

Land Use and Development Standards Chart

Proposed Subdistrict	PD 317																		PD 715	CA1	CA2		
	Subdistrict 1		Subdistrict 2				Subdistrict 3						Subdistrict 4				Subdistrict 5		PD715	CA 1	CA 2		
Current Subdistrict	1		2, 2B, 2C		2A		3		3A/3B		3C		4/4A		5		6		PD715	CA 1	CA 2		
	Current code	Steering Committee	Current code	Steering Committee	Current code	Steering Committee	Current code	Steering Committee	Current code	Steering Committee	Current code	Steering Committee	Current code	Steering Committee	Current code	Steering Committee	Current code	Steering Committee	Current code	Steering Committee	Current code	Steering Committee	Current code
Yard, lot and space																							
Minimum front yard (feet)	0		0		0		0		0/5/0		0		0		15		15		0		0		0
Minimum side/rear yard (feet)	0 or 10		0 or 10		0 or 10		0 or 10		0 or 10/0		0 or 10 ¹⁴		0 or 10		0 or 10		0 or 10		0 ¹⁵		0 ¹⁵		0 ¹⁵
Urban form setback ¹			✓		✓																		
Maximum base FAR	2		2		2		4		4		4		1		1		0.5		20		20		20
Maximum bonus FAR ²			2.5 ¹²		2.5 ¹²				4.5		4.5							24 ¹⁶		24 ¹⁶		24 ¹⁶	
Maximum base height (feet)	90	90	54		54	120	270		90		90	Unlimited	70		70	120	70	70	any legal height		any legal height		any legal height
Bonus height ²			90		90				270														
Transfer of development rights ³			✓		✓		✓		✓		✓												
Ground Coverage	80%		80%		80%		80%		80%/85% ⁴		80%		80%		80%		80%		100%		100%		100%
Lot size																			No min. lot size		No min. lot size		as shown ¹⁷
Landscaping & Screening																							
Street tress as per Chapter 51A-Article X ⁵	✓		✓		✓		✓		✓		✓		✓		✓		✓		Article X		Article X		Article X
Street tress as per Chapter 51A-Article X	✓		✓ ⁶		✓ ⁶		✓		✓ ⁶		✓		✓		✓		✓						
Parking lot trees as per Chapter 51A-Article X	✓		✓		✓		✓		✓ ⁷		✓		✓		✓		✓						
Parking lot screening as per Chapter 51A-4.301	✓		✓		✓		✓		✓		✓		✓		✓		✓						
Garbage storage screening as per Chapter 51A-4.602	✓		✓		✓		✓		✓		✓		✓		✓		✓						
Off-street loading screening as per Chapter 51A-Article X	✓		✓		✓		✓		✓		✓		✓		✓		✓						
Minimum clear sidewalks (feet)	6		6		6		6		6 ⁸		6 ⁸		4		4		6		10 feet		10 feet		10 feet
Minimum permeable surface	15%		10%		10%		10%		10% ⁹		10% ⁹		15%		15%		15%						
Environmental standards As per Article VI	✓		✓		✓		✓		✓		✓		✓		✓		✓		Article VI		Article VI		Article VI
Additional provisions																							
Off street parking reduction ¹⁰	40%		40%		40%		40%		40%		40%		40%		40%		40%						
Remote parking distance ¹¹									1300'														
Licenses granted for pedestrian amenities in the ROW	✓		✓		✓		✓		✓		✓		✓		✓		✓						
Preservation incentives	✓		✓		✓		✓		✓		✓		✓		✓		✓						

- The urban form setback requirement is amended, reduced from 20' to 15' and kicking in for the portion of a structure that exceeds 54' (not 36')
- Bonus FAR and height applies for mixed-use projects that have at least 50% of floor area under residential use and not less than 50% of the ground floor area under retail or personal service uses
- Transfer of development rights for historic preservation is allowed from any sub-district to subdistricts 2, 2A, 3, and 3A only
- Lots with frontage on Lamar or Bellview are permitted 100% ground coverage conditional upon provision of enhanced pedestrian amenities along those rights-of-way. See Section 51P-317.112.1 for minimum amenity standards required in order to qualify for all enhanced pedestrian amenity incentives. Property located in Subdistrict 3B, Tract 1 is permitted 85% lot coverage.
- An additional list of urban trees are permitted for meeting the street use requirement.
- In sub-districts 2, 2A, 3A and 3B, up to 50% of site trees may be provided in the public right-of-way (in addition to required street trees) or the equivalent cost may be paid into the Cedars Public Open Space and Landscape Fund. For properties with frontage on Lamar or Bellview within subdistrict 3A, the site tree requirement is waived if enhanced pedestrian amenities are provided
- Required parking lot trees must be placed so that no parking surface greater than 60,000 square feet in area remains uninterrupted by a row of large canopy trees.
- The minimum clear sidewalk width is 7.5 feet for properties within sub-district 3A with frontage on Lamar and Bellview.
- For properties with frontage on Lamar or Bellview, the permeable surface requirement is waived conditional upon provision of enhanced pedestrian amenities along those rights-of-way.
- Parking reduction is conditional upon provision of enhanced pedestrian amenities along the rights-of-way connecting the site to the DART station.
- Remote parking distance is increased conditional upon provision of enhanced pedestrian amenities along pathways connecting remote parking to the site served.
- A maximum residential density of 160 dwelling units/acre is permitted in sub-district 1.
- A maximum residential density of 90 dwelling units is permitted in Subdistrict 3B Tract 1.
- For a legacy building in Subdistrict 3C, if a side yard is provided, no minimum setback is required.
- Side Yard: Minimum side yard is 5 feet for duplex structures; 10 feet for multifamily structures 36 feet or less in height and no minimum in all other uses.
Rear Yard: a minimum 10 feet rear yard for duplex structures; 15 feet for multifamily structures 36 feet or less in height and no minimum in all other uses.
- The maximum floor area ratio in the CA-1(A) districts may be increased to 24 to 1 by the use of the building setback bonus provisions in the "additional provisions" listed.
- Minimum lot area per dwelling unit is as follows:

TYPE OF STRUCTURE	MINIMUM LOT AREA PER DWELLING UNIT
Single family	1000 sq. ft.
Duplex	2500 sq. ft.
Multifamily:	
No separate bedroom	50 sq. ft.
One bedroom	65 sq. ft.
Two bedrooms	75 sq. ft.
More than two bedrooms (Add this amount for each bedroom over two)	10 sq. ft.