0.25ps/ DU visitor parking		_1ps/366 sf	_1ps/ 200sf _general merchandise in S: 1ps/ 220 sf	
<b>PD 314</b> <b>Preston Center Special Purpose District</b> July, 1989 68.534 acres 7 tracts	_generally 51A; some minor exceptions _public parking garage in tract III (800 ps) - impacts ratios and allows remote parking in the tract _limited ps in Tract IV, Subarea A _Tract VII is one lot for parking purposes _Tract VI: traffic impact study _parking reductions options with TIA and cash in lieu			_tract V: 1ps/ 410 sf		
<b>PD 316</b> <b>Jefferson Area Special Purpose District</b> July, 1989 176.41 acres 8 subareas	_by use, per sf; includes a list of uses _mixed use projects (MUP) - to encourage a mixture of uses and promote innovative and energy conscious design, efficient circulation systems, the conservation of land, and the <b>minimization of vehicular travel</b> , density bonuses _MUPs are considered one building site for parking _surface parking use only by site plan approved by BO _credits for existing building prior to 1989 _MUD chart _parking reductions to incentivize sidewalk amenities, streetscape, shuttle service _ (Jefferson: min 10 ft with a min 6 ft unobstructed sidewalk)			_1ps/ 366 sf	_1ps/ 220 sf (different ratios certain uses)	_1ps/ 125 sf _outdoor dining area, whether covered or not, is within 20 feet of, and has direct access to a street, sidewalk, or publicly accessible open space, is not included in the parking requirement calculations for up to 25% of the size of the indoor floor area. <b>The excess</b> over 25% of indoor area, must be parked as restaurant
<b>PD 357</b> <b>Farmers Market Special Purpose District</b> June, 1994 172.5 acres 14 subdistricts (1-10)	_S 1-9: for all uses, new buildings and additions to existing buildings: 1ps/ 2,000sf floor area _reductions without caps	_S1-9: new building or an addition to an existing building: 1ps/ 2,000sf				
<b>PD 462</b> <b>Henderson Avenue Special Purpose District</b> December, 1996 41.98 acres 7 subdistricts	_by uses generally per 51A; _max number of ps in S 4 _MUD chart			_1ps/ 366 sf	_1ps/220 sf _coffee roasting shop: 1ps/220 sf	_1ps/100 sf
<b>PD 466</b> <b>Hall Street Special Purpose District</b> February, 1997 12.494 acres 3 subdistricts	_different ratios for all uses; overall reduction of all ratios in 51A _few types of reductions; on-street parking	_parking ratios for each use contained in Section 51A-4.200 are increased by 20 percent. (For example, the parking ratio for a restaurant is changed from one space per 100 square feet of floor area to one space per 120 square feet of floor area.) _based on building sf, first 2,500 sf is not required to be parked for uses with a min 5,000 sf of floor area				
<b>PD 468</b> <b>Oak Cliff Gateway</b>	_form based code defaults to Art XIII; with walkable mixed-use districts _S H, J: by use, per sf, generally following 51A-4.200 _per 51(A)13.400; in all excluding H, I, J; _except if all WMU and WR by attached parking chart _array of reduction options adjusted to subdistricts		_parking reductions for legacy buildings: up to 25% .	_parking reductions for legacy buildings: up to 100% .	_parking reductions for legacy buildings: up to 100% .	_1ps/ 175 sf _outdoor covered patios _for restaurant or bar: up to 25% of the indoor floor area is not included in the parking requirement _for restaurant: the combined area of covered and uncovered outdoor dining area that is not included in parking requirement calculations may not exceed 50% of the indoor dining area. S H: _covered or uncovered outdoor dining area under 50% of the indoor dining area is not included _parking reductions for legacy buildings: up to 25% .

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<p><b>PD 582</b>  <b>Victory Planned Development District</b>                  August, 2000                  86.95 acres                  3 subdistricts</p>	<p>_by use, per sf; generally per 51A uses; but also includes a list of uses                  _master parking and floor area plan - to enable remote parking throughout the district                  _proximity to transit, shared parking conditions</p>	<p>_1.25ps / DU                  _N, S, entertainment subdistricts: may be located outside the main lot if within a 300-foot walking distance and can be reached by the residents without crossing a thoroughfare.</p>	<p>_0.5 ps/room; and                  _1ps/ 200 sf of ballroom and meeting room</p>	<p>_1ps/500 sf                  _south subdistrict may be provided in:                  (i) the north subdistrict if the furthest off-street parking space is within 1,200 feet of the south subdistrict; and                  (ii) other zoning district if the parking lot is within 600 feet of the office use</p>	<p>_1ps/ 500 sf</p>	<p>_1ps/ 100sf  <b>CAI:</b>                  _1ps / 4 seats with a min of 5,000 ps required                  _theater: 1ps / 5 seats.                  _aquarium: 1ps/ 500 sf                  _transportation management plan for entertainment complex                  _entertainment complex subdistrict: parking can be located in another zoning district if the nearest edge of the parking lot is within 600 feet of the eastern boundary of this district or the southern boundary of the entertainment complex subdistrict</p>
<p><b>PD 621</b>  <b>Old Trinity and Design District Special Purpose District</b>                  August, 2002                  424.31 acres                  12 subdistricts</p>	<p>_by use, per sf; generally per 51A uses; but also includes a list of uses                  _varied options for reductions                  _on-street parking counts</p>	<p>_1 1/2 ps/DU</p>	<p>_0.55 ps/guest room [300 rooms or less only; Subdistrict 1E only].</p>	<p>_1 ps / 358 sf                  _office showroom / warehouse: 1ps/1,100 sf up to 20,000 square feet, and 1ps/4,100 sf over 20,000 square feet.</p>	<p>_antique shop. 1ps/r 600 sf                  _art gallery. 1ps/ 600 sf                  _art or craft production facility. 1ps/ 1,000 sf                  _furniture store. 1ps/1,000 sf                  _GMFS 3,500 sf or less. 1ps/ 275 sf                  _GMFS greater than 3,500 sf. 1ps/r 275 sf                  _personal service uses. 1ps/ 275 sf</p>	<p>_1ps/ 105 sf                  _outside seating: none up to 10% of the total floor area of the restaurant.  <b>microbrewery ...</b>                  _1ps/600 sf  <b>dance hall:</b> 1ps/ 25 sf of dance floor</p>
<p><b>PD 714</b>  <b>West Commerce Street/Fort Worth Avenue Special Purpose District</b>                  February, 2005                  248.9 acres                  5 subdistricts</p>	<p>_by 51A 4.200                  _remote parking, encourages and incentivizes on-street parking counts                  _location of parking behind buildings; standards for aboveground structures</p>	<p>_1ps/bedroom; max 2 ps/DU                  _4A, 4B: def for bedroom (min 100 sf)                  _4A: min 1ps/DU must be located on the same building site; additional required ps must be within Subdistrict 4A and within 200 feet                  _retirement housing: 0.7ps/DU or suite</p>			<p>1C:                  _ceramic studio, 1ps/ 200 sf                  _special temporary retail use: 1 ps/ 500 sf land area.                  2C:                  _photography studio: 1ps/ 400 sf                  _1ps.250 sf (except for a business school; commercial amusement (inside); furniture store; nursery, garden shop, or plant sales; and theater)                  _none for sales/leasing office and amenities for residential uses that are part of a mixed use project (MUP)</p>	<p>_1ps/ 125 sf                  _1C:covered outside must be parked  <b>outdoor dining</b> for restaurants count as floor area                  _4A and 4B: 50% of an outdoor dining area, (that is up to 20% of the indoor floor area), whether or not covered, is excluded for calculation of the parking requirement as long as the outdoor dining area is within 20 feet of, and has direct access to, a street, sidewalk, or publicly accessible open space                  _microbrewery:                  _1C:1ps/ 500 sf manufacture of alcoholic beverages, and 1ps/ 100 sf for the remainder                  _micro-distillery:                  _1ps/ 500 sf manufacture of alcoholic beverages, and 1ps/100 sf for the remainder</p>
<p><b>PD 749</b>  <b>Baylor University Medical Center Special Purpose District</b>                  June, 2006                  79.38 acres                  3 subdistricts</p>	<p>_by 51A 4.200                  _all uses must comply with master parking and floor area supplement requirement - functions as a campus</p>					
<p><b>PD 784</b>  <b>Trinity River Corridor Special Purpose District</b>                  September, 2008                  338 acres                  2 districts</p>	<p>_form based code; parking setback lines                  _ratios for few uses (bail bonds, massage establishments, fueling station)                  _on-street parking reductions                  _shared parking for mixed-use projects                  _tandem parking for residential                  _allows fees to be collected                  _standards for aboveground parking garages; surface parking lots limitations</p>					
<p><b>PD 830</b>  <b>Bishop Avenue</b>                  August, 2010                  290.62 acres                  9 subdistricts</p>	<p>_by use per 51(A)                  _parking reductions and mixed use parking chart.</p>	<p>1ps/bedroom, max 2ps/DU</p>				<p>_1ps/ 125 sf                  _outdoor dining area, whether covered or not, is within 20 feet of, and has direct access to, a street, sidewalk, or publicly accessible open space, the outdoor dining area is not included in the parking requirement calculations for up to 25% of the size of the indoor floor area. If in excess of 25% of the size of the indoor floor area must be parked</p>
<p><b>PD 842</b>  <b>(Lower Greenville)</b>                  January, 2011                  50.59 acres                  2 subdistricts</p>	<p>_the area is also undee a modified delta overlay                  _by use per 51A</p>		<p>by SUP</p>	<p>_S1:                  none if operates between 6:00 a.m. and 7:00 p.m. and has a parking ratio of 1:200 or less.                  _S2:                  none for legacy building.</p>	<p>_S1:                  none if operates between 6:00 a.m. and 7:00 p.m. and has a parking ratio of 1:200 or less                  _S2:                  none if within a legacy building which limits its hours of operation to between 6:00 a.m. and 9:00 p.m. and has a parking ratio of one parking space to 200 square feet of floor area or less (except for a restaurant without drive-in or drive-through service)</p>	<p>_S2: 1ps/100 sf                  Delta credits may not be used</p>
<p><b>PD 887</b>  <b>Valley-View-Galleria Special Purpose District</b>                  June, 2013                  445 acres                  14 subdistricts</p>	<p>_form based district, fully defaults to Art XIII                  _Art XIII: includes ratios for uses (generally comparable with 51A, defaults to 51A for uses not included) + and extended list of options for reductions; that can be cumulated to up to 50% reductions</p>	<p><b>Art XIII:</b>                  _1.15ps / 1-bedroom unit                  _1.65/ 2-bedroom unit                  _2ps/ over 3-bedroom units</p>		<p><b>Art XIII</b>                  _1ps/ 333 sf</p>	<p><b>Art XIII</b>                  _1ps/ 250 sf</p>	<p><b>Art XIII</b>                  _1ps/ 100 sf</p>
<p><b>PD 916</b>  <b>The Village Special Purpose District</b>                  June, 2014                  309.77 acres                  3 subdistricts</p>	<p>_by use per 51(A) with parking reductions</p>					
<p><b>PD 1002</b>  <b>East Side Special Purpose District</b>                  August, 2018                  25.91 acres</p>	<p>_by use per 51(A) with parking reductions</p>	<p>_1 1/4 ps/DU + 1/4/DU guest parking                  _multifamily use, no off-street parking is required for the first five units. Thereafter, one off-street parking space must be provided for every two units.</p>		<p>1ps/385 sf</p>		<p>_1ps/ 200 sf                  _alcoholic beverage establishment, commercial amusement (inside), or restaurant without drive-in or drive-through service, no parking is required for the first 2,500 square feet of floor area. Thereafter, parking must be provided as required in this article</p>