

SEC. 51A-4.124. CENTRAL AREA DISTRICTS.

(a) CA-1(A) district.

(1) Purpose. This district is provided to accommodate existing development in the central area of the city, to encourage the most appropriate future use of land, and to prevent the increase of street congestion. This district is hereby designated as an area of historical, cultural, and architectural importance and significance.

(2) Main uses permitted.

(A) Agricultural uses.

- Crop production.

(B) Commercial and business services uses.

- Building repair and maintenance shop.
- Bus or rail transit vehicle maintenance or storage facility.
- Catering service.
- Commercial cleaning or laundry plant
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing.
- Labor hall. *[SUP]*
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance. *[DIR]*

(C) Industrial uses.

- Alcoholic beverage manufacturing. *[SUP]*
- Gas drilling and production. *[SUP]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. *[SUP]*

- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center. *[SUP]*
- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home. *[SUP]*
- Halfway house. *[SUP]*
- Hospital.
- Library, art gallery, or museum.
- Open-enrollment charter school or private school. *[SUP]*
- Public school other than an open-enrollment charter school.

(E) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel.
- Lodging or boarding house.
- Overnight general purpose shelter. *[See Section [51A-4.205\(2.1\)](#).]*

(F) Miscellaneous uses.

- Attached non-premise sign. *[SUP]*
- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(G) Office uses.

- Alternative financial establishment. *[SUP]*
- Financial institution without drive-in window.
- Financial institution with drive-in window. *[DIR]*
- Medical clinic or ambulatory surgical center.
- Office.

(H) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.

-- Public park, playground, or golf course.

(I) Residential uses.

-- College dormitory, fraternity, or sorority house.

-- Duplex.

-- Group residential facility. [See Section [51A-4.209\(3\)](#).]

-- Handicapped group dwelling unit. [See Section [51A-4.209 \(3.1\)](#).]

-- Multifamily.

-- Residential hotel.

-- Retirement housing.

-- Single family.

(J) Retail and personal service uses.

-- Alcoholic beverage establishments. [See Section [51A-4.210\(b\)\(4\)](#).]

-- Ambulance service.

-- Auto service center.

-- Business school.

-- Commercial amusement (inside). [SUP may be required. See Section [51A-4.210\(b\)\(7\)\(B\)](#).]

-- Commercial amusement (outside).

-- Commercial parking lot or garage.

-- Dry cleaning or laundry store.

-- Furniture store.

-- General merchandise or food store 3,500 square feet or less.

-- General merchandise or food store greater than 3,500 square feet.

-- General merchandise or food store 100,000 square feet or more.

-- Household equipment and appliance repair.

-- Liquor store.

-- Mortuary, funeral home, or commercial wedding chapel.

-- Motor vehicle fueling station.

-- Nursery, garden shop, or plant sales.

-- Outside sales.

- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. *[SUP]*
- Swap or buy shop. *[SUP]*
- Taxidermist.
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. *[SUP]*

(K) Transportation uses.

- Commercial bus station and terminal. *[DIR]*
- Heliport. *[SUP]*
- Helistop. *[SUP]*
- Private street or alley. *[SUP]*
- Railroad passenger station.
- Railroad yard, roundhouse, or shops.
- STOL (short takeoff or landing) port. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center.

(L) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities. *[SUP or RAR may be required. See Section [51A-4.212\(4\)](#).]*
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Sewage treatment plant. *[SUP]*
- Tower/antenna for cellular communication. *[See Section [51A-4.212\(10.1\)](#).]*
- Utility or government installation other than listed. *[See Section [51A-4.212 \(11\)](#)]*
- Water treatment plant. *[SUP]*

(M) Wholesale, distribution, and storage uses.

- Freight terminal. *[DIR]*
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage. *[SUP]*
- Recycling buy-back center. *[See Section [51A-4.213\(11\)](#).]*
- Recycling collection center. *[See Section [51A-4.213\(11.1\)](#).]*
- Recycling drop-off container. *[See Section [51A-4.213\(11.2\)](#).]*
- Recycling drop-off for special occasion collection. *[See Section [51A-4.213\(11.3\)](#).]*
- Trade center.
- Warehouse.

(3) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section [51A-4.217](#). For more information regarding accessory uses, consult Section [51A-4.217](#). In this district, the following accessory use is permitted by SUP only:

- (A) Reserved.
- (B) In this district, the following accessory use is permitted by SUP only:
 - Accessory helistop.
- (C) In this district, an SUP may be required for the following accessory uses:
 - Accessory medical/infectious waste incinerator. *[See Section [51A-4.217 \(3.1\)](#).]*

(4) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division [51A-4.400](#). In the event of a conflict between this subsection and Division [51A-4.400](#), Division [51A-4.400](#) controls.)

- (A) Front yard. No minimum front yard.
- (B) Side and rear yard.
 - (i) Minimum side yard is:
 - (aa) five feet for duplex structures;
 - (bb) 10 feet for multifamily structures 36 feet or less in height; and
 - (cc) no minimum in all other cases.
 - (ii) Minimum rear yard is:
 - (aa) 10 feet for duplex structures;

(bb) 15 feet for multifamily structures 36 feet or less in height; and

(cc) no minimum in all other cases.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio.

(i) Maximum floor area ratio is 20.0.

(ii) Reserved. (Repealed by Ord. 20361)

(iii) The maximum floor area ratio in the CA-1(A)-CP and CA-1(A)-SP districts may be increased to 24 to 1 by the use of the building setback bonus provisions in the “additional provisions” [Paragraph (8)] in this subsection.

(E) Height. Maximum structure height is any legal height.

(F) Lot coverage. Maximum lot coverage is 100 percent.

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

(5) Off-street parking and loading.

(A) In general. Consult the off-street parking and loading regulations (Divisions [51A-4.300](#) et seq.) for information regarding off-street parking and loading generally.

(B) Special off-street parking provisions.

(i) Except as provided in this section, for all uses except single-family and duplex, off-street parking is only required for a building built after June 26, 1967, or an addition to an existing building, at a ratio of one parking space for each 2,000 square feet of floor area.

(ii) Except as provided in this section, no parking is required for ground-floor retail and personal service uses except for the following:

(aa) Alcoholic beverage establishment operating as a bar, lounge, or tavern.

(bb) Commercial amusement (inside).

(iii) No parking is required for the first 5,000 square feet of ground-floor floor area for a restaurant without drive-in or drive-through service.

(iv) If there is a conflict, this paragraph controls over other off-street parking regulations in this chapter.

(C) Special off-street loading provisions.

(i) In this district, off-street loading spaces must be provided in accordance with Section [51A-4.303\(a\)](#) for only new structures or additions to an existing structure.

(ii) In this 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.

(iii) In this 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.

(iv) In this district, on-street loading spaces may satisfy the off-street loading space requirement subject to the following standards:

(aa) Any on-street loading spaces must be approved by the traffic engineer.

(bb) Required off-street loading spaces furnished on-street must be provided at curbside contiguous to the building site.

(cc) 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.

(dd) All required medium and large loading spaces must be provided off-street.

(ee) Structures meeting Subparagraphs (aa) through (dd) above and requiring seven or more off-street loading spaces may satisfy the off-street loading requirement as follows:

REQUIRED SPACES	MINIMUM OFF-STREET	NUMBER ON STREET
7	6	1
8	6	2
9	6	3
10 or more	60%	40%

(6) Environmental performance standards. See [Article VI](#).

(7) Landscape regulations. See [Article X](#).

(8) Additional provisions.

(A) Single family structure spacing. In this district, a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(B) Minimum 10-foot setback in CA- 1(A)-CP and CA-1(A)-SP districts. In the CA-1(A)-CP and CA-1(A)-SP districts, a 10 foot setback is required that is measured from the street curb as established by the Dallas Central Business District Streets and Vehicular Circulation Plan, Ordinance No. 13262, as amended. When an owner establishes a setback on his property greater than the 10 foot requirement, a floor area bonus of six times the additional setback area is allowed. The maximum permitted floor area ratio with a bonus is 24 to one.

(C) Sidewalk regulations. In this district, a sidewalk must be provided between the back of the street curb and the face of a building at grade in accordance with this subsection. The face of a building is behind the columns for a building with exterior columns.

(i) Average sidewalk width equals the total sidewalk surface area divided by the lineal feet of frontage.

(aa) Each frontage on each blockface must contain the required average sidewalk width.

(bb) The computation of average sidewalk width excludes the area occupied by structural walls or columns.

(cc) In computing average sidewalk width, the surface area at a corner is counted only once.

(ii) In a CA-1(A)-CP district, sidewalks must be constructed and maintained in accordance with the following regulations:

(aa) An average sidewalk width of 18 feet is required.

(bb) A minimum sidewalk width of 12 feet that is unobstructed by any structure or planting is required. The 12 foot minimum sidewalk width may be divided into seven and five foot minimum segments.

(iii) In the CA-1(A)-SP district, sidewalks must be constructed and maintained in accordance with the following regulations:

(aa) A building with a floor area ratio of more than 15 to one is subject to the requirements of the CA-1(A)-CP district in Subparagraph (ii).

(bb) A building with a floor area ratio of 15 to one or less must have an average sidewalk width of 15 feet and a minimum sidewalk width of nine feet that is unobstructed by any structure or planting.

(iv) In a CA-1(A) district without a CP or SP overlay district designation, sidewalks must be constructed and maintained in accordance with the following regulations:

(aa) A building with a floor area ratio of more than 15 to one is subject to the requirements of the CA-1(A)-CP district in Subparagraph (ii).

(bb) A building with a floor area ratio of 10 to one through 15 to one must have an average sidewalk width of 15 feet and a minimum sidewalk width of nine feet that is unobstructed by any structure.

(cc) All other buildings must provide a minimum sidewalk width of 10 feet with seven feet unobstructed by any structure or planting.

(v) Waiver of sidewalk width requirements. An applicant for a sidewalk width waiver shall submit an application to the director on a form approved by the director and signed by all owners of property abutting the sidewalk. The director shall take into account the needs of pedestrians and the proximity of the sidewalk to intersections and crosswalks, transit stops, parks and playgrounds, and other pedestrian-intensive areas when considering the application. The director may grant a sidewalk waiver if the director finds:

(aa) the potential pedestrian traffic in the area does not warrant the width of the sidewalk required;

(bb) the waiver will facilitate an amenity that promotes pedestrian activity such as sidewalk seating areas, enhanced landscaping, or retail kiosks; or

(cc) there are sufficient alternative pedestrian passageways to accommodate pedestrian traffic in the area.

The granting of a waiver does not preclude the city from requiring compliance with all sidewalk standards at some later time and assessing the abutting owners for the cost of the installation or replacement.

(9) Commercial parking garages and surface parking lots.

(A) Intent. The intent of this paragraph is to create a distinct boundary between public space and private parking facilities, raise the aesthetic standards for parking facilities, and improve the quality of right-of-ways.

(B) Definitions. In this paragraph:

(i) COMMERCIAL PARKING GARAGE means a multistory vehicle parking facility that is operated as a business enterprise by charging a fee for parking.

(ii) CORNER LANDSCAPING AREA means an area of any shape abutting the intersection of two right-of-ways equal to the area on a surface parking lot covered by a triangle formed by connecting together the point of intersection of adjacent right-of-way lines and points on each of the right-of-way lines 12.5 percent of the length of the surface parking lot's right-of-way frontage from the intersection, but in no case to exceed 225 square feet.

(iii) PARKWAY means the portion of a right-of-way located between the street curb and the property line of an adjoining commercial parking garage or surface parking lot.

(iv) RIGHT-OF-WAY means an area dedicated to public use for pedestrian and vehicular movement, but does not include alleys.

(v) SELF-PARK SPACE means a parking space where a customer parks his vehicle and it remains there until a customer drives it away. It does not include a space where an attendant parks a customer vehicle.

(vi) STRIP LANDSCAPING AREA means an area 1.5 feet in width abutting the parkway (or right-of-way if there is no parkway) and extending the length of the street frontage of a surface parking lot, excluding the corner landscaping area and openings for pedestrian and vehicular access.

(vii) SURFACE PARKING LOT means an at-grade parking lot that is operated as a business enterprise by charging a fee for parking.

(viii) WROUGHT IRON includes metal that resembles wrought iron in appearance.

(C) Site plan.

(i) When required. A site plan must be submitted to and approved by the building official in accordance with this subparagraph before a building permit or certificate of occupancy may be issued.

(ii) Requisites. The site plan must include the following information:

(aa) The number of existing and proposed parking spaces on the property.

(bb) The location and dimensions of the property.

(cc) The location and dimensions of all existing and proposed off-street parking and loading areas, parking bays, aisles, driveways, pedestrian access openings, and attendant booths.

(dd) The location and type of all existing and proposed landscaping, fencing, trash receptacles, lighting, and signs.

(ee) Any other reasonable and pertinent information that the building official determines to be necessary for site plan review.

(iii) Development. If a site plan is approved by the building official, development of the property must be in accordance with the site plan.

(D) Construction.

(i) Slope. The entire surface of a surface parking lot may not deviate more than seven degrees from the horizontal plane. No portion of the surface may deviate more than 12 degrees from the horizontal plane.

(ii) Driveways. No more than one two-way driveway or two one-way driveways may be maintained for each 300 feet, or fraction thereof, of frontage of a surface parking lot. This provision does not require the closure or relocation of driveways existing as of January 28, 2004.

(iii) Pervious surface. The use of pervious surfacing materials for surface parking lots is encouraged.

(E) Striping. All self-park spaces must be clearly and permanently identified by stripes. All self-park spaces for compact cars must be at least 7.5-foot wide stalls and must be clearly and permanently marked "compact car only." All other self-park spaces must be at least 8-foot wide stalls. Except as specified in this provision, these spaces must be provided and striped in accordance with Section [51A-4.301](#)(d)(1).

(F) Lighting.

(i) Requirement. The following must be lighted between one-half hour after sunset and 2:30 a.m. and between 6:00 a.m. and one-half hour before sunrise:

(aa) A surface parking lot.

(bb) The first story of an above-grade commercial parking garage.

(cc) All other portions of a commercial parking garage that are accessible to pedestrians or vehicles during the time between one-half hour after sunset and one-half hour before sunrise.

(ii) Intensity. The intensity of required lighting on the surface where vehicles are parked must be:

(aa) an average of at least two footcandles, initial measurement, and at least one footcandle on a maintained basis; and

(bb) 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 footcandle measurement for the lighted area, whichever is greater.

(iii) Type of fixtures. 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.

(iv) Location of fixtures for surface parking lots. Fixtures must be attached to buildings or mounted on permanent poles. Fixtures may be located on adjoining property. This requirement does not apply to commercial parking garages.

(v) Height of fixtures for surface parking lots. Fixtures on surface parking lots must be at least 20 feet above the lot surface. This requirement does not apply to commercial parking garages.

(vi) Reconciliation. This subparagraph controls over Section [51A-4.301\(e\)](#).

(G) Trash receptacles. At least one trash receptacle must be provided for each commercial parking garage or surface parking lot. Trash receptacles must not have a fluorescent color.

(H) Attendant booths. An attendant booth may not be constructed of flammable materials or have a fluorescent color.

(I) Access openings.

(i) Access openings for surface parking lots may not exceed:

(aa) 30 feet in width for a two-way drive.

(bb) 20 feet in width for a one-way drive.

(cc) 10 feet in width for pedestrian access openings.

(ii) At least one pedestrian access opening must be provided for each commercial parking garage and surface parking lot. The spacing between pedestrian access openings must be from 30 feet to 150 feet.

(iii) This subparagraph does not require the closure or relocation of access openings existing as of January 28, 2004.

(J) Fencing.

(i) Fencing must be provided:

(aa) For surface parking lots, along an abutting right-of-way, excluding openings for pedestrian and vehicular access. Fencing may be located behind a corner landscaping area.

(bb) For commercial parking garages, to eliminate openings not intended for pedestrian and vehicular access in the first story above grade where the garage abuts the right-of-way.

(cc) Fencing is not required along a DART right-of-way if DART has provided fencing along the right-of-way.

(ii) Surface parking lots in the middle of a blockface with buildings on both adjoining lots and less than 100 feet of frontage and all commercial parking garages must have wrought iron fencing.

(iii) All other surface parking lots must have:

(aa) a wrought iron fencing;

(bb) bollards;

(cc) post-and-cable fencing; or

(dd) other fencing that is in keeping with the intent of this paragraph, as determined by the director.

(iv) If a wrought iron fence is provided:

(aa) it must be at least 36 inches in height;

(bb) its bars must be spaced no more than eight inches apart; and

(cc) it may have a foundation that does not exceed twelve inches in height.

(v) If bollards are provided, each bollard must be:

(aa) constructed of concrete, brick or stone;

(bb) at least eight inches in width or diameter;

(cc) at least 30 inches in height;

(dd) no more than seven feet from another bollard, unless connected by a metal chain, in which case they may be no more than nine feet from another bollard.

(vi) If post-and-cable fencing is provided, the posts must:

(aa) be finished metal with caps;

(bb) have a minimum diameter of two and one-half inches;

(cc) be spaced no more than 18 feet apart; and

(dd) be connected with stainless steel tension cable.

(K) Landscaping.

(i) Parkway landscaping requirement for commercial parking garages and surface parking lots. Unless a parkway landscape permit is denied or revoked, one tree or shrub must be provided in the adjoining parkway for each 30 feet along the frontage abutting the right-of-

way. This provision does not apply to commercial parking garages or surface parking lots existing as of January 28, 2004.

(ii) Perimeter landscaping requirement for surface parking lots. The corner landscaping area must be planted with a combination of ground cover, shrubs, and trees, or used for kiosks with decorative paving. As used in this subparagraph, "kiosk" means a multi-sided structure for the display of premise and non-premise signs. The strip landscaping area must be planted with a combination of ground cover, shrubs, and trees. Car bumpers may overhang the strip landscaping area.

(iii) Exemption along certain DART right-of-ways. Landscaping is not required along a DART right-of-way if DART has provided landscaping along the right-of-way.

(iv) Exemption for certain small surface parking lots. Landscaping is not required for surface parking lots with a total area of 10,000 square feet or less, unless two or more contiguous lots have an aggregate area of 10,000 square feet or more.

(v) Alternative landscape plan. The director may approve an alternative landscape plan only if compliance with this paragraph is not possible, the inability to comply is not self-created, and the alternative landscape plan is in keeping with the intent of this paragraph. An alternative landscape plan may include placement of landscaping in alternative locations. An alternative landscape plan may reduce the square footage of landscape area if additional trees or shrubs are provided.

(vi) Trees. All trees provided must be recommended for local area use by the director. Each tree planted must have a caliper of at least two and one-half inches.

(vii) Shrubs. All shrubs provided must be recommended for local area use by the director. Each shrub provided must be at least 30 inches in height.

(viii) Minimum tree clearance. All portions of a tree above street pavement must be at least thirteen and one-half feet in height.

(ix) Tree grates. Tree grates conforming to state and federal standards and specifications adopted to eliminate, insofar as possible, architectural barriers encountered by aged, handicapped, or disabled persons, and of a size adequate to permit healthy tree growth must be provided for all trees planted within a public sidewalk.

(x) Private license granted. The city council hereby grants a private license to the owners of all commercial parking garages and surface parking lots in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements. A property owner is not required to pay an initial or annual fee for this license. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or whenever the purpose or use of this license is likely to become a nuisance. A property owner is not required to comply with any landscaping requirement of this subparagraph if compliance is made impossible due to the termination of this license. This provision controls over [Article VI](#), "License for Use of Public Right-of-Way," of [Chapter 43](#), "Streets and Sidewalks," of this code. Note: This private license

does not eliminate the need for a parkway landscape permit or commercial general liability insurance.

(xi) Parkway landscape permit. A parkway landscape permit must be obtained from the director for all landscaping in the parkway.

(aa) An application for a parkway landscape permit must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting proposed.

(bb) Upon receipt of the application, the director shall circulate it to all affected city departments, utilities, and other franchise holders for review and comment. If, after receiving those comments, the director determines that the construction and planting proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, he shall issue a parkway landscape permit to the property owner; otherwise, he shall deny the permit.

(cc) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time he determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way.

(dd) The issuance of a parkway landscape permit under this subparagraph does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or shrubs in the right-of-way.

(xii) Xeriscape. The use of xeriscape is encouraged.

(L) Additional regulations. All commercial parking garages and surface parking lots must comply with Subsection (e), "Wheel Guards and Barriers," Subsection (f), "Passenger Unloading Zone Required in Certain Cases," and Subsection (g), "Stacking Space Required in Certain Cases," of Section [51A-4.306](#), "Off-Street Parking in the Central Business District." Consult Section [51A-4.306](#), "Off-Street Parking in the Central Business District," for regulations concerning off-street parking in the Central Business District.

(M) Compliance.

(i) All commercial parking garages and surface parking lots in the Central Subdistrict must comply with this paragraph before January 28, 2007. Fencing within the Central Subdistrict is required only when the City Center Tax Increment Financing District finances its installation. As used in this subparagraph, "Central Subdistrict" means the area bounded by Ross Avenue, Pearl Street, Bryan Street, Central Expressway, Live Oak Street, Olive Street, Harwood Street, Young Street, Akard Street, Wood Street, and Griffin Street.

(ii) All commercial parking garages and surface parking lots in the Secondary Subdistrict must comply with this paragraph before January 28, 2009. As used in this subparagraph, "Secondary Subdistrict" means the area with CA-1(A) zoning inside the Central Business District (including property under the freeways), but excluding the Central Subdistrict.

(N) Maintenance.

(i) Any improvements required by this paragraph must be properly maintained in a state of good repair and neat appearance at all times.

(ii) Plant materials required by this paragraph must be maintained in a healthy, growing condition at all times.

(O) Special exception.

(i) In general. The board of adjustment may grant a special exception to any requirement of this paragraph if the board finds, after a public hearing, the special exception will not adversely affect the other properties within the subdistrict and strict compliance with the requirement would result in unnecessary hardship. If the board grants a special exception, it must specify the length of time the special exception is effective.

(ii) Lighting. The board shall not grant a special exception to a lighting requirement unless the board also 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:

(aa) the extent to which the parking will be used after dark;

(bb) the crime statistics for the area;

(cc) the extent to which adequate lighting may be provided by light sources located on adjacent property; and

(dd) the extent to which the commercial parking garage or surface parking lot will be secured by fences, gates, and chains.