

**FILE NUMBER:** DCA 178-002

**DATE INITIATED:** September 25, 2017

**TOPIC:** Revisions to Article XIII

**CITY COUNCIL DISTRICTS:** All

**CENSUS TRACTS:** All

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**PROPOSAL:** Consideration of amending Chapter 51A of the Dallas Development Code, Article XIII, "Form Districts," to amend regulations pertaining to access to transit, self-service storage uses, administrative waivers, story height, stoops and front porches, structured parking, single family districts, street frontage, landscaping, and off-street loading.

**SUMMARY:** The proposal focuses on amendments to the Article XIII, Form Districts to ensure consistency between text and graphics, provide flexibility to address common issues, and provide clarification on certain requirements. This is the first of two planned revisions to Article XIII.

**CPC RECOMMENDATION:** Approval

**STAFF RECOMMENDATION:** Approval

## **BACKGROUND**

On February 25, 2009, the City Council approved the creation of Article XIII, “Form Districts” to establish standard zoning to encourage walkable, mixed use development consistent with the *forwardDallas!* vision.

On August 12, 2015, the City Council approved revisions to Article XIII, “Form Districts” for non-conforming structures, artificial lots, planting zones, blocks, and pedestrian passage.

On September 25, 2017, the City Council Mobility Solutions, Infrastructure and Sustainability Committee was briefed on the need for minor revisions to Article XIII to account for unique uses and development scenarios. The committee directed staff to develop proposed amendments.

The Zoning Ordinance Advisory Committee (ZOAC) was briefed on proposed revisions to Article XIII and considered this item at two public meetings: October 19, 2017 and November 9, 2017. On November 9, 2017 the committee recommended approval for the proposed revisions to Article XIII.

On January 18, 2018, the City Plan Commission considered the proposal and recommended approval.

On April 23, 2018, the City Council Mobility Solutions, Infrastructure and Sustainability Committee was briefed on the proposal and recommended forwarding to City Council for consideration.

## **GENERAL INFO/STAFF ANALYSIS**

This is the first of two planned revisions to Article XIII. This first round of revisions focuses on changes in the code to ensure consistency, provide flexibility to address common issues, and provide clarification on certain requirements. The second round of revisions will include the examination and larger discussion on uses, parking requirements, and parking setbacks in certain Development Types. The second round of revisions will include community meetings and larger discussions with the community and other interested parties.

Each item in the staff proposal was included in the first round of amendments to:

- a) Ensure consistency between text and pictures
  - Stoops and Front Porches
- b) Provide flexibility to address common issues
  - Front Setback Area - Administrative Waiver
  - Story Height
  - Relief from Required Street Frontage

- c) Provide clarification on requirements
  - Parking Reductions – Access to Transit
  - Structured Parking
  - Clarification of Single Family Districts
  - Planting Zone
  - Off-Street Loading
  - SUP for Self-Service Storage Use

## **PROPOSAL**

To amend Article XIII regulations to ensure consistency, provide flexibility to address common issues, and provide clarification on certain requirements.

### **1) Stoops and Front Porches**

To ensure consistency between the text and associated graphics and add the apartment development type to the building elements for stoops and front porches. The inclusion of the apartment development type for stoops and front porches allows additional design flexibility to be incorporated in new development.

#### (e) Stoops.

- (1) Stoops are permitted on townhouse stacked, townhouse, manor house, apartment, and single-family house development types.

#### (f) Front Porches.

- (1) Front porches are permitted on townhouse stacked, townhouse, manor house, apartment, and single-family house development types.
- (2) A front porch must be a minimum of six feet deep (not including the steps).
- (3) A front porch must be contiguous with a width not less than 50 percent of the building facade from which it projects. No minimum required on apartment development type.

Example of revision to ensure consistency between text and graphic:

Sec. 51A-13.305. Building Elements. Division 51A-13.300. District Regulations.

**(e) Stoops.**

(1) Stoops are permitted on townhouse stacked, townhouse, manor house, and single-family house development types.

(2) A stoop must be no more than five feet deep (including the steps) and six feet wide.

(3) A stoop may be roofed, but not enclosed.

(4) Partial walls and railings on a stoop may be no higher than 3 1/2 feet.

(5) A stoop may encroach into the door yard. No stoop may encroach into the public right-of-way without a license for the use of that right-of-way.

**(f) Front Porches.**

(1) Front porches are permitted on townhouse stacked, townhouse, manor house, and single-family house development types.

(2) A front porch must be a minimum of six feet deep (not including the steps).

(3) A front porch must be contiguous with a width not less than 50 percent of the building facade from which it projects.

(4) A front porch may be roofed, but not enclosed.

(5) Partial walls and railings on a porch may be no higher than 3 1/2 feet.

(6) A front porch may encroach into the door yard. No front porch may encroach into the public right-of-way without a license for the use of that right-of-way.

## 2) Administrative Waiver – Front Setback Area

Provide flexibility to deviate from the front setback requirements if development cannot feasibly occur due to existing utilities or street easements. An administrative waiver may be granted by the director if there is an existing hardship as explained in the language below that does not conflict with the stated purpose of Article XIII and will be compatible with surrounding land uses.

Administrative waiver

- (a) The director may grant a deviation from the front setback area regulations if:
- (1) The front setback area cannot be met due to interference with service provided by a public utility or state regulated entity for the transmission of power, fuel, water, or communication services; or
  - (2) The front setback area cannot be met due to street easements
- (b) In determining whether to grant a deviation under Subsection (a), the director shall consider whether or not the result of the requested relief:
- (1) is consistent with the purposes of Article XIII as stated in Sec. 51A-13.101
  - (2) will complement or be compatible with the surrounding uses and community facilities,
  - (3) will contribute to, enhance, or promote the welfare of the area of request and adjacent properties,
  - (4) will not be detrimental to the public health, safety, or general welfare, and
  - (5) will conform in all other respects to all applicable zoning regulations and standards.

### **3) Story Height**

This amendment is intended to provide flexibility to account for unique uses and emphasize form in terms of facade appearance and the pedestrian public realm. Rather than measure story height as an interior measurement (finished floor to finished floor), story height shall be measured as an exterior measurement (horizontal facade articulation break) to simulate individual stories on the exterior. This will allow flexibility for uses that do not follow standard floor spacing (multi-level fitness centers, theaters, etc.).

- Story Height
  - Ground story height is measured from the ground story finished floor to the top of the ground story horizontal facade articulation break. ~~top of the finished floor to the top of the finished floor above or, if there is no floor above, to the midpoint of the vertical dimension of the roof.~~
  - Upper story height is measured from the top of the ground story horizontal facade articulation break to the top of each additional upper story horizontal facade articulation break ~~Minimum ground story height requirements apply to the first 30 feet of the building measured inward from the street-facing facade.~~
  - At least 80 percent of each ~~[upper]~~ story must meet the minimum and maximum ground and upper-story height provisions.

The definition of “Horizontal Facade Articulation” would mean the interval on a primary or side street facing facade that differentiates the ground story, upper story, and each additional upper story as applicable. Horizontal facade articulation includes but is not limited to; overhangs, shadow lines, change in material, color, pattern, texture, or any variation of treatments that simulate individual stories.

In each applicable “Development Type,” the following language would change to account for the revised measurement definition:

- Replace “~~Measured from floor to floor~~” to “Measured from floor to horizontal facade articulation” for Ground-Story Transparency section and replace “~~Measured from floor to floor~~” to “Measured from horizontal facade articulation to horizontal facade articulation” for Upper-Story Transparency section in each development type with applicable language.

### **4) Relief from Required Street Frontage**

Provide flexibility to deviate from the required street frontage regulations if development cannot feasibly occur due to a substantial hardship, does not conflict with the stated purpose of Article XIII, and will be compatible with surrounding land uses. Deviations from the required street frontage may be approved at a public hearing with public notice procedure.

(1) The city plan commission may approve a site plan at a public hearing that does not comply with the required street frontage regulations in this section if:

(A) strict compliance with these requirements are impractical due to site constraints or would result in substantial hardship;

(B) the variation or exception from the street frontage requirements will not adversely affect surrounding properties.

(C) the site plan furthers the stated purpose of Article XIII as described in SEC. 51A-13.101(b);

(2) A site plan that deviates from required street frontage must follow the public notice procedure with a public hearing in accordance with SEC. 51A-4.702(h)(2)(C).

### **5) Parking Reductions – Access to Transit**

Provide clarification on the parking reduction requirements related to “access to transit.” This amendment is needed to allow Building Inspection to differentiate between “Rail Transit Station Access” and “Bus or Trolley Transit.” Existing and future transit on a fixed rail system (Ex. Dallas Streetcar) will be classified under the “Rail Transit Station Access” for the purposes of parking reductions in Article XIII.

- A stop on a fixed rail system is considered a rail transit station

### **6) Structured Parking**

Provide clarification to structured parking transparency. Add language that structured parking transparency is not required to be filled with glass.

Current definition: TRANSPARENCY means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story.

(a)(3) Parking Setbacks and Access

(D) Structured parking must contain active uses on the ground story along any -SH overlay or any primary street for the first 30 feet of the building measured inward from the street-facing facade. There is no active ground-story use requirement for structured parking along a service street.

- (i) Structured parking transparency is not required to be filled with glass.

### **7) Clarification of “Single Family Districts”**

Provide clarification that a “single family district” means a “residential district other than multifamily” for the purposes of the parking setback, side setback, and rear setback in each applicable development type. The current language does not account for D(A), TH(1-3)(A), CH, or RTN when referring to a “single family district” in Article XIII.

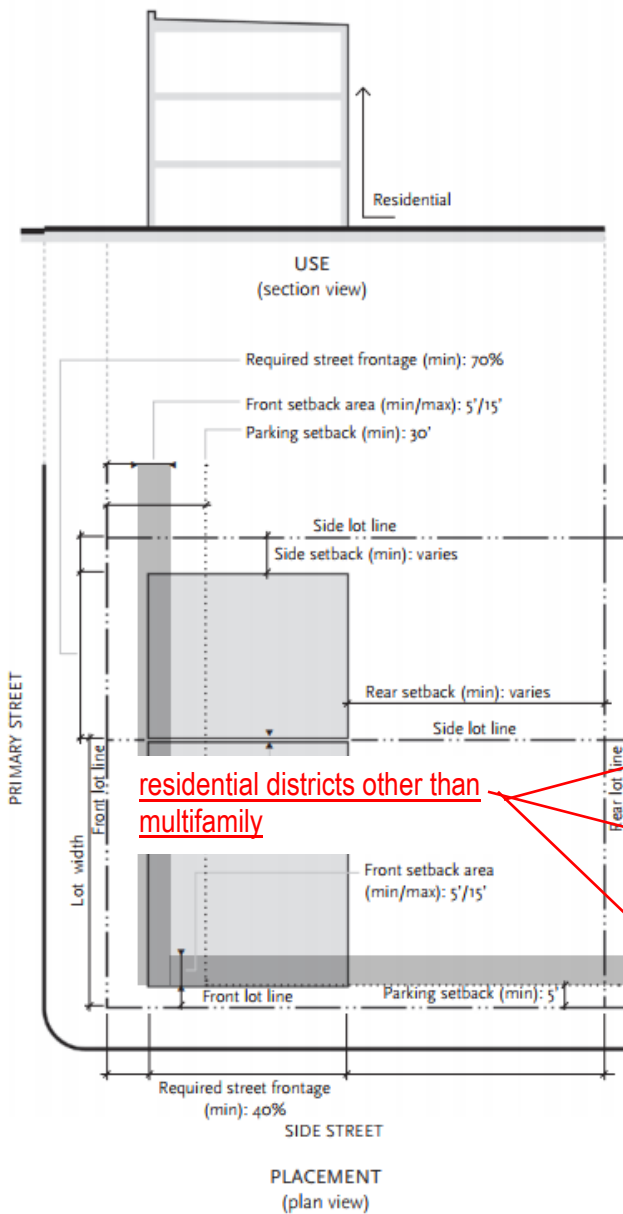
- For each applicable development type, language under Parking Setback, Side Setback, and Rear Setback to be amended as follows:  
Abutting ~~single-family district~~ residential districts other than multifamily (min ft)

- Development Types requiring language amendment under Parking Setback, Side Setback, and Rear Setback include:
  - Mixed Use Shopfront
  - Single-Story Shopfront
  - General Commercial
  - Apartment
  - Townhouse Stacked
  - Townhouse
  - Civic Building
- Development Types requiring language amendment under Side Setback and Rear Setback include:
  - Manor House
  - Single-family House
  - Open Space Lots

Example of revision when applicable in each development type:



**(4) Use and Placement.**



residential districts other than multifamily

**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)	none
Area (max sf)	none
Width (min ft)	none
Width (max ft)	none
Lot coverage (max)	80%

**FRONT SETBACK AREA**

Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

**REQUIRED STREET FRONTAGE**

Primary street (min)	70%
Side street (min)	40%
Service street (min)	none

**PARKING SETBACK**

From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting <del>single family district</del> (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

**SIDE SETBACK**

Abutting <del>single family district</del> (min ft)	15
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

**REAR SETBACK**

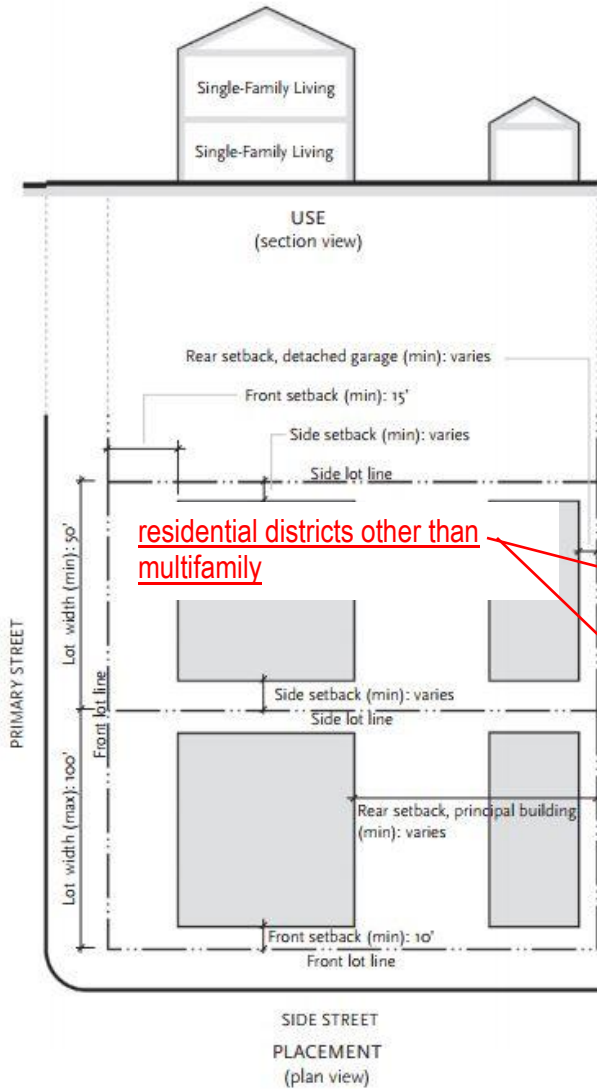
Abutting <del>single family district</del> (min ft)	15
Abutting multifamily or nonresidential district (min ft)	5
Abutting alley (min ft)	5
Abutting service street (min ft)	10



Example of revision when applicable in each development type:



(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)	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 <del>single-family district</del> (min ft)	10
Abutting multifamily or nonresidential district (min ft)	5
Abutting alley (min ft)	5

**REAR SETBACK (principal building)**

Abutting <del>single-family district</del> (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+

Additionally, the clarification that a “single family district” means a “residential district other than multifamily” is needed in the section below:

(4) Restaurant and Bar Uses.

No parking reduction for access to transit is allowed for restaurant or bar uses located within a 600-foot radius of the property in a ~~single family district~~ residential district other than multifamily. For purposes of this subparagraph, distance is measured from the primary entrance of the bar or restaurant use to the nearest point of the property in a ~~single family district~~ residential district other than multifamily.

**8) Planting Zone**

Provide clarification for the planting location of small trees used to meet street tree requirements when allowed to be planted in the door yard setback due to utility conflicts.

SEC. 51A-13.501 GENERAL PROVISIONS

(a) Planting Zone.

(3) Where utilities exist or are proposed, two small trees may replace a required large canopy tree except where a mixed-use shopfront or single-story shopfront is proposed or required. If the replacement small trees conflict with utilities and cannot be planted within the planting zone, the replacement small trees must be planted within the door yard, but no closer than 40 five feet from the building facade. Replacement small trees must be planted as evenly spaced as possible considering utility conflicts.

**9) Off-Street Loading**

Provide clarification that off-street loading must be located behind the parking setback. Current regulations do not require off-street loading be provided for any use and do not designate where it can be located, if provided.

SEC. 51A-13.411 Off-Street Loading

(b) Location and Design Standards. If off-street loading is provided, it must meet the following standards.

(A) Ingress to and egress from off-street loading spaces must have at least the same vertical height clearance as the off-street loading space.

(B) Each off-street loading space must be designed with a reasonable means of vehicular access from the street or alley in a manner which will least interfere with traffic movement.

(C) Each off-street loading space must be independently accessible so that no loading space blocks another loading space.

(D) Trash removal facilities and other structures must not block a loading space. The design of the ingress, egress, and maneuvering area must be approved by the director.

(E) Off-street loading must be located behind parking setback

**10) SUP for Self-service storage use**

- ZOAC and CPC recommended addressing “self-service storage uses” in this round of amendments. Self-service storage use is permitted by SUP only in the upper stories of the Mixed Use Shopfront development type and in all stories of the General Commercial development type.

**CPC ACTION:**

January 18, 2018

**Motion:** It was moved to recommend **approval** of amending Chapter 51A of the Dallas Development Code, Article XIII, "Form Districts," to amend regulations pertaining to access to transit, self-service storage uses, administrative waivers, story height with a modification to change "horizontal facade articulation to "vertical facade articulation", stoops and front porches, structured parking, single family districts, street frontage, landscaping, and off-street loading.

Maker: Shidid  
Second: Murphy  
Result: Carried: 10 to 0

For: 10 - Rieves, Shidid, Carpenter, Lavallaisaa,  
Jung, Schultz, Peadon, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 5 - West, Houston, Davis, Mack, Housewright  
Vacancy: 0

**Speakers:** None

## ORDINANCE NO. \_\_\_\_\_

An ordinance amending Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Sections 51A-13.201, 51A-13.302, 51A-13.304, 51A-13.305, 51A-13.306, 51A-13.403, 51A-13.411, and 51A-13.501; providing new and amended definitions; providing an amendment to story height regulations; providing an administrative waiver for front setback area; providing relief from required street frontage regulations; amending the parking, side, and rear setbacks to be from residential districts in certain development types; amending how story transparency is measured; allowing stoops and front porches for apartments; correcting the graphic detailing stoops; replacing the use chart; clarifying the term “rail transit station”; amending parking reductions for restaurant and bar uses for distance within a residential district; providing that off-street loading must be located behind the parking setback; decreasing planting zones for small replacement trees; 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 Section 51A-13.201, “Defined Terms,” of Division 51A-13.200, “Definitions,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code:

Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Paragraph (15.1) to read as follows:

“(15.1) HORIZONTAL FACADE ARTICULATION means the interval on a primary or side street facing facade that differentiates the ground story, upper story, and each additional upper story as applicable. Horizontal facade articulation includes, but is not limited to, overhangs, shadow lines, change in material, color, pattern, texture, or any variation of treatments that simulate individual stories.”

SECTION 2. That Paragraph (34) of Section 51A-13.201, “Defined Terms,” of Division 51A-13.200, “Definitions,” 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:

“(34) TRANSPARENCY means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story, except that structured parking transparency is not required to be filled with glass.”

SECTION 3. That Subsection (d), “Story Height,” of Section 51A-13.302, “Height,” 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:

**“(d) Story Height.**

(1) Ground s[S]tory height is measured from the ground story finished floor to the top of the ground story horizontal facade articulation break [~~top of the finished floor to the top of the finished floor above or, if there is no floor above, to the midpoint of the vertical dimension of the roof.~~].

(2) Upper story height is measured from the top of the ground story horizontal facade articulation break to the top of each additional upper story horizontal facade articulation break. [~~Minimum ground story height requirements apply to the first 30 feet of the building measured inward from the street facing facade.~~]

(3) At least 80 percent of each [~~upper~~] story must meet the minimum and maximum ground- and upper-story height provisions.”

SECTION 4. That of 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 by adding a new Paragraph (5), “Administrative Waiver – Front Setback Area,” to read as follows:

**“(5) Administrative Waiver – Front Setback Area.**

(A) The director may grant a deviation from the front setback area regulations if:

(i) the front setback area cannot be met due to interference with service provided by a public utility or state regulated entity for the transmission of power, fuel, water, or communication services; or

(ii) the front setback area cannot be met due to street easements.

(B) In determining whether to grant a deviation under Subparagraph (A), the director shall consider whether or not the result of the requested relief:

(i) is consistent with the purposes of Article XIII as stated in Section 51A-13.101;

(ii) will complement or be compatible with the surrounding uses and community facilities;

(iii) will contribute to, enhance, or promote the welfare of the area of request and adjacent properties;

(iv) will not be detrimental to the public health, safety, or general welfare; and

(v) will conform in all other respects to all applicable zoning regulations and standards.”

SECTION 5. That of 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 by adding a new Paragraph (6), “Relief from Required Street Frontage,” to read as follows:

**“(6) Relief from Required Street Frontage.**

(A) The city plan commission may approve a site plan at a public hearing that does not comply with the required street frontage regulations in this section if:

(i) strict compliance with street frontage requirements are impractical due to site constraints or would result in substantial hardship;

(ii) the variation or exception from the street frontage requirements will not adversely affect surrounding properties; and

(iii) the site plan furthers the stated purpose of Article XIII as described in Section 51A-13.101(b).

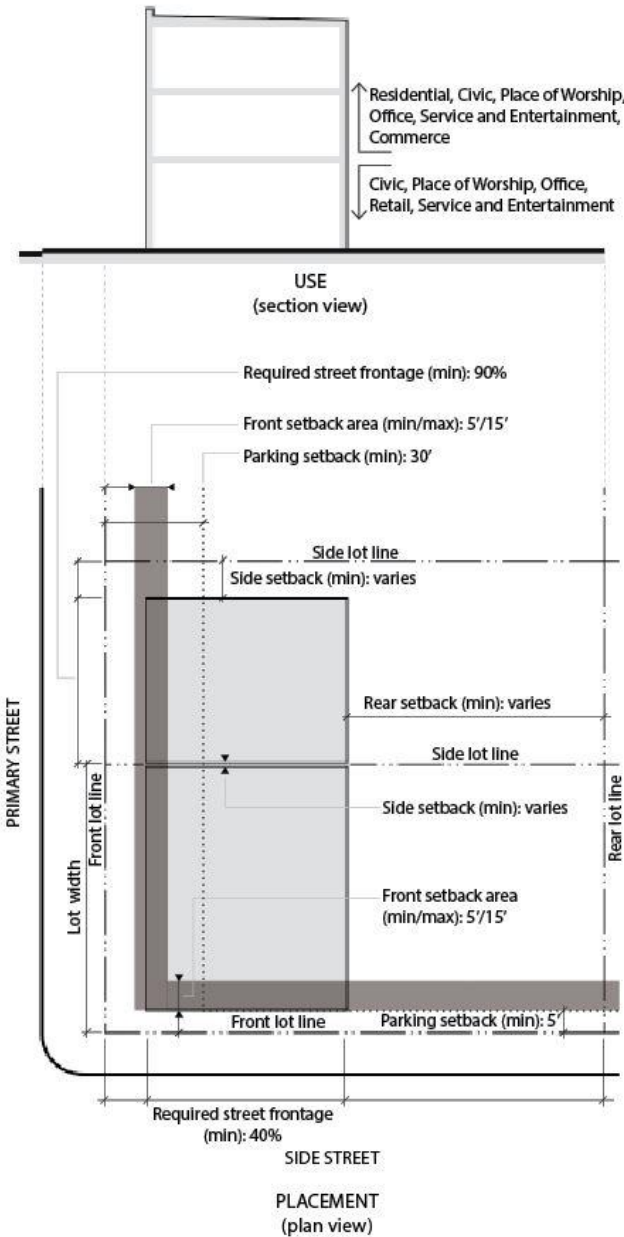
(B) A site plan that deviates from required street frontage must follow the public notice procedure with a public hearing in accordance with Section 51A-4.702(h)(2)(C).”

SECTION 6. That Paragraph (4), “Use and Placement,” of Subsection (b), “Mixed Use Shopfront,” 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 by story is shown on the left. For a complete list of permitted uses see Section 51A-13.306, "Uses." No nonresidential use is permitted above a residential use.

**BUILDING PLACEMENT**

**LOT**

Area (min sf)	none
Area (max sf)	none
Width (min ft)	none
Width (max ft)	none
Lot coverage (max)	100%

**FRONT SETBACK AREA**

Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

**REQUIRED STREET FRONTAGE**

Primary street (min)	90%
Side street (min)	40%
Service street (min)	none

**PARKING SETBACK**

From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting residential districts other than multi-family [single-family district] (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

**SIDE SETBACK**

Abutting residential districts other than multi-family [single-family district] (min ft)	15
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

**REAR SETBACK**

Abutting residential districts other than multi-family [single-family district] (min ft)	15
Abutting multifamily or nonresidential district (min ft)	5
Abutting alley (min ft)	5
Abutting service street (min ft)	10

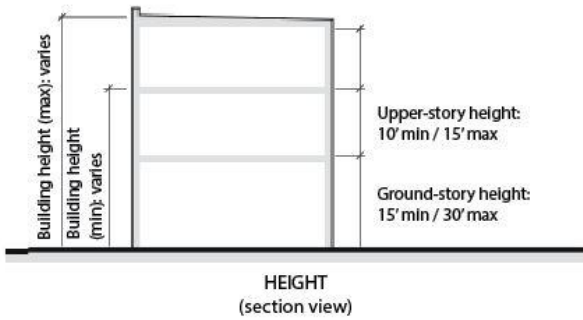
SECTION 7. That Paragraph (5), "Height and Elements," of Subsection (b), "Mixed Use Shopfront," of Section 51A-13.304, "Development Types," of Division 51A-13.300, "District

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:



mixed use shopfront

**(5) Height and Elements.**



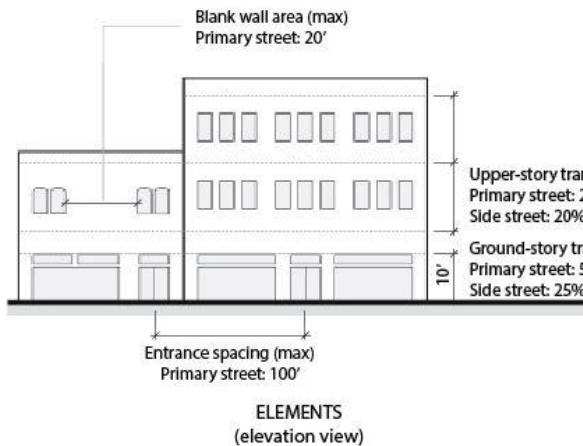
**BUILDING HEIGHT**

**HEIGHT**

Building height (max stories/ft)	See Sec. 51A-13.302, "Height."
Building height (min stories)	
WMU-3, -5, -8, -12	2
WMU-20	4
WMU-40	5

**STORY HEIGHT**

Ground story (min/max ft)	15/30
Upper story (min/max ft)	10/15



**BUILDING FACADE**

**GROUND-STORY TRANSPARENCY**

Primary street facade (min)	50%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured between 0 and 10 ft above adjacent sidewalk.</i>	

**UPPER-STORY TRANSPARENCY**

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from horizontal facade articulation [floor] to horizontal facade articulation [floor].</i>	

**ENTRANCE**

Primary street	required
Entrance spacing (max linear ft)	100
Side street	allowed
Service street	allowed

**BLANK WALL AREA**

Primary street (max linear ft)	20
Side street (max linear ft)	none
Service street (max linear ft)	none

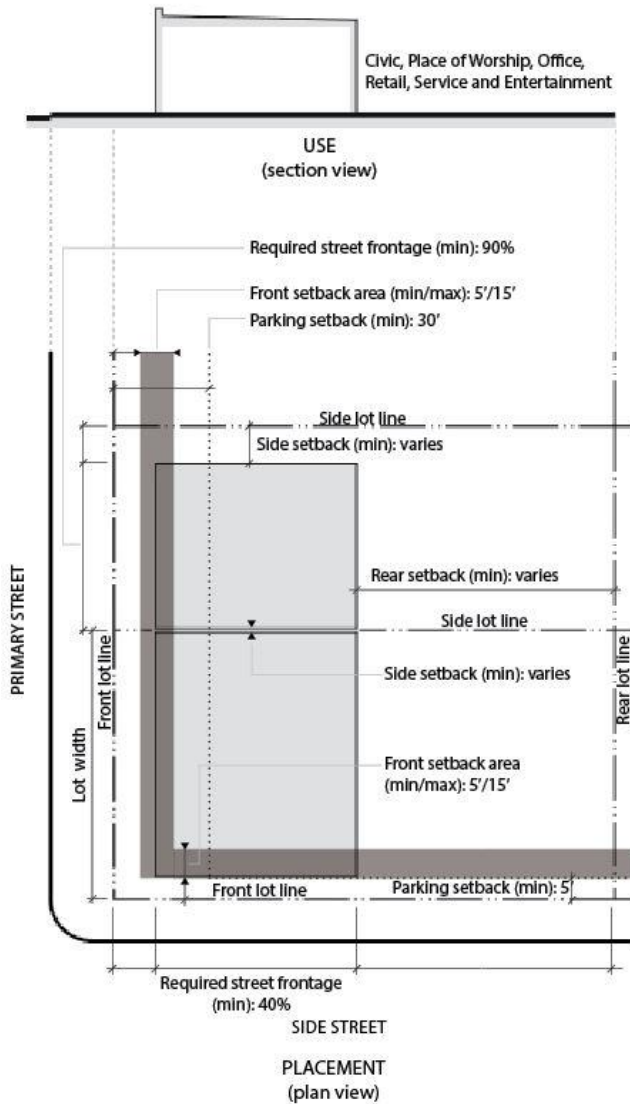
SECTION 8. That Paragraph (4), “Use and Placement,” of Subsection (c), “Single-Story Shopfront,” of Section 51A-13.304, “Development Types,” of Division 51A-13.300, “District

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:



single story shopfront

**(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)	none
Area (max sf)	none
Width (min ft)	none
Width (max ft)	none
Lot coverage (max)	80%

**FRONT SETBACK AREA**

Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

**REQUIRED STREET FRONTAGE**

Primary street (min)	90%
Side street (min)	40%
Service street (min)	none

**PARKING SETBACK**

From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting residential districts other than multi-family [single-family district] (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

**SIDE SETBACK**

Abutting residential districts other than multi-family [single-family district] (min ft)	15
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

**REAR SETBACK**

Abutting residential districts other than multi-family [single-family district] (min ft)	15
Abutting multifamily or nonresidential district (min ft)	5
Abutting alley (min ft)	5
Abutting service street (min ft)	10

SECTION 9. That Paragraph (5), “Height and Elements,” of Subsection (c), “Single Story Shopfront,” 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:

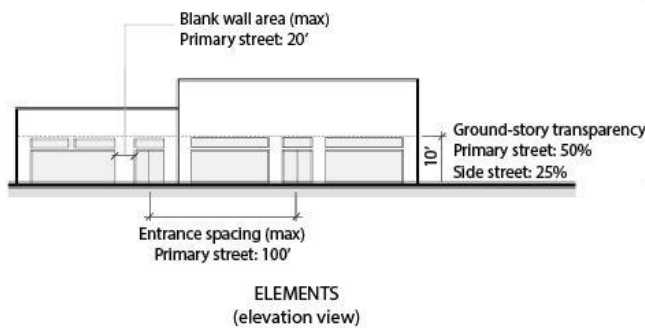
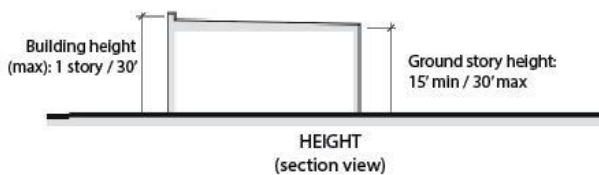
Division 51A-13.300 District Regulations.



Sec. 51A-13.303 Development Types.

single story shopfront

**(5) Height and Elements.**



**BUILDING HEIGHT**

HEIGHT	
Building height (max stories/ft)	1 / 30
Building height (min stories)	1

STORY HEIGHT	
Ground story (min/max ft)	15/30
Upper story (min/max ft)	none

**BUILDING FACADE**

GROUND-STORY TRANSPARENCY	
Primary street facade (min)	50%
Side street facade (min)	25%
Service street facade (min)	none

*Measured between 0 and 10 ft above adjacent sidewalk.*

UPPER-STORY TRANSPARENCY	
Primary street facade (min)	none
Side street facade (min)	none
Service street facade (min)	none

*Measured from horizontal facade articulation [floor] to horizontal facade articulation [floor].*

BUILDING ENTRANCE	
Primary street	required
Entrance spacing (max linear ft)	100
Side street	allowed
Service street	allowed

BLANK WALL AREA	
Primary street (max linear ft)	20
Side street (max linear ft)	none
Service street (max linear ft)	none

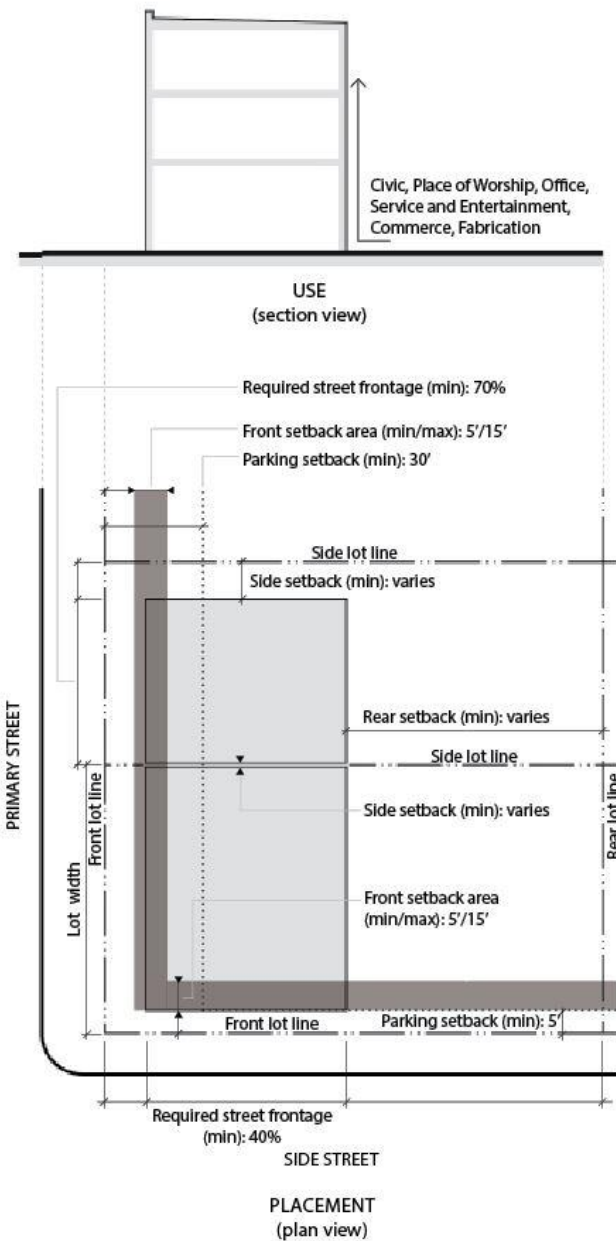
SECTION 10. That Paragraph (4), “Use and Placement,” of Subsection (d), “General Commercial,” of Section 51A-13.304, “Development Types,” of Division 51A-13.300, “District

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:



general commercial

**(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)	none
Area (max sf)	none
Width (min ft)	none
Width (max ft)	none
Lot coverage (max)	80%

FRONT SETBACK AREA	
Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

REQUIRED STREET FRONTAGE	
Primary street (min)	70%
Side street (min)	40%
Service street (min)	none

PARKING SETBACK	
From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting residential districts other than multi-family [single-family district] (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

SIDE SETBACK	
Abutting residential districts other than multi-family [single-family district] (min ft)	15
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

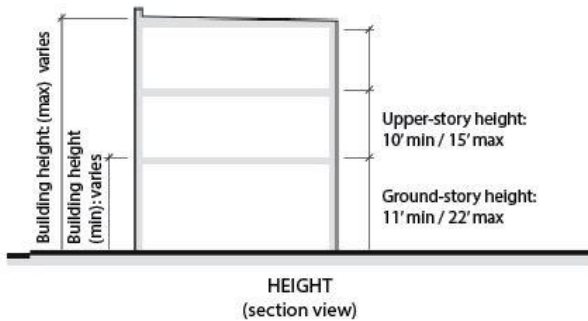
REAR SETBACK	
Abutting residential districts other than multi-family [single-family district] (min ft)	15
Abutting multifamily or nonresidential district (min ft)	5
Abutting alley (min ft)	5
Abutting service street (min ft)	10

SECTION 11. That Paragraph (5), “Height and Elements,” of Subsection (d), “General Commercial,” 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:



general commercial

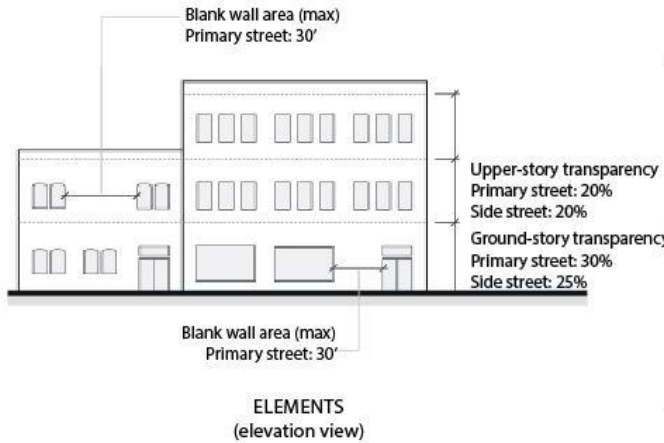
**(5) Height and Elements.**



**BUILDING HEIGHT**

HEIGHT	
Building height (max stories/ft)	See Sec. 51A-13.302, "Height."
Building height (min stories)	
WMU-3, -5	1
WMU-8, -12	2
WMU-20	4
WMU-40	5

STORY HEIGHT	
Ground story (min/max ft)	11/22
Upper story (min/max ft)	10/15



**BUILDING FACADE**

GROUND-STORY TRANSPARENCY	
Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured from floor to horizontal facade articulation [floor].</i>	

UPPER-STORY TRANSPARENCY	
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from horizontal facade articulation [floor] to horizontal facade articulation [floor].</i>	

BUILDING ENTRANCE	
Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

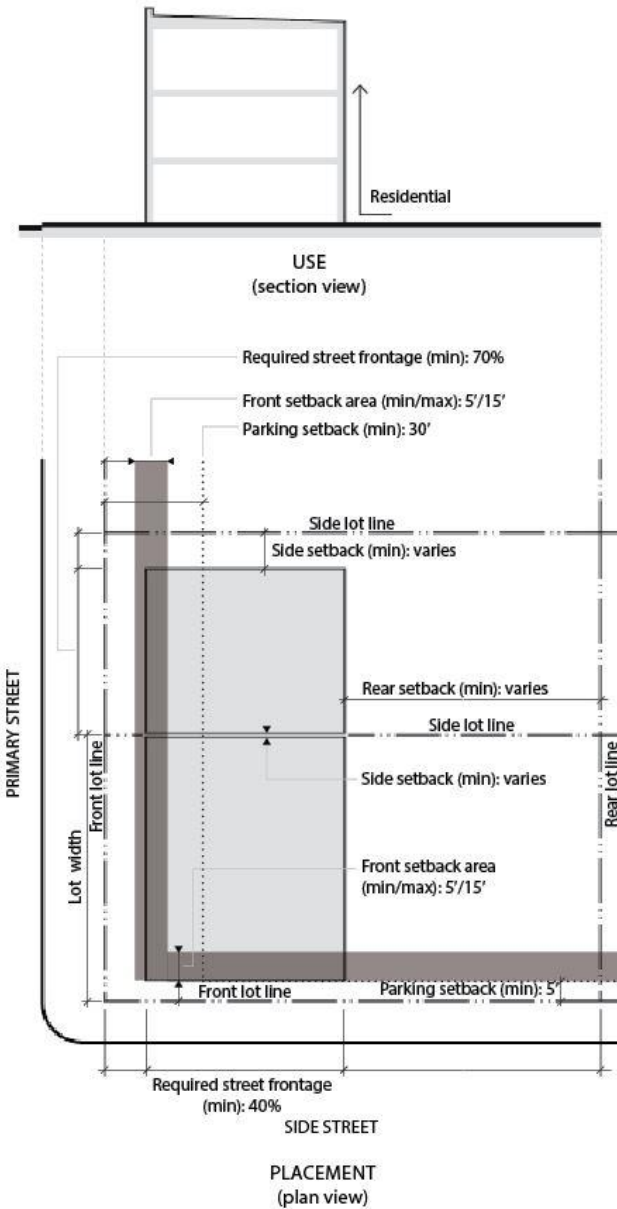
BLANK WALL AREA	
Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

SECTION 12. That Paragraph (4), “Use and Placement,” of Subsection (e), “Apartment,” 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:



apartment

**(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)	none
Area (max sf)	none
Width (min ft)	none
Width (max ft)	none
Lot coverage (max)	80%

FRONT SETBACK AREA	
Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

REQUIRED STREET FRONTAGE	
Primary street (min)	70%
Side street (min)	40%
Service street (min)	none

PARKING SETBACK	
From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting residential districts other than multi-family [single-family district] (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

SIDE SETBACK	
Abutting residential districts other than multi-family [single-family district] (min ft)	15
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

REAR SETBACK	
Abutting residential districts other than multi-family [single-family district] (min ft)	15
Abutting multifamily or nonresidential district (min ft)	5
Abutting alley (min ft)	5
Abutting service street (min ft)	10

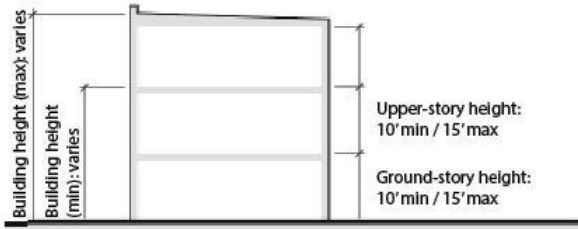
SECTION 13. That Paragraph (5), "Height and Elements," of Subsection (e), "Apartment," of Section 51A-13.304, "Development Types," of Division 51A-13.300, "District



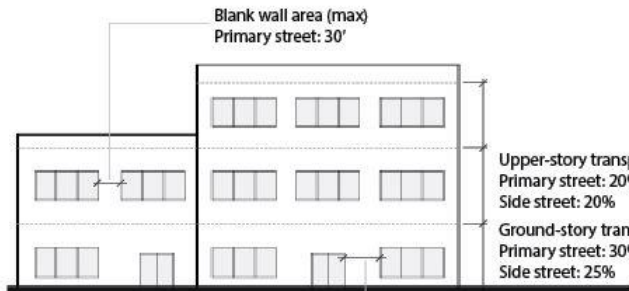
Regulations,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:



**(5) Height and Elements.**



**HEIGHT**  
(section view)



**ELEMENTS**  
(elevation view)

**BUILDING HEIGHT**

HEIGHT	
Building height (max stories/ft)	See Section 51A-13.302, "Height."
Building height (min stories)	
WMU-3, -5, -8, -12 WR-3, -5, -8, -12	2
WMU-20 WR-20	4
WMU-40 WR-40	5

**STORY HEIGHT**

Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15

**BUILDING FACADE**

GROUND-STORY TRANSPARENCY	
Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured from floor to horizontal facade articulation [floor].</i>	

UPPER-STORY TRANSPARENCY	
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from horizontal facade articulation [floor] to horizontal facade articulation [floor].</i>	

**BUILDING ENTRANCE**

Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

**BLANK WALL AREA**

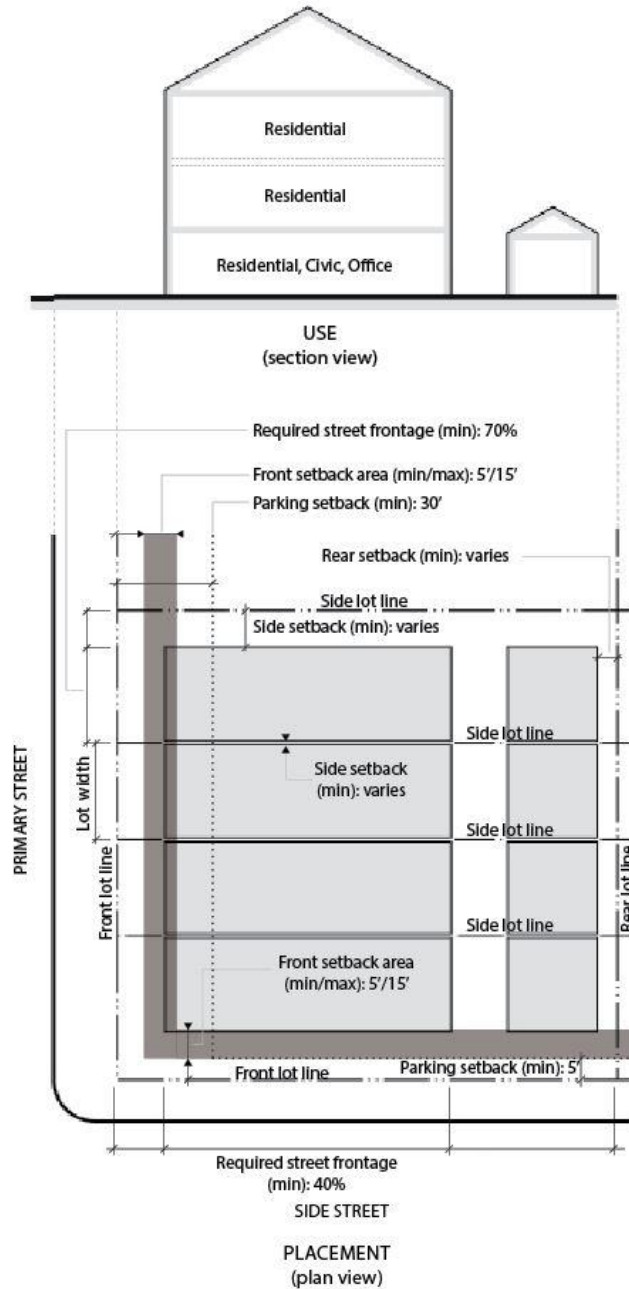
Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

SECTION 14. That Paragraph (4), “Use and Placement,” of Subsection (f), “Townhouse Stacked,” 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:



townhouse stacked

**(4) Use and Placement.**



**BUILDING USE**

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

**BUILDING PLACEMENT**

LOT	
Area (min sf)	1,200
Area (max sf)	none
Width (min ft)	16
Width (max ft)	none
Lot coverage (max)	80%

FRONT SETBACK AREA	
Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

REQUIRED STREET FRONTAGE	
Primary street (min)	70%
Side street (min)	40%
Service street (min)	none

PARKING SETBACK	
From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting residential districts other than multi-family [single-family district] (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

SIDE SETBACK	
Abutting residential districts other than multi-family [single-family district] (min ft)	10
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

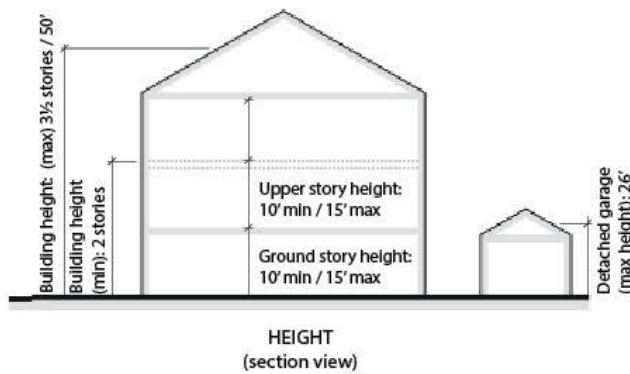
REAR SETBACK	
Abutting residential districts other than multi-family [single-family district] (min ft)	24
Abutting multifamily or nonresidential district (min ft)	24
Abutting alley (ft)	3 or 20 or more
Abutting service street (ft)	3 or 20 or more

SECTION 15. That Paragraph (5), “Height and Elements,” of Subsection (f), “Townhouse Stacked,” 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:



townhouse stacked

(5) Height and Elements.



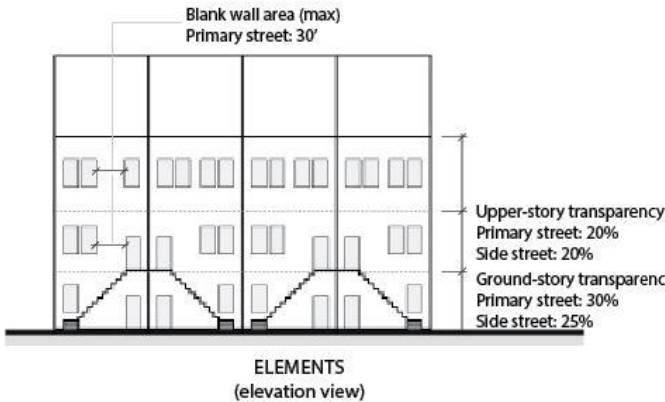
**BUILDING HEIGHT**

**HEIGHT**

Building height (max stories/ft)	
WMU-3, -5, -8, -12 WR-3, -5, -8, -12	3½ / 50
Building height (min stories)	
WMU-3, -5, -8, -12 WR-3, -5, -8, -12	2
Detached garage (max ft)	26

**STORY HEIGHT**

Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15



**BUILDING FACADE**

**GROUND-STORY TRANSPARENCY**

Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured from floor to horizontal facade articulation [floor].</i>	

**UPPER-STORY TRANSPARENCY**

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from horizontal facade articulation [floor] to horizontal facade articulation [floor].</i>	

**BUILDING ENTRANCE**

Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

**BLANK WALL AREA**

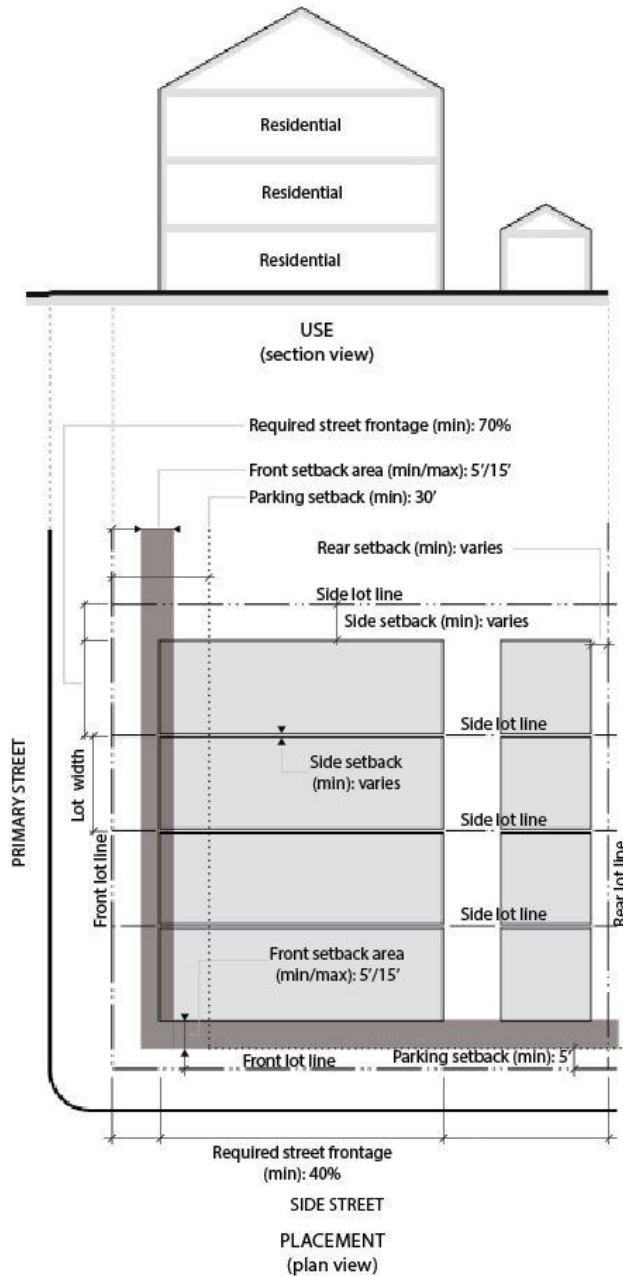
Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

SECTION 16. That Paragraph (4), “Use and Placement,” of 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 is amended to read as follows:



townhouse

**(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)	1,200
Area (max sf)	none
Width (min ft)	16
Width (max ft)	none
Lot coverage (max)	80%

FRONT SETBACK AREA	
Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

REQUIRED STREET FRONTAGE	
Primary street (min)	70%
Side street (min)	40%
Service street (min)	none

PARKING SETBACK	
From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting residential districts other than multi-family [single-family district] (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

SIDE SETBACK	
Abutting residential districts other than multi-family [single-family district] (min ft)	10
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

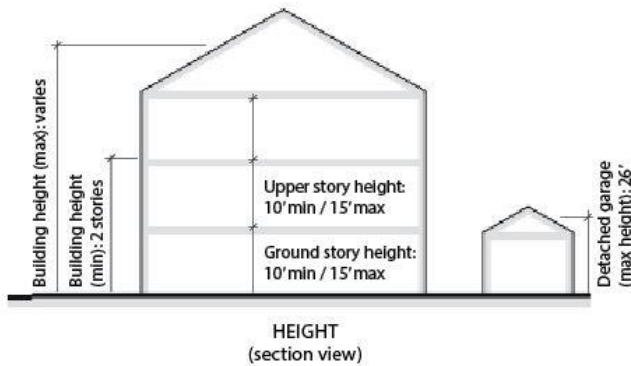
REAR SETBACK	
Abutting residential districts other than multi-family [single-family district] (min ft)	24
Abutting multifamily or nonresidential district (min ft)	24
Abutting alley (ft)	3 or 20 or more
Abutting service street (ft)	3 or 20 or more

SECTION 17. That Paragraph (5), "Height and Elements," of 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 is amended to read as follows:



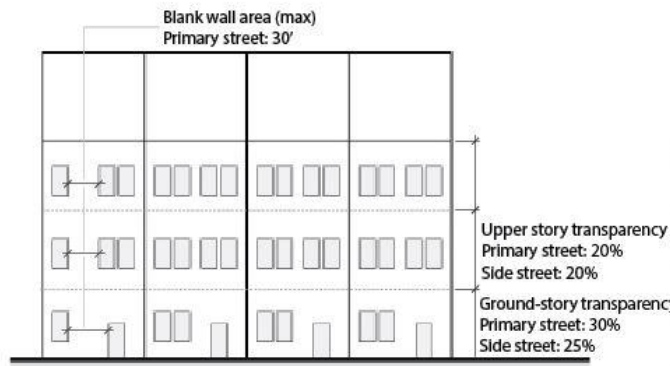
**(5) Height and Elements.**



HEIGHT  
(section view)

**BUILDING HEIGHT**

HEIGHT	
Building height (max stories/ft)	
RTN	2½ / 35
WMU-3, -5, -8, -12 WR-3, -5, -8, -12	3½ / 50
Building height (min stories)	
RTN	2
WMU-3, -5, -8, -12 WR-3, -5, -8, -12	2
Detached garage (max ft)	26



ELEMENTS  
(elevation view)

STORY HEIGHT	
Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15

**BUILDING FACADE**

GROUND-STORY TRANSPARENCY	
Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured from floor to horizontal facade articulation [floor].</i>	

UPPER-STORY TRANSPARENCY	
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from horizontal facade articulation [floor] to horizontal facade articulation [floor].</i>	

BUILDING ENTRANCE	
Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA	
Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

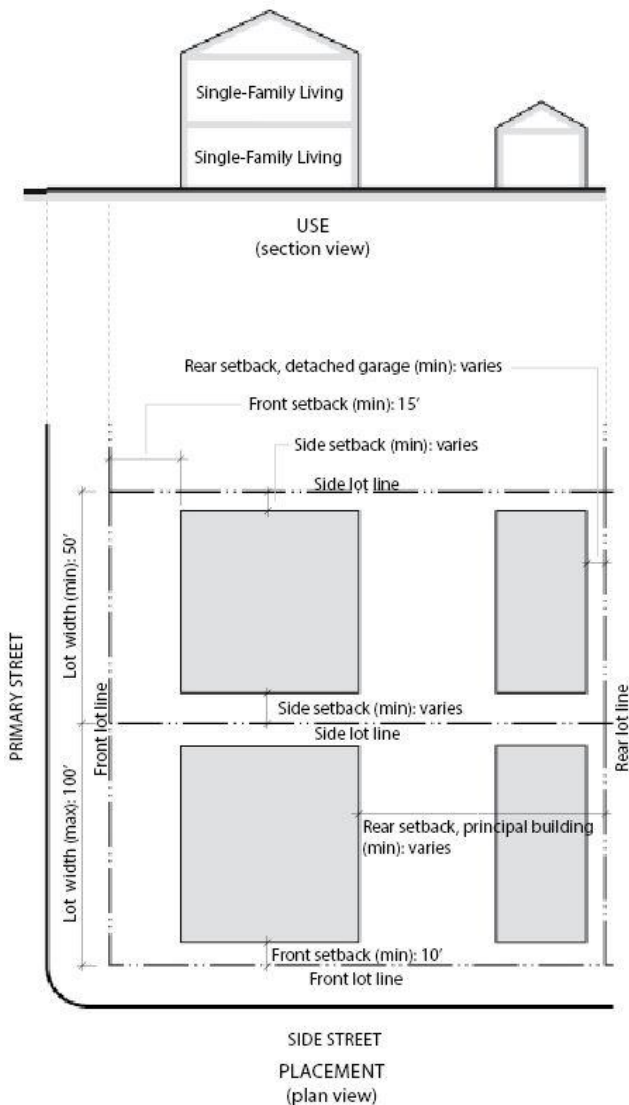
SECTION 18. That Paragraph (4), “Use and Placement,” of Subsection (h), “Manor House,” of Section 51A-13.304, “Development Types,” of Division 51A-13.300, “District Regulations,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

Sec. 51A-13.303 Development Types.



Division 51A-13.300 District Regulations.

**(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)	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 residential districts other than multifamily [single-family district] (min ft)	10
Abutting multifamily or nonresidential district (min ft)	5
Abutting alley (min ft)	5

**REAR SETBACK (principal building)**

Abutting residential districts other than multifamily [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+

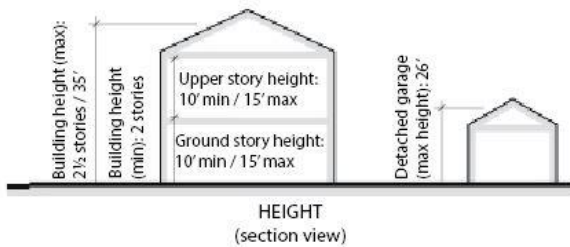


SECTION 19. That Paragraph (5), “Height and Elements,” of Subsection (h), “Manor House,” of Section 51A-13.304, “Development Types,” of Division 51A-13.300, “District Regulations,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:



manor house

**(5) Height and Elements.**



**BUILDING HEIGHT**

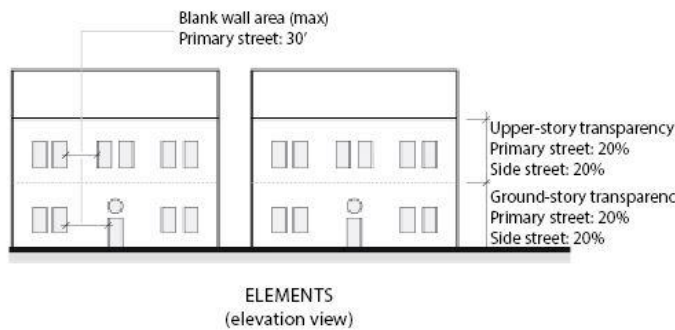
HEIGHT	
Building height (max stories/ft)	2½ / 35
Building height (min stories)	2
Detached garage (max ft)	26

**STORY HEIGHT**

Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15

**BUILDING FACADE**

GROUND-STORY TRANSPARENCY	
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to horizontal facade articulation [floor].</i>	



UPPER-STORY TRANSPARENCY	
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from horizontal facade articulation [floor] to horizontal facade articulation [floor].</i>	

BUILDING ENTRANCE	
Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA	
Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

SECTION 20. That Paragraph (4), “Use and Placement,” of Subsection (i), “Single-Family 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:

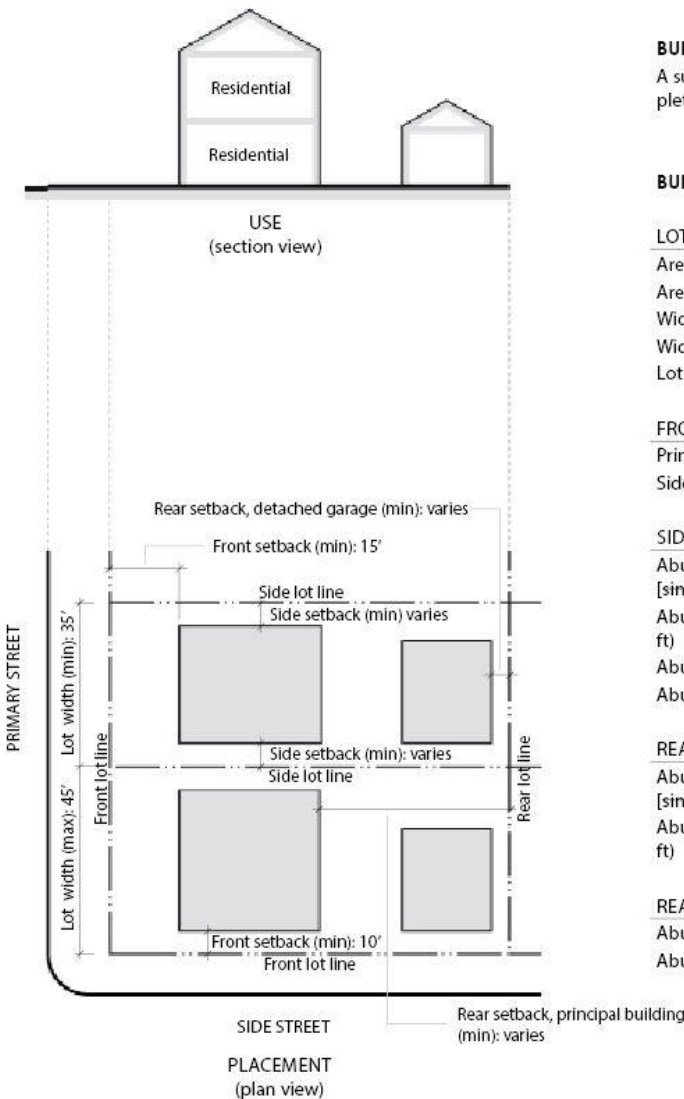
Sec. 51A-13.303 Development Types.



Division 51A-13.300 District Regulations.

single-family house

**(4) Use and Placement.**



**BUILDING USE**

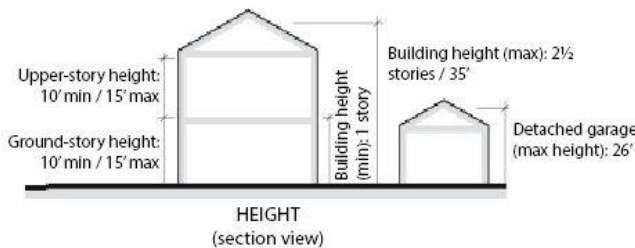
A summary of permitted uses is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, “Uses.”

**BUILDING PLACEMENT**

LOT	
Area (min sf)	3,500
Area (max sf)	5,000
Width (min ft)	35
Width (max ft)	45
Lot coverage (max)	60%
FRONT SETBACK	
Primary street (min ft)	15
Side street (min ft)	10
SIDE SETBACK	
Abutting residential districts other than multifamily [single-family district] (min ft)	5
Abutting multifamily or nonresidential district (min ft)	5
Abutting alley (min ft)	5
Abutting side street	10
REAR SETBACK (principal building)	
Abutting residential districts other than multifamily [single-family district] (min ft)	15
Abutting multifamily or nonresidential district (min ft)	15
REAR SETBACK (detached garage)	
Abutting a common lot line (min ft)	5
Abutting alley (min ft)	3 or 20+

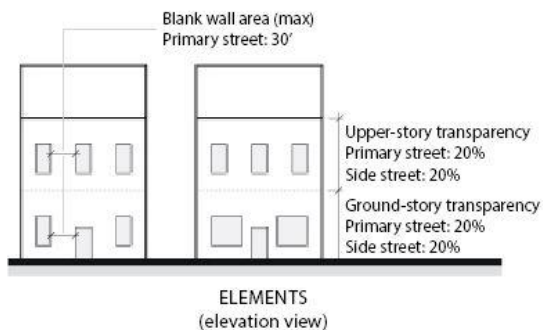
SECTION 21. That Paragraph (5), “Height and Elements,” of Subsection (i), “Single Family House,” of Section 51A-13.304, “Development Types,” of Division 51A-13.300, “District Regulations,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

**(5) Height and Elements.**



**BUILDING HEIGHT**

HEIGHT	
Building height (max stories/ft)	2½ / 35
Building height (min stories)	1
Detached garage (max ft)	26



**STORY HEIGHT**

Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15

**BUILDING FACADE**

**GROUND-STORY TRANSPARENCY**

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to horizontal facade articulation [floor].</i>	

**UPPER-STORY TRANSPARENCY**

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from horizontal facade articulation [floor] to horizontal facade articulation [floor].</i>	

**BUILDING ENTRANCE**

Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

**BLANK WALL AREA**

Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

SECTION 22. That Paragraph (4), “Use, Height, and Placement,” of Subsection (j), “Civic Building,” 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:

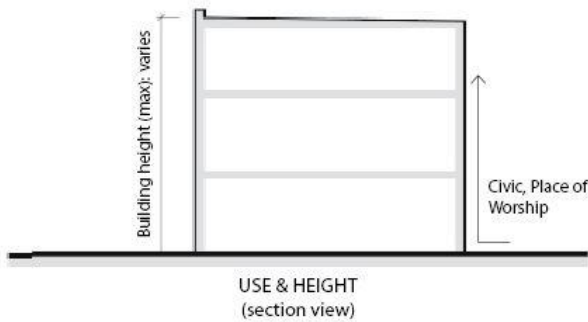
Sec. 51A-13.303 Development Types.

Division 51A-13.300 District Regulations.



civic building

**(4) Use, Height, and Placement.**

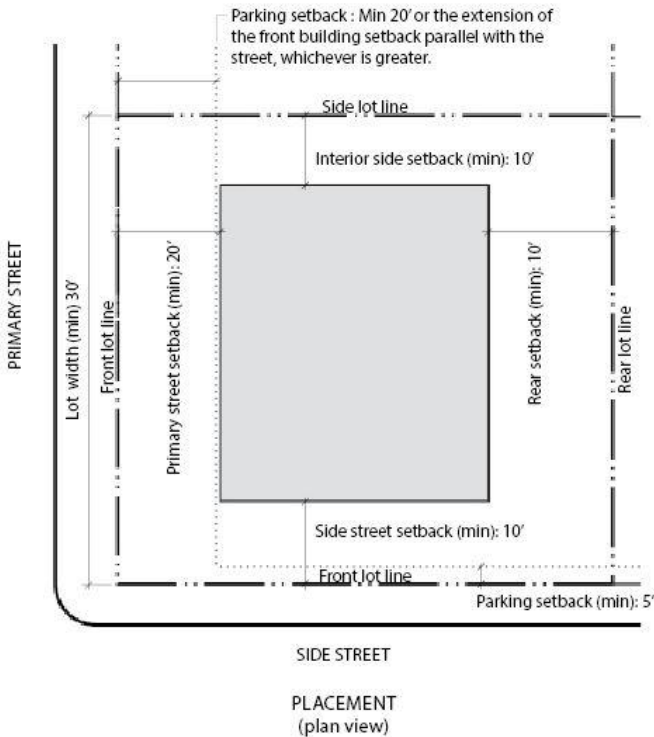


**BUILDING USE**

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

**BUILDING HEIGHT**

Building height (max) See Section 51A-13.302, “Height.”  
 Building height (min stories) 1



**BUILDING PLACEMENT**

LOT	
Area (min sf)	3,000
Width (min ft)	30
Lot coverage (max)	60%

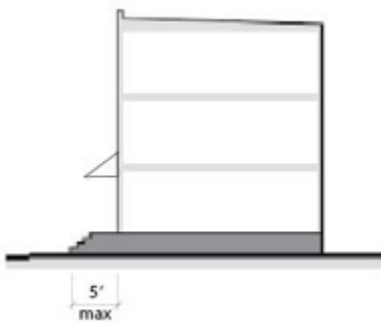
SETBACKS	
Primary street (min ft)	20
Side street (min ft)	10
Interior side (min ft)	10
Rear (min ft)	10

PARKING SETBACK	
From primary street (min ft)	20
<i>No on-site surface parking is permitted between the building and the primary street.</i>	
From side street (min ft)	5
From service street (min ft)	5
Abutting residential districts other than multi-family [single-family district] (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

SECTION 23. That Paragraph (1) of Subsection (e), “Stoops,” of Section 51A-13.305, “Building Elements,” 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) Stoops are permitted on townhouse stacked, townhouse, manor house, apartment, and single-family house development types.”

SECTION 24. That the graphic in Subsection (e), “Stoops,” of Section 51A-13.305, “Building Elements,” 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 replaced with the following graphic:



SECTION 25. That Paragraph (1) of Subsection (f), “Front Porches,” of Section 51A-13.305, “Building Elements,” 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) Front porches are permitted on townhouse stacked, townhouse, manor house, apartment, and single-family house development types.”

SECTION 26. That Paragraph (3) of Subsection (f), “Front Porches,” of Section 51A-13.305, “Building Elements,” 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:

“(3) Except as provided in this paragraph, a [A] front porch must be contiguous with a width not less than 50 percent of the building facade from which it projects. This provision does not apply to the apartment development type.”

SECTION 27. That the Use Chart in Subsection (b), “Use Chart,” of Section 51A-13.306, “Uses,” 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 replaced with the following Use Chart to show that self-service storage uses are to be allowed by SUP only in Mixed Use Shopfront (upper stories) and General Commercial Districts:

Use Chart

PRINCIPAL USE	USE CATEGORY	Mixed Use Shopfront	Single-Story Shopfront	General Commercial	Apartment	Townhouse Stacked	Townhouse	Manor House	Single-family House	Civic Building	Open Space Lot	Additional Regulations	
		Mu	Ss	Gc	Apt	Ts	Th	Mh	Sf	Civ	O		
		Ground Story	Upper Stories	Ground Story	All Stories	All Stories	Ground Story	Upper Stories	All Stories	All Stories	All Stories	...	
Residential	Single-family living		■			■	■	■	■	■		(c)(1), (c)(2)	
	Multifamily living		■		■	■	■	■	■				
	Group living		■		■	■	■	■	■			(c)(1)	
Civic	Community service, except as listed below:	□	□	□	□	□				□			
	<i>Museum, library</i>	■	■	■	■	■				■		(c)(3)	
	Day care	■	■	■	■					■		(c)(3)	
	Educational	■	■	■	■					■		(c)(3)	
	Government service, except as listed below:	■	■	■	■					■		(c)(3)	
	<i>Detention center, jail, or prison</i>				□					□			
	Park or Open space										■		
	Social service	□	□	□	□								(c)(8)
	Transit station	■	■	■	■					■			
Utilities										■		(c)(4)	
Place of Worship	Place of Worship	■	■	■	■					■			
Office	Medical	■	■	■	■								
	Office	■	■	■	■	■							
Retail	Drive-thru facility	□		□	□							(c)(9)	
	Restaurant or Bar	■		■								(c)(5)	
	Retail sales	■		■								(c)(5)	
	Vehicle sales	■		■									
Service and Entertainment	Commercial amusement (inside)	□	□	□	□								
	Indoor recreation	■	■	■	■								
	Personal service, except as listed below:	■	■	■	■								
	<i>Animal care</i>	■	■	■	■							(c)(6)	
Commerce	Commercial parking	■	■		■						□		
	Passenger terminal limited to a Helistop		□		□								
	Overnight lodging		■		■							(c)(7)	
	Self-service storage		□		□								
Fabrication	Light manufacturing				■								
	Research and development				■								
	Vehicle service				■								

Key: ■ = Permitted □ = Specific Use Permit Blank Cell = Not Permitted

SECTION 28. That Paragraph (1), “Rail Transit Station Access,” of Subsection (c), “Access to Transit,” of Section 51A-13.403, “Parking Reductions,” 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 by adding a new Subparagraph (C) to read as follows:

“(C) For purposes of this paragraph, a stop on a fixed rail system is considered a rail transit station.”

SECTION 29. That Paragraph (4), “Restaurant and Bar Uses,” of Subsection (c), “Access to Transit,” of Section 51A-13.403, “Parking Reductions,” 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:

**“(4) Restaurant and Bar Uses.**

No parking reduction for access to transit is allowed for restaurant or bar uses located within a 600-foot radius of the property in a residential district other than multifamily [~~single family district~~]. For purposes of this subparagraph, distance is measured from the primary entrance of the bar or restaurant use to the nearest point of the property in a residential district other than multifamily [~~single family district~~].”

SECTION 30. That Subsection (b), “Location and Design Standards,” of Section 51A-13.411, “Off-Street Loading,” 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 by adding a new Subparagraph (E) to read as follows:

“(E) Off-street loading must be located behind the parking setback.”

SECTION 31. That Paragraph (4) of Subsection (a), “Planting Zone,” of Section 51A-13.501, “General Provisions,” of Division 51A-13.500, “Minor Streets and Streetscapes,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455,



as amended,” of the Dallas City Code is amended by adding a new Subparagraph (C) to read as follows:

“(4) Where utilities exist or are proposed, two small trees may replace a required large canopy tree except where a mixed-use shopfront or single-story shopfront is proposed or required. If the replacement small trees conflict with utilities and cannot be planted within the planting zone, the replacement small trees must be planted within the door yard, but no closer than five [~~40~~] feet from the building facade. Replacement small trees must be planted as evenly spaced as possible considering utility conflicts.”

SECTION 32. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 33. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 34. 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 35. 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 36. 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:

LARRY E. CASTO, City Attorney

By \_\_\_\_\_  
Assistant City Attorney

Passed \_\_\_\_\_