

Division 51A-13.300. District Regulations.

SEC. 51A-13.301. DISTRICTS ESTABLISHED.

(a) **Walkable Urban Mixed Use (WMU-3,-5,-8,-12,-20,-40).**

(1) The Walkable Urban Mixed Use (WMU) districts are intended to accommodate a mix of compatible uses in close proximity to one another in a pedestrian-friendly environment.

(2) The WMU districts are divided into three intensities: low (WMU-3, -5); medium (WMU-8, -12); and high (WMU-20, -40).

(3) The WMU districts are intended to accommodate a limited set of development types. (See Section 51A-13.304(a)(1), "Development Types by District.")

(4) Parcels of any size are eligible for a WMU district. There is no minimum acreage required for an application for WMU zoning. The WMU districts are intended for locations where a sufficient critical mass of dense, walkable urban mixed use development exists or is definitely planned. This critical mass is present when:

(A) the surrounding area consists of at least 40 acres of existing or definitely planned WMU or WR zoning, high density multifamily zoning, multiple use zoning, or planned development zoning with equivalent characteristics;

(B) the surrounding area consists of at least 25 acres proposed by an adopted area plan pursuant to *forwardDallas!* for WMU or WR zoning, high density multifamily zoning, multiple use zoning, or planned development zoning with equivalent characteristics; or

(C) the applicant demonstrates that the surrounding area is at least 25 acres and is or will be a mix of dense residential, commercial, and other uses that will achieve the intent of this article for increased walkability, reduced vehicular trip generation, and reduced parking demand.

(5) The WMU districts are intended for use in the vicinity of rail transit stations, immediately adjacent to the Central Business District, and in the 23 study areas of the Trinity River Comprehensive Plan. These districts are also appropriate for major job centers and concentrations of multifamily housing where an area plan pursuant to *forwardDallas!* has been adopted.

(b) **Walkable Urban Residential (WR-3,-5,-8,-12,-20,-40).**

(1) The Walkable Urban Residential (WR) districts are intended to create residential neighborhoods with mixed housing options in a pedestrian-friendly environment.

(2) The WR districts are divided into three intensities: low (WR-3, -5); medium (WR-8, -12); and high (WR-20, -40).

(3) The WR districts are intended to accommodate a limited set of development types. (See Section 51A-13.304(a)(1), "Development Types by District.")

(4) Parcels of any size are eligible for a WR district. There is no minimum acreage required for an application for WR zoning. The WR districts are intended for locations where a sufficient critical mass of dense, walkable urban mixed use development exists or is definitely planned. This critical mass is present when:

(A) the surrounding area consists of at least 40 acres of existing or definitely planned WMU or WR zoning, high density multifamily zoning, multiple use zoning, or planned development zoning with equivalent characteristics;

(B) the surrounding area consists of at least 25 acres proposed by and is part of an adopted area plan pursuant to *forwardDallas!* for WMU or WR zoning, high density multifamily zoning, multiple use zoning, or planned development zoning with equivalent characteristics; or

(C) the applicant demonstrates that the surrounding area is at least 25 acres and is or will be a mix of dense residential, commercial, and other uses that will achieve the intent of this article for increased walkability, reduced vehicular trip generation, and reduced parking demand.

(5) The WR districts are intended for use in the vicinity of rail transit stations, immediately adjacent to the Central Business District, and in the 23 study areas of the Trinity River Comprehensive Plan. These districts are also appropriate for major job centers and concentrations of multifamily housing where an area plan pursuant to *forwardDallas!* has been adopted.

(c) Residential Transition (RTN).

(1) The Residential Transition (RTN) district provides single-family and duplex living intended to serve as a land use transition between the more intense WMU or WR districts and established single-family neighborhoods. The RTN district may be a stand-alone district.

(2) The RTN district is a low intensity district.

(3) This RTN district is intended to accommodate a limited set of development types with up to two dwelling units per lot. (See Section 51A-13.304(a)(1), "Development Types by District.")

(4) The RTN district must be applied as a buffer of at least half a block in depth between a proposed WMU or WR district that abuts or is across an adjoining alley or minor street from any single family neighborhood.

(d) Shopfront Overlay (-SH).

(1) The Shopfront (-SH) overlay is intended to create pedestrian shopping streets through the designation of specific street frontages with development types that support active uses.

(2) The -SH overlay may be applied over any WMU or WR district.

(3) The -SH overlay is intended to accommodate a limited set of development types. (See Section 51A-13.304(a)(1), "Development Types by District.")

(4) Where a -SH overlay designation has been applied to a WMU or WR district, the standards for a mixed use or single-story shopfront development type apply to at least the first 30 feet of the building measured inward from the street-facing facade. In a WR district, uses allowed by the -SH overlay that are not allowed in a WR district may extend no more than the first 50 feet of the building measured inward from the street-facing facade.

(5) Any street designated with a -SH overlay is a primary street.

(6) The boundaries of a -SH overlay are not required to follow lot lines or match parcel boundaries.

(7) A shopfront overlay may be designated internal to a site in anticipation of a planned public or private street.