

FILE NUMBER: Z-26-000101/Z223-121(JC) DATE FILED: October 12, 2022

LOCATION: An area generally bounded by the Union Pacific (DART) Railroad, the Southern Pacific Railroad, C.F. Hawn Freeway, the D.P.& L. Company easement, Central Expressway (S.M. Wright Freeway), the Southern Pacific Railroad, the Santa Fe Railroad, R.L. Thornton Freeway, Second Avenue, Parry Avenue, Robert B. Cullum Boulevard, Fitzhugh Avenue, Gaisford Street, and the common line between City Blocks 1820 and D/1821.

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 3,335.8 acres **CENSUS TRACTS:** 27.03, 37, 115, 203, 208, 209

REQUEST: A City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 595, South Dallas /Fair Park Special Purpose District and amending appropriate zoning regulations for the area, including, but not limited to, permitted uses, development standards, and other applicable requirements.

SUMMARY: The purpose of this authorized hearing is to implement the recommendations of the South Dallas Fair Park Area Plan adopted by City Council on June 25, 2025, by amending appropriate zoning regulations for the area, including, but not limited to, permitted uses, development standards, and other applicable requirements.

STAFF RECOMMENDATION: Approval of an amendment to Planned Development Development District No.595.

BACKGROUND INFORMATION:

Planned Development District No. 595 – South Dallas/Fair Park Special Purpose District (PD 595):

In June 2001, the City of Dallas adopted the South Dallas/Fair Park Economic Development Corridor Plan, which established the policy foundation for Planned Development District No. 595, commonly referred to as the South Dallas/Fair Park Special Purpose District. The district was subsequently approved by the Dallas City Council on September 26, 2001, to guide redevelopment, economic investment, and land use regulation within the South Dallas/Fair Park area.

Since its adoption, PD 595 has been amended thirty times in response to changing development patterns, evolving community priorities, and ongoing implementation efforts. (Ord. Nos. 24726; 25351; 26034; 26037; 26351; 26365; 26875; 27252; 27518; 27580; 27612; 27635; 27679; 28208; 28223; 28269; 28288; 28328; 28697; 29052; 29316; 29319; 29335; 29664; 29677; 31101; 31386; 31664; 32256; 32272; 32458.) These amendments have incrementally modified development standards, permitted uses, and subdistrict regulations throughout the district over more than two decades.

Additional planning initiatives have also informed land use and development policy within the area, including the Martin Luther King, Jr. Station Area Plan and the Hatcher Station Area Plan, both adopted in February 2013, as well as the Fair Park Master Plan, adopted in December 2020. Together, these planning efforts have continued to shape the City's long-term vision for growth, mobility, economic development, neighborhood preservation, and urban design within the South Dallas/Fair Park area.

South Dallas Fair Park (SDFP) Area Plan Timeline and Background:

The South Dallas Fair Park planning effort began in January 2020, when a request for consideration of authorizing a public hearing to determine proper zoning for property within PD 595—was introduced through a five-signature memo submitted by Councilmember Adam Bazaldua (District 7) and co-signed by Councilmembers Jaime Resendez (District 5), Paula Blackmon (District 9), Omar Narvaez (District 6), and Adam Medrano (District 2). However, the request was halted due to the onset of the COVID-19 pandemic.

Following the limitations on engagement caused by the COVID-19 pandemic, full planning efforts resumed in summer 2022, when staff began reengaging with the broader South Dallas community. This included outreach to faith-based organizations, businesses, nonprofits, neighborhood associations, property owners, and other stakeholders to restart and expand meaningful participation. This renewed, in-person engagement led to formal action on October 12, 2022, when City Council requested that the Planning and Development Department initiate an area planning process and authorized hearing for the area generally located south and east of Fair Park. The resulting initiative became the

SDFP Area Plan. In December 2022, the first public meeting was held at the South Dallas Cultural Center, where residents provided feedback on guiding principles, focus areas, and broader community development concerns related to land use, helping shape a timely implementation-focused plan intended to be achievable within five years.

Over the subsequent two-plus years, staff participated in over 100 meetings, ranging from large community-wide events with over 100 attendees to smaller neighborhood gatherings and individual meetings with property owners, homeowners, and business owners. Engagement activities included open houses, community meetings, presentations, pop-up events, and area tours. Much of this work occurred concurrently with the ForwardDallas 2.0 update, with certain workshops and meetings designed to inform both planning efforts. Key milestones in 2025 included a January 23 overview and briefing to the Dallas City Plan Commission, followed by an April 24 presentation of the draft SDFP Area Plan, during which staff invited both commissioners and the public to review the document and provide substantive comments by May 2. On May 8, 2025, the City Plan Commission held a public hearing to gather additional public comments and ultimately recommended advancing the SDFP Area Plan to the Dallas City Council for consideration.

On June 25, 2025, Dallas City Council adopted the SDFP Area Plan, culminating four years of work by community members, stakeholders, SDFP Area Plan Taskforce and the Planning & Development Department (PDD). The plan not only sets the future land use and urban design vision, but also serves as an implementation plan, providing recommendations for how zoning can create a unified vision for the future of South Dallas that addresses both economic development hurdles in the community as well as development pressure and the preservation of existing neighborhoods.

South Dallas Fair Park Authorized Hearing Process:

On October 14, 2025, PDD hosted a kickoff community meeting to present a recap of the SDFP Area Plan, provide an overview of the Authorized Hearing process, and emphasize the importance of community engagement in achieving zoning objectives. This initial meeting also served as a foundation for gathering early input, which helped guide staff in refining subsequent zoning proposals.

On November 13, 2025, PDD conducted a second community meeting focused on educating stakeholders about key zoning concepts, including the history and function of PD 595. Topics covered included existing land use, regulatory frameworks, and subdistrict locations. The meeting also introduced potential options for amending PD 595 and allowed staff to collect additional community feedback, which contributed to the continued improvement of draft staff recommendations.

On December 9, 2025, PDD hosted a third community meeting to present specific zoning recommendations and gather further stakeholder input. The meeting included breakout sessions addressing topics such as single-family and duplex design standards, mixed-use zoning regulations, as well as proposed changes to community focus areas. Feedback collected during these discussions provided valuable insights that enabled staff to further refine and strengthen future zoning proposals that would be presented after additional smaller one-on-one meetings with various stakeholders requesting additional information. In addition, this step provided staff with the guidance necessary to circulate internal drafts for review from various departments.

On March 28, 2026, City Council approved amendments to the SDFP Area Plan following Council Resolution No. 25-1081, which directed the City Manager to evaluate existing programs and policies for compliance with federal directives. The review identified several adopted plans requiring updates, and the proposed amendments reflected necessary changes to ensure alignment.

On March 30, 2026, PDD staff met with the Pointe South Business Group to present the proposed zoning and gather additional feedback. During this meeting, there were questions from the business owners regarding the impacts of rezoning and potential areas of opportunity for economic development.

On April 28, 2026, PDD staff hosted a fourth community meeting to recap prior engagement efforts, reintroduce the SDFP Area Plan framework, and present the zoning proposal to the broader community. Since the previous community meeting, staff had spent several months focused on drafting, evaluating, and refining the proposal through internal review and coordination efforts before bringing it forward for broader public discussion. The meeting also outlined next steps in the adoption process and provided an additional opportunity for stakeholder feedback, helping staff further refine and advance the proposal.

On May 7, 2026, Planning and Development staff presented a briefing on the authorized hearing for PD 595, to the City Plan Commission and responded to commission questions regarding the proposed zoning amendments and implementation framework.

Zoning History:

There have been 42 zoning cases in the area of request and vicinity since May 6, 2021.

1. **Z212-110:** On January 26, 2022, the City Council approved an application for an ordinance granting a Specific Use Permit for surface accessory remote parking on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District., at the north corner of Metropolitan Avenue and Latimer Street.
2. **Z212-183:** On June 26, 2024, the City Council approved an application for an ordinance granting (1) an NC Neighborhood Commercial Subdistrict, and (2) a Specific Use Permit for a commercial parking lot or garage on property zoned an MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, in lieu of a P(A) Parking Subdistrict, on the northeast line of Meadow Street, between South Boulevard and Martin Luther King, Jr. Boulevard.
3. **Z212-198:** On August 24, 2022, the City Council approved an application for an ordinance granting a Planned Development District for WMU-3 Walkable Urban Mixed-Use District uses and a convalescent and nursing homes, hospice care, and related institutions use, on property zoned Tract 1, WMU-3 Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the south corner of Cleveland Street and Park Row Avenue.
4. **Z212-229:** On October 12, 2022, the City Council approved an application for an ordinance granting the renewal of Specific Use Permit No. 2392 for an alcoholic beverage establishment limited to a bar, lounge, or tavern, and a commercial amusement (inside) use limited to a dance hall, on property zoned an FWMU-3 Form Walkable Mixed-Use Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with an SH Shopfront Overlay, on the northeast corner of Botham Jean Boulevard and South Boulevard.
5. **Z212-281:** On March 27, 2024, the City Council denied an application for an ordinance granting a Specific Use Permit for an auto service center on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west corner of Scyene Road and Lagow Street.

6. **Z212-299:** On December 13, 2023, the City Council denied an application for an ordinance granting an FWMU-5 Walkable Urban Mixed Use Form Subdistrict and a resolution accepting the deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict and an NC(E) Neighborhood Commercial Enhanced Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest line of 2nd Street, between Garden Lane and Vannerson Drive.
7. **Z212-300:** On May 24, 2023, the City Council approved an application for and an ordinance granting a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned a D(A) Duplex Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, in an area bounded by Warren Avenue, Wendelkin Street, Julius Schepps Freeway, Pennsylvania Avenue, and South Harwood Street.
8. **Z212-306:** On May 10, 2023, the City Council approved an application for an amendment to and expansion of Planned Development District No. 597 on property zoned an NC Neighborhood Commercial Subdistrict and an MF-2(A) Multifamily Subdistrict with deed restrictions [Z078-207] within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the south corner of Pennsylvania Avenue and Holmes Street.
9. **Z212-313:** On April 26, 2023, the City Council approved an application for an ordinance granting the renewal of Specific Use Permit No. 2389 for a commercial amusement (inside) on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, at the southeast corner of South Malcolm X Boulevard and Birmingham Avenue.
10. **Z212-354:** On August 17, 2023, the City Plan Commission recommended denial of an application for a TH-3(A) Townhouse Subdistrict with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Sidney Street, northeast of 2nd Avenue.
11. **Z223-111:** On August 23, 2023, the City Council approved an application for an ordinance granting a TH-3(A) Townhouse Subdistrict and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with consideration for a D(A) Duplex Subdistrict, on the northwest line of Garden Lane, southwest of 2nd Avenue.

- 12.Z223-190:** On October 11, 2023, the City Council approved an application for an ordinance granting a TH-3(A) Townhouse Subdistrict and a resolution accepting the deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west corner of Hancock Street and Wellington Street.
- 13.Z223-232:** On January 10, 2024, the City Council approved an application for an ordinance granting an R-5(A) Single Family Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Easley Street, west of Bexar Street.
- 14.Z223-233:** On January 10, 2024, the City Council approved an application for an ordinance granting an R-5(A) Single Family Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north line of Wells Street and Canaan Street.
- 15.Z223-268:** On May 22, 2024, the City Council approved an application for an ordinance granting (1) a new subdistrict for FWMU-5 Walkable Urban Mixed Use Form Subdistrict uses on property zoned a D(A) Duplex Subdistrict, a CC Community Commercial Subdistrict, and a P(A) Parking Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, (2) a Specific Use Permit for a commercial parking lot or garage on property zoned a CC Subdistrict and a D(A) Subdistrict within Planned Development District No. 595, and (3) a Specific Use Permit for a commercial parking lot or garage on property zoned a CC Subdistrict within Planned Development District No. 595, on property generally along the southwest line of South Central Expressway, northwest of Pennsylvania Avenue, and east of Julius Schepps Freeway.
- 16.Z234-101:** On May 22, 2024, the City Council approved an application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall on property zoned an FWMU-3-SH Walkable Urban Mixed Use Form Subdistrict with a Shopfront Overlay within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northeast line of Botham Jean Boulevard, southeast of South Boulevard.
- 17.Z234-174:** On November 13, 2024, the City Council approved an application for a TH-3(A) Townhouse Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northwest side of Herrling Street, between South 2nd Avenue and Cross Street.

- 18.Z234-199:** On December 11, 2024, the City Council approved an application for an ordinance granting a new subdistrict on property zoned RS-C Regional Service Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north corner of Clarence Street and South Cesar Chavez Boulevard.
- 19.Z234-200:** On May 14, 2025, the City Council approved an application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595 (South Dallas/Fair Park Special Purpose District) and partially within the H/74 Lincoln High School Historic Overlay District No. 74 on the east corner of Elsie Faye Heggins Street and Malcolm X Boulevard.
- 20.Z234-264:** On January 8, 2025, the City Council approved an application for a MF-1(A) Multifamily Subdistrict on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Spring Avenue, southwest of the intersection of Spring Avenue and Pine Spring Connection.
- 21.Z234-267:** On May 14, 2025, the City Council approved an application for a FRTN F-Residential Transition Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of Carlton Garrett Street and Easley Street.
- 22.Z234-296:** On January 22, 2025, the City Council approved an application for an ordinance granting a Specific Use Permit for a community service center on property zoned a R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest line of Carter Street, between Wahoo Street and Spring Avenue.
- 23.Z234-310:** On March 26, 2025, the City Council approved an application for an ordinance granting a renewal of Specific Use Permit No. 370 for a child-care facility and a community service center on property zoned R-5(A) Single Family Subdistrict within Planned Development District No, 595, the South Dallas/Fair Park Special Purpose District, on the north corner of Leland Avenue and Marburg Street.

- 24.Z234-314:** On February 26, 2025, the City Council approved an application for a R-5(A) Single Family Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest line of Lagow Street, between Canal Street and Spring Avenue.
- 25.Z234-329:** On June 11, 2025, the City Council denied an application for an ordinance granting a renewal of Specific Use Permit No. 2392 for an alcoholic beverage establishment limited to a bar, lounge, or tavern, and a commercial amusement (inside) use limited to a dance hall on property zoned an FWMU3 Form Walkable Mixed-Use Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with an SH Shopfront Overlay, on the northeast corner of Botham Jean Boulevard and South Boulevard.
- 26.Z245-103:** On February 20, 2025, the City Council approved an application for a FRTN F-Residential Transition Subdistrict, on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Elsie Faye Heggins Street, southwest of Bexar Street.
- 27.Z245-120:** On November 12, 2025, the City Council approved an application for an ordinance granting F-RTN Residential Transition Subdistrict on property zoned R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Hamilton Avenue, northeast of Foreman Street.
- 28.Z245-145:** On December 10, 2025, the City Council approved an application for an ordinance granting a new Specific Use Permit for a tower/antenna for cellular communication, limited to a monopole cellular tower on property zoned FWMU-3 Form Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of South Boulevard, northeast of Colonial Avenue.
- 29.Z245-200:** On October 9, 2025, the City Council denied an application for a MU-3 Mixed Use District, with consideration of FWMU-5 Form subdistrict, on property zoned FWMU-3 Form subdistrict with a shopfront overlay within Planned Development District No. 595 South Dallas/Fair Park Special Purpose District, on the north corner of Martin Luther King Jr. Blvd. and Colonial Ave.
- 30.Z245-206:** Automatic renewal of SUP 1432. Application was filed on April 7, 2025.

- 31.Z245-208:** On September 24, 2025, the City Council approved an application for a TH-3(A) Townhouse Subdistrict on property zoned R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, on the north corner of Myrtle Street and Marburg Street.
- 32.Z245-209:** On September 24, 2025, the City Council approved an application for a TH-3(A) Townhouse Subdistrict on property zoned R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, on the east corner of Colonial Avenue and Driskell Street.
- 33.Z245-211:** On April 9, 2026, the City Plan Commission denied an application without prejudice for IM Industrial Manufacturing District and 2) a new Specific Use Permit for an industrial (inside) potentially incompatible industrial use on property zoned CR Community Retail District and IM Industrial Manufacturing District with Specific Use Permit 93 for an electric substation on a portion, on the north line of Scyene Road, east of the UPRR.
- 34.Z-25-000020:** On December 10, 2025, the City Council approved an application for an ordinance granting an amendment to Specific Use Permit No. 2544 for an eighteen-month period for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall on property zoned an FWMU-3-SH Walkable Urban Mixed Use Form Subdistrict with a Shopfront Overlay within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northeast line of Botham Jean Boulevard, southeast of South Boulevard.
- 35.Z-25-000041:** On November 12, 2025 the City Council approved an application for an ordinance granting an application for TH-3(A) Townhouse Subdistrict on property zoned R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Collins Avenue, between Carter Street and Troy Street.
- 36.Z-25-000073:** On March 26, 2025, the City Council deferred an application for MU -3 Mixed Use District, with consideration for FWMU-5 Form subdistrict, on property zoned FWMU-3 Form subdistrict with a shopfront overlay within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north corner of Martin Luther King Jr. Boulevard and Colonial Avenue to June 24, 2026.

- 37.Z-25-000075:** On December 10, 2025, the City Council approved an application for an ordinance granting a new Specific Use Permit to allow a group residential facility on property zoned Subdistrict FWMU-3 within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Park Row Avenue, northeast of Colonial Avenue.
- 38.Z-25-000102:** On December 10, 2025, the City Council approved an application for an ordinance granting a new Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on property zoned R-5(A), MF-2(A) and NC Subdistricts, on the northwest line of Spring Avenue and southwest line of Sutton Street.
- 39.Z-25-000137:** On January 14, 2026, the City Council approved an application for an amendment to Specific Use Permit 2400 for an animal shelter or clinic with outside runs on property zoned RS-C Regional Service Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northwest line of Logan Street, southwest line of Malcolm X Boulevard.
- 40.Z-25-000168:** On February 25, 2026, the City Council approved an application for an ordinance granting a new Specific Use Permit for a public school other than an open enrollment charter school on property zoned MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, in an area bounded by Malcolm X Boulevard, Park Row Avenue, Jeffries Street, and Al Lipscomb Way.
- 41.Z-25-000213:** On April 8, 2026, the City Council approved an application for an amendment to Specific Use Permit No. 2155 for a recycling buy-back center for the collection of household and industrial metals on property zoned IM Industrial Manufacturing District, on the southwest line of Botham Jean Boulevard, between Martin Luther King, Jr. Boulevard and Lenway Street.
- 42.Z-26-000056:** On May 7, 2026, the City Plan Commission will consider an application for TH-3(A) Townhouse Subdistrict, on property zoned R-5(A) Single Family Subdistrict within Planned Development District 595, the South Dallas/Fair Park Special Purpose District, on the northwest line of Herrling Street, between South 2nd Avenue and Cross Street.

Thoroughfares/Streets:

The roadways in the thoroughfare plan within the authorized hearing area are listed below.

Thoroughfare/Street	Type	Proposed ROW
Robert B Cullum	Principal Arterial	100 to 110 feet and Bike Plan
Botham Jean Blvd	Principal Arterial	100 feet and Bike Plan
Martin Luther King Jr. Blvd	Principal Arterial	100 feet and Bike Plan
S Good Latimer Expy	Principal Arterial	Existing ROW
Cesar Chavez Blvd	Principal Arterial	Existing ROW
Elsie Faye Heggins St	Minor Arterial	100 feet and Bike Plan
S Fitzhugh Ave	Minor Arterial	100 feet and Bike Plan
S Harwood St	Minor Arterial	Existing ROW and Bike Plan
2 nd Ave	Community Collector	60 feet
Al Lipscomb Way	Community Collector	60 feet
Malcolm X Blvd	Community Collector	60 feet and Bike Plan
Pennsylvania Ave	Community Collector	60 feet
S Ervay St	Community Collector	60 feet and Bike Plan
Bexar St	Community Collector	50 feet and Bike Plan
Metropolitan Ave	Residential Collector	50 feet and Bike Plan

Traffic

Since this is a city-initiated rezoning affecting a broad area of more than 3,000 acres and does not propose a specific development project, the analysis is programmatic in nature rather than site-specific. While future development facilitated by the updated zoning may incrementally influence traffic patterns over time, no immediate or direct traffic impacts can be attributed to this request. Any future development within the area will be subject to additional traffic review at the time of permitting, as applicable, to assess site-specific impacts on the surrounding roadway network.

Transit Access

The following transit services are located within PD 595:

- DART Rail Lines: Green Line
- DART Rail Stations: MLK Station, Hatcher Station
- DART Bus Routes: 1, 13, 104, 216

The DART Fair Park Station on the Green Line is approximately 800 feet north of the northeastern boundary of PD 595. The DART Blue and Red Lines are right outside of the northwestern boundary of PD 595 and grants access to the northeastern, southern, and western regions of the City.

STAFF ANALYSIS:

ForwardDallas 2.0 Comprehensive Land Use Plan:

The ForwardDallas 2.0 Comprehensive Land Use Plan, adopted by the City Council on September 25, 2024, establishes a long-term land use framework that directs how and where the city should accommodate growth in the coming decades and explains how that vision will be realized. The plan is based on five (5) overarching themes that form the foundation for its goals, objectives, and action steps. This zoning proposal is consistent with the following themes, goals, and objectives for implementation:

Theme: Environmental Justice and Sustainability

Theme Goal: Actively and equitably protect communities from the effects of environmental hazards, while enhancing environmental quality through proactive protection, conservation, and sustainable practices in both natural and built environments.

Objective. Create and support citywide Environmental Justice (EJ) goals.

Objective. Mitigate negative environmental impacts from new development.

Objective. Support the environmental protection of key natural resources.

Theme: Transit-Oriented Development (TOD) and Connectivity

Theme Goal: Advance safe, compact, and walkable mixed-use development around DART stations and other transportation nodes to further increase accessible connectivity to housing, job opportunities, and neighborhood amenities for all residents.

Objective. Encourage more housing, employment, services and amenities around transit stations.

Objective. Align transportation planning, land use planning, and development processes.

Objective. Promote a multimodal transportation network that is highly accessible and well-connected.

Theme: Housing Choice and Access

Theme Goal: Equitably increase attainable housing options throughout the city, particularly near job centers and transit-oriented locations, to meet the diverse housing needs of all people in Dallas.

Objective. Provide a Mix of Housing Types and Affordabilities to Meet Diverse Needs.

Objective. Align Land Use Policy & Process with Housing Strategies, Plans and Programs.

Objective. Protect and Preserve Neighborhoods.

Theme: Economic Development and Revitalization

Theme Goal: Promote equitable development of Dallas' diverse communities across the city, through the revitalization of neighborhood centers, commercial corridors, employment centers, and transit areas.

Objective. Implement "Transformative Placemaking" Strategies to Revitalize Commercial Corridors, Transit Nodes, and Employment Centers.

Objective. Prioritize Equitable Growth by Targeting Investment in Underserved Communities.

Objective. Remove Land Use and Zoning Barriers That Hinder Small Business Development.

Theme: Community and Urban Design

Theme Goal: Adopt and implement context-sensitive design and development guidance to help shape Dallas' streets, sidewalks, buildings, and open spaces, ensuring functional, safe, sustainable, and vibrant spaces that not only reflect but also enhance Dallas' distinct places and diverse communities.

Objective. Integrate Urban Design Standards and Guidance into the Development Review Process and Future Planning Efforts.

Objective. Promote Quality Design Principles to Foster More Inclusive and Equitable Neighborhoods and Spaces Throughout Dallas.

ForwardDallas 2.0 establishes Placetypes to articulate the long-term vision and desired building and preservation characteristics for different areas within the city, including neighborhoods, mixed-use districts, employment centers, and open spaces. These placetypes serve as a high-level framework guiding land use, urban design, and the appropriate intensity and scale of development.

The South Dallas Fair Park Authorized Hearing area encompasses several Placetypes, including **Regional Open Space, Community Residential, City Residential, Regional Mixed Use, Neighborhood Mixed-Use, Community Mixed Use, and Flex Commercial.**

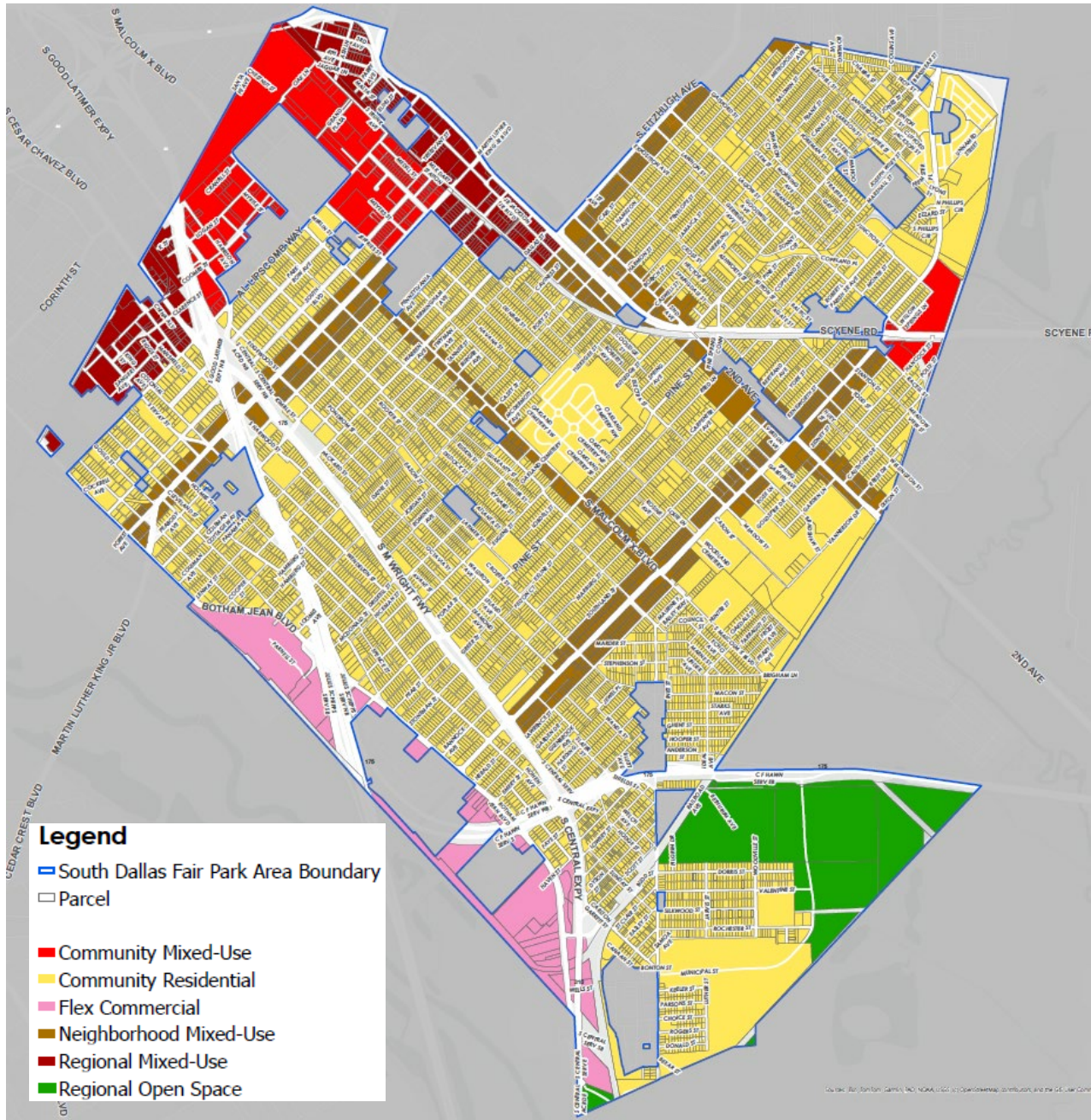
Collectively, these designations establish a framework for a balanced and integrated development pattern that supports a range of community needs. The residential Placetypes advance the Housing Choice and Access theme by accommodating a variety of housing types and affordability levels, while also reinforcing neighborhood stability and preservation. The inclusion of single-family design standards further supports these objectives by ensuring that new residential development is compatible in scale and character with existing neighborhoods, helping to protect and preserve established community patterns.

The inclusion of Regional Mixed Use, Neighborhood Mixed-Use, Community Mixed Use, and Flex Commercial Placetypes in the South Dallas Fair Park area supports the Economic Development theme by creating opportunities for local-serving retail, services, employment, and small business growth, particularly along key corridors and activity centers. These areas are intended to foster revitalization and promote equitable investment in historically underserved communities. In addition, the combination of open space, residential, and mixed-use environments reflects the Community + Urban Design theme by encouraging context-sensitive development and enhancing connectivity between uses. The integration of Regional Open Space, along with the application of thoughtful design standards, contributes to the creation of functional, safe, and vibrant public spaces.

The proposed update to PD 595 includes a zoning framework that maintains existing neighborhood conditions while refining the overall structure of the districts. This effort involves remapping boundaries for various subdistricts, reconfiguring and consolidating zoning districts, and applying mixed-use districts primarily along key corridors and activity centers to expand housing options. The update also introduces design standards for single-family and duplex subdistricts and revises land use definitions and the land use chart to improve clarity and consistency. Collectively, these changes support the ForwardDallas 2.0 Comprehensive Land Use Plan by aligning regulatory tools with the plan's themes, goals, and objectives, while ensuring that future development remains context-sensitive, predictable, and responsive to community needs.

The following map illustrates the ForwardDallas 2.0 placetype framework.

South Dallas Fair Park Future Placetypes Map



South Dallas Fair Park Area Plan

The SDFP Area Plan is organized into four primary components: the Planning Process, Guiding Principles, Focus Areas, and Implementation Strategies. The planning process was shaped by extensive community engagement, including meaningful discussion and debate, which helped establish a clear set of guiding principles and refine priority focus areas across the large and diverse planning boundary.

To help lead the effort and ensure broad community representation, Councilmember Bazaldua established the SDFP Area Plan Taskforce. The 23-member Taskforce included community leaders from a range of multidisciplinary institutions, neighborhood association presidents, and representatives from organizations such as the Landmark Commission, Dallas Black Chamber of Commerce, Bonton Farms, and Fair Park First. Throughout the process, particular emphasis was placed on developing actionable implementation strategies aimed at fostering vibrant, culturally rooted development, especially along walkable retail corridors—while preserving and strengthening the area’s historic and culturally significant neighborhoods.

Developed in coordination with the ForwardDallas 2.0 Comprehensive Land Use Plan update, the Taskforce employed a strategic approach to align local priorities with broader citywide land use policies and future placetypes. This effort resulted in the identification of six guiding principles—Land Use and Zoning, Housing, Economic Development, Infrastructure, Community Wellbeing, and History and Culture, which serve as the foundation for the plan’s recommendations. Following this, five priority focus areas were identified after extensive deliberations: 2nd Avenue, Elsie Faye Heggins Street, Malcolm X Boulevard, the Martin Luther King, Jr. DART Station, and Queen City.

The plan functions as a practical and implementation-oriented framework to achieve the community’s vision and guide future development. It includes detailed land use recommendations and targeted zoning changes, many of which were incorporated into the ForwardDallas update. Central recommendations emphasize two overarching objectives: promoting economic and housing growth along key corridors and ensuring thoughtful development that preserves neighborhood character.

Staff’s recommendations are consistent with the SDFP Area Plan’s stated goals, objectives, and prioritized actions, especially the ones marked with an asterisk (*) below:

SDFP Area Plan Goals

- Amend land use policy and zoning regulations to support the repurpose of vacant and underutilized land uses consistent with the SDFP Area Plan vision.
- Protect, support and celebrate South Dallas Fair Park history, culture, people and architecture.

- Promote economic growth and sustainable development to pursue catalytic opportunities for commercial and residential development.
- Advance safe, compact, walkable, mixed-use development around DART stations and other transportation nodes to increase connectivity and access to housing and job opportunities for all residents.
- Implement land use policies, tools, and incentives that support improved health, safety, and quality of life for residents.
- Preserve existing housing stock for current homeowners and renters, ease displacement pressure on existing residences and align opportunities for creating diverse housing options.

SDFP Area Plan Guiding Principles

A. *Land Use and Zoning*

- a. Amend land use policy and zoning regulations to address incompatibility between uses and promote vibrant neighborhoods and thriving commercial corridors *
- b. Develop design guidance for new housing in South Dallas/Fair Park that is reflective of existing housing in established neighborhoods. *
- c. Encourage development of new, diverse housing options at appropriate locations including major corridors and transit hubs. *

B. *History and Culture*

- a. Protect, support, and celebrate South Dallas/Fair Park history, culture, people, and architecture.
- b. Promote urban design that respects the historic design and architecture of the area.
- c. Promote and support community spaces that celebrate the community's history.
- d. Support local small businesses and entrepreneurs, especially along cultural corridors such as 2nd Avenue, MLK JR, and Malcolm X.

C. *Economic Development*

- a. Pursue impactful investment opportunities for commercial and residential development and redevelopment.
- b. Promote small businesses and neighborhood-focused businesses to establish SD/FP as a destination.
- c. Encourage businesses that are compatible with surrounding residences.
- d. Foster creation of walkable commercial corridors with small businesses, green spaces, pocket parks and recreation.

D. *Infrastructure*

- a. Weave neighborhoods together by connected streets, sidewalks, access to goods & services, and community gathering spaces.
- b. Increase lighting, safety and police visibility to improve area's image and aesthetic appeal.
- c. Improve street design & connectivity within the planning area. Address the digital divide by expanding broadband access throughout the area.

E. *Community Well-Being*

- a. Implement land use policies, tools, and incentives that support improved health, safety, and quality of life for residents.
- b. Promote parks, trails and connections to those parks and trails.
- c. Incentivize access to healthy food stores.

F. *Housing and Design*

- a. Ease displacement pressure on existing residents while creating diverse housing options for new and existing residents. *
- b. Align opportunities for new housing development with the needs of diverse residents, considering incomes, age, and diverse family needs. *
- c. Preserve existing housing stock for current homeowners and renters and improve code compliance for unsafe or unmaintained buildings. *

SDFP Area Plan Recommendations

- Create design standards for single family detached and duplex housing.
- Review the zoning in PD595 for areas designated as a Regional Mixed-Use Place type to allow for a mix of uses in Mid-to High-Rise buildings.
- Review the zoning in PD595 for areas designated as a Community Mixed-Use Place type to allow for a mix of uses in Low-to Mid-Rise buildings.
- Review the zoning in PD595 for areas designated as a Neighborhood Mixed Use Place type to allow for a mix of uses in Low-Rise buildings.
- Amend the PD to allow for properties in the Duplex zoning district to be subdivided so that each household can own both their half of the structure and land.
- Amend the PD to allow ADUs with development standards from the ADU overlay district.
- Amend the PD to allow Catering Services land use by right in mixed-use subdistrict.
- Amend the PD to allow Restaurant with all food to go land use by right in mixed-use subdistrict.
- Amend the PD to ensure that massage parlor uses are included within the Personal Service use category, consistent with the broader Dallas Development Code.
- Amend the Tobacco Sales land use to be in alignment with the Dallas Development

Code.

- Review the parking mandates in the PD, and, if not addressed through citywide code amendment, reduce or in some cases remove the parking mandates from the PD.
- Amend the live-work unit regulations within PD 595 to allow the residential portion of a live-work unit to exceed the floor area of the primary nonresidential use.
- The authorized hearing should review the existing land uses for duplex and right-zone them.
- The authorized hearing process should review minimum lot widths and a width-to-height ratio in the R-5(A) District.

Land Use:

	Zoning	Land Use
Site	PD 595	A combination of residential uses, including single-family, duplex, townhouse, condominium, and multifamily development, together with non-residential uses such as commercial and business service uses; industrial uses; institutional and community service uses; office uses; recreation uses; retail and personal service uses; transportation uses; utility and public service uses; and vacant or undeveloped land.
North	CS, D(A), MF-2(A), PD 269, R-5(A)	Commercial, Public/Institutional (Fair Park, Railroad, Single Family)
South	CS, IM, PD 890, R-5(A)	Commercial, Industrial/Logistics, Open Space (Trinity River), Railroad, Vacant
West	IM, PD 317	Commercial, Industrial/Logistics, Open Space (Trinity River), Railroad, Vacant
East	CR, IM, IR, MF-1(A), R-5(A)	Industrial/Logistics, Multifamily Residential, Open Space (Great Trinity Forest/White Rock Creek), Railroad, Single Family, Vacant
Adjacent Within	PD 276, PD 331, PD 354, PD 358, PD 363, PD 477, PD 489, PD 513, PD 552, PD 557, PD 597, PD 660, PD 716 ,PD 729, PD 730,	Commercial, Duplex/Townhouse/Condo, Industrial/Logistics, Multifamily Residential, Public/Institutional, Single Family, Utilities/Transportation, Vacant

PD 746, PD 747, PD 764, PD 793, PD 806, PD 813, PD 849, PD 853, PD 856, PD 871, PD 892, PD 908, PD 911, PD 936, PD 1023, PD 1038, PD 1062, PD 1089, PD 1090, WR-5, WMU-5	
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Existing Zoning Subdistricts

PD 595 is divided into 26 residential, nonresidential, form-based, and special purpose subdistricts created over more than two decades. The district contains some of the oldest neighborhoods in Dallas and some of its most significant cultural assets, but it also contains zoning patterns that no longer reflect existing conditions, community priorities, or the City’s current land use policy direction. The table below summarizes the zoning districts currently within the authorized hearing area.

Existing Zoning Subdistrict	Acronym
Single Family R-7.5	R-7.5(A)
Single Family R-5	R-5(A)
Single Family R-3.8	R-3.8(A)
Duplex	D(A)
Clustered Housing	CH(A)
Townhouse-1	TH-1(A)
Townhouse-2	TH-2(A)
Townhouse -3	TH-3(A)
Multifamily-1	MF-1(A)
Multifamily-2	MF-2(A)
Multifamily-3	MF-3(A)
Neighborhood Commercial	NC
Neighborhood Commercial (Enhanced)	NC(E)
Community Commercial	CC
Community Commercial (Enhanced)	CC(E)
Regional Service Mixed Use	RS-MU
Regional Service Mixed Use (Enhanced)	RS-MU(E)
Regional Service Commercial	RS-C
Regional Service Industrial	RS-I
Regional Service Industrial (Enhanced)	RS-I(E)
Parking Subdistrict	P(A)
Subdistrict 1	
Subdistrict 2	
Subdistrict 3	
Form Based Districts (FRTN and WMU/etc.) *	Varies*

Special Use Permits

In addition to the established zoning subdistricts, the authorized hearing area is also shaped by numerous Special Use Permits (SUPs) that influence land use, development form, and operational standards throughout the district. These regulatory mechanisms have been adopted incrementally over time to address specific site conditions, neighborhood concerns, and development proposals. The following sections summarize the SUPs and deed restrictions currently identified within the authorized hearing area.

SUP No.	SUP Land use	Year started / year expiration	Address	Area (Approx. acres)
10	Nursing Home / Local Retail - 2 Use	11/16/1964 - Permanent	3612, 3620 HOLMES ST	0.26
95	Meat Packing	3/29/1965 - Permanent	5219 2ND AVE	6.22
119	Cemetery	3/29/1965 - Permanent	5000, 5053 CASON ST & 2900 ELSIE FAYE HEGGINS ST	18.24
120	Religious and Institutional Organization	12/3/1962 - Permanent	2202, 2206, 2210, 2214, 2218, 2222, 2302, 2312 J B JACKSON JR BLVD & 2200, 2204, 2212, 2410 ROBERT B CULLUM BLVD & 3410 METROPOLITAN AVE	3.60
121	Cemetery	3/29/1965 - Permanent	3900, 3902 S MALCOLM X BLVD & 3110, 3119PINE ST & 4225 ELECTRA ST	60.35
133	Municipal Service Center	9/10/2003 - Permanent	6500 BEXAR ST	44.61
134	Day Nursery	2/28/1950 - Permanent	2427 MACON ST	0.56
254	Billiard Hall	5/11/1964 - Permanent	1632 MARTIN LUTHER KING JR BLVD	0.33
255	Billiard Hall	11/9/1964 - Permanent	3111 S MALCOLM X BLVD	0.05
256	Billiard Hall	5/18/1964 - Permanent	2114 2ND AVE	0.10
310	Lodge Hall	1/25/1965 - Permanent	3223 LAGOW ST	0.40
356	Municipal Service Center	1/9/1967 - Permanent	2700 MUNICIPAL STREET	20.72
370	Community Center & Day Care	3/26/2025 - Permanent	4410 LELAND AVE	1.33
399	Resident Home for the Aged	2/26/1968 - Permanent	3333 EDGEWOOD ST	4.46
507	City Maintenance Office & Shops	5/11/1970 - Permanent	3000 ROCHESTER ST	1.89
546	Day Nursery & Private School	4/18/1971 - Permanent	2530, 2538 LAWRENCE ST	0.40
629	Junk & Salvage yard	10/8/1973 - Permanent	1330 McDonald ST	2.78

691	Bus Passenger Shelter	3/22/1978 - Permanent	2425 PINE ST	0.0016
693	Bus Passenger Shelter	3/29/1978 - Permanent	EUGENE ST & MALCOLM BLVD	0.0016
731	Bus Passenger Shelter	11/1/1976 - Permanent	4815 ELSIE FAYE HEGGINS ST	0.0016
990	Bus Passenger Shelter	10/21/1987 - Permanent	3102 LAGOW ST	0.0016
999	Bus Passenger Shelter	12/2/1987 - Permanent	3411 S MALCOLM X BLVD	0.0016
1014	Bus Passenger Shelter	7/27/1988 - Permanent	4717 S MALCOLM X BLVD	0.0016
1423	Child Care Facility	9/13/2000 - 9/13/2025 (Auto-Renewal)	2515 PEABODY AVE	0.17
1563	Child Care Facility	9/22/2004-9/22/2024 (Auto- Renewal)	2919 TROY ST	2.996
1644	Local Utilities	10/25/2006 - Permanent	3132 PENNSYLVANIA AVE	0.23
1713	Community Service Center	6/25/2008 - Permanent	4716 ELSIE FAYE HEGGINS ST	1.09
2021	Motor Vehicle Fueling Station	6/23/2021 - 6/23/2026 (Auto- Renewal)	4707 S M WRIGHT FWY	0.53
2027	Commercial Parking Lot	5/22/2013 - 5/22/2033	2712 HICKMAN ST	0.466
2097	Fire Station	9/10/2014 - Permanent	2301 PENNSYLVANIA AVE	1.56
2224	Tower/Antenna for cellular communication	12/13/2017 - 12/13/2027 (Auto- Renewal)	3223 PENNSYLVANIA AVE	0.15
2394	Food or Beverage Store	9/9/2020 - 9/9/2030	2839 S ERVAY ST	0.42
2447	Surface Accessory Remote Parking	1/26/2022 - 1/26/2027	2503 METROPOLITAN AVE & 3616, 3620, 3630 LATIMER ST	0.94
2462	Surface Accessory Remote Parking	6/22/2022 - 6/22/2027	2305 METROPOLITAN AVE	0.422
2487	Public School other than Open-Enrollment Charter School	5/24/2023 - Permanent	1817 WARREN AVE	4.39
2502	Surface accessory parking	10/25/2023 - 10/25/2028	4123 ROBERT L PARISH SR AVE	0.13
2530	Commercial parking lot or garage	5/22/2024 - 5/22/2026	1906 PEABODY AVE, 3116 S HARWOOD ST, 1901, 1905, 1909 PENNSYLVANIA AVE	2.42
2589	Public School other than an open-enrollment charter school	5/14/2025 - Permanent	5100 S MALCOLM X BLVD & 2805-2847 ELSIE FAYE HEGGINS ST & 4702 ROSINE AVE	21.93

Deed Restrictions

Certain properties within the authorized hearing area are also governed by private deed restrictions that impose additional controls on land use and development. These restrictions were established over time by property owners, neighborhood organizations, and developers to regulate development intensity and form, restrict specific uses, and provide compatibility protections beyond the requirements of zoning regulations.

Case No.	Year started	Restriction(s)	Address	Area (Approx. acres)
Z023-241	10/7/2003 - 10/7/2023 (automatically extended for 10 years)	Limits the property to institutional and community service uses, require minimum planting buffers, fencing with decorative columns, and secure gates, and set operating hours for activities, with enforceable landscaping requirements.	2605 BRIGHAM LN	0.2893
Z034-307	1/25/2005 - 1/25/2025 (automatically extended for 10 years)	Requires that any monopole cellular tower be limited to a maximum height of 90 feet, with strict limits on the tower's base and top diameter and a requirement that all antennas be fully contained within the pole structure.	1720 J B JACKSON JR BLVD	0.1285
Z034-309	6/21/2005 - 6/21/2025 (automatically extended for 10 years)	Requires all residential structures to have at least 60% brick exterior and for the site to maintain a 5-foot landscape perimeter.	2605 S HARWOOD ST	0.66
Z045-202	8/9/2005 - 8/9/2025 (automatically extended for 10 years)	Applies to Lots 26 and 27 in City Block F/1817 and was recorded in conjunction with a zoning case to ensure future development complied with an approved site plan.	4119 METROPOLITAN AVE	0.28
Z089-184	8/11/2009 - 8/11/2029 (automatically extended for 10 years)	Prohibits certain uses including alcoholic beverage establishments and indoor commercial amusements.	4614 S MALCOLM X BLV	0.13
Z123-272	8/27/2013 - None	Prohibits uses included auto-related services, heavy industrial uses, outdoor storage, and other potentially incompatible commercial activities.	704, 725, 3301 3RD AVE	4.2733
Z189-345	1/7/2020 - 1/7/2040 (automatically extended for 10 years)	Limit development intensity by capping the number of dwelling units to nine, the height to 30 feet, and the lot coverage for	2715, 2723 METROPOLITAN AVE & 3635 S MALCOLM X BLVD	0.45

	years)	nonresidential uses to 25 percent, while prohibiting certain uses such as nursing homes, lodging or boarding houses, duplexes, and group residential facilities.		
Z190-207	9/8/2020 - 9/8/2040 (automatically extended for 10 years)	Maximum building height is 30 feet.	3522 HERRLING ST	0.409
Z201-121	4/13/2021 - 4/13/2041 (automatically extended for 10 years)	Maximum building height is 30 feet.	4311 COPELAND ST	0.21
Z223-111	8/22/2023 - 8/22/2043 (automatically extended for 10 years)	The property is limited to a maximum of two dwelling units. Maximum height is 30 feet and maximum lot coverage is 45%.	3411 GARDEN LN	0.17
Z223-182	12/10/2013 - 12/10/2033 (automatically extended for 10 years)	Limits the property to a maximum of 15 dwelling units.	3308 BIRMINGHAM AVE	0.47
Z978-266	2/23/1999 - 2/23/2019 (automatically extended for 10 years)	All permitted uses must comply with R-5(A) regulations except for an adjusted minimum lot size of 4,750 square feet.	3807 KYNARD ST	0.1090
Z978-303	3/23/1999 - 3/23/2019 (automatically extended for 10 years)	All uses on the property must comply with R-5(A) regulations except for a reduced minimum lot size of 4,870 square feet and a reduced three-foot side yard.	2409, 2411 BIRMINGHAM AVE	0.2238
Z987-134	2/24/1998 - None	Deed Restrictions not on file.	2311, 2321 MARTIN LUTHER KING JR BLVD	0.99
Z989-150	8/24/1999 - 8/24/2019 (automatically extended for 10 years)	Requires the property owner to construct a six-foot solid fence set back five feet from the neighboring residence and to direct parking lot lighting away from residential areas, with the intent of minimizing visual and noise impacts.	5325 S CENTRAL EXPY	0.2134

Existing Conditions

Across the district, land uses vary widely by subdistrict, but several overarching conditions define the present-day environment:

Lower Density Residential Subdistricts (R-3.8, R-5, R-7.5 D, CH, TH-1, and TH-3)

Much of the interior of PD 595 consists of traditional single-family neighborhoods such as Bertrand, Wheatly Place, Queen City, Ideal, Mill City, and Dolphin Heights. These neighborhoods are characterized by early 20th century housing stock and consistent residential patterns but are increasingly affected by new construction, with different massing and composition. Community feedback expressed concerns regarding “grossly incompatible” home designs, garage-dominant facades, flat or minimal roof pitch, reduced setbacks, and excessive pavement coverage. The community also mentioned the intensity and scale of the new duplex development along interior streets. Many of the areas of new development are surrounded or intersected by vacant lots, creating new types of infill patterns.

Multifamily and Commercial Corridors (MF-1, MF-2, MF-3, NC, NC(E) CC, RSMU, and RS-MU(E))

Commercial subdistricts line major corridors including Martin Luther King Jr. Boulevard, Malcolm X Boulevard, Elsie Faye Heggins Street, Fitzhugh Avenue, and portions of Second Avenue. These nodes contain personal service uses, convenience retail, small offices, and legacy community-serving businesses. However, many locations also contain vacant commercial pad sites, deteriorated structures, and are characterized by limited walkability. Overly restrictive PD 595 regulations written in 2001 continue to limit viable uses, such as prohibiting certain food-to-go uses, restricting community gardens, limiting housing options, and preserving outdated commercial classifications that do not support current development. This has led to extended vacancy, underutilization, or nonconforming business operations.

Industrial Edges (RS-C, RS-I, and RS-I(E))

The district’s industrial edges run along the rail corridors, C.F. Hawn Freeway, Robert B. Cullum Boulevard, and Botham Jean Boulevard. These areas contain warehouse and distribution facilities, contractor yards, and automotive repair operations. While these uses play a role in the local economy, the proximity of heavy industrial and outdoor storage to residential neighborhoods has generated longstanding compatibility issues, including noise and air, truck traffic, visual impairments and site maintenance concerns. Industrial zoning categories were originally intended to buffer the district from regional highways but no longer align with the growth and redevelopment patterns, as well as the housing needs expressed by the community.

Form-Based Districts and Special Purpose Areas (FWMU-3, FRTN, P(A), Subdistrict 1, Subdistrict 2, and Subdistrict 3)

Form-based Walkable Mixed-Use District introduces mixed-use node designed to accommodate small scale neighborhood-serving retail, and a pedestrian-oriented development pattern, signaling a shift toward more flexible, context-appropriate zoning. Form-based zoning also applies to Subdistricts 1, 2 and 3 to regulate targeted redevelopment sites, however, they represent only a small portion of the district.

Within PD 595, the P(A) subdistrict was originally created to provide overflow or shared parking for nearby commercial and institutional uses.

Overarching Issues and Community Concerns Across PD 595

Across all subdistricts, community engagement revealed several major concerns:

- Incompatible residential infill does not match historic neighborhood patterns.
- Rigid commercial zoning categories that do not allow modern mixed-use formats.
- Limited walkability, with fragmented sidewalks, poor crossings, and auto-oriented site design.
- Vacant and underutilized properties concentrated along major corridors.
- Industrial encroachment into neighborhoods with limited buffers.
- Lack of housing types of variety near transit, activity centers, and mixed-use corridors.
- Outdated definitions and SUP requirements limiting small businesses and locally owned food establishments.

These issues are compounded by the age of the existing PD, which was originally created to address conditions present in the early 2000s but has not been comprehensively updated since.

Proposed Changes:

Based on the SDFP Area Plan and taskforce guidance, five guiding goals inform the proposed changes:

- 1. Reconfigure and consolidate zoning subdistricts**, by supporting pedestrian-scaled development.
- 2. Remap boundaries for various subdistricts**, especially between residential interiors and commercial corridors.
- 3. Update land use definitions and land use chart** to match current market conditions, community goals, and ForwardDallas 2.0 proposed land use.
- 4. Allow mixed-use development** along key corridors and transit-served areas while expanding housing options in low to high-rise developments.
- 5. Introduced design standards for single-family and duplex subdistricts**, especially for infill development, to preserve neighborhood character while allowing for reinvestment and a variety of housing choices.

1. Subdistrict Reconfiguration and Consolidation

The proposed update simplifies PD 595's existing and often outdated zoning subdistrict structure by consolidating them into a more coherent and modernized set of districts. This approach eliminates obsolete classifications, aligns similar areas, and introduces updated

districts that better support walkable, neighborhood-serving development patterns. The resulting framework places greater emphasis on pedestrian-oriented design and small-scale development that is compatible with surrounding residential neighborhoods.

Importantly, this zoning update does not modify, remove, or otherwise alter existing Specific Use Permits (SUPs), deed restrictions, overlay districts, conservation districts, or historic district designations currently in effect within PD 595. All previously approved entitlements and regulatory controls will remain valid and unchanged unless addressed through separate, future actions. This ensures continuity of existing development rights and regulatory protections while modernizing the underlying zoning structure. The table below summarizes the transition from existing to proposed zoning districts:

Existing District	Change	New District
R-7.5(A)	Renamed	SD-7.5 South Dallas Single Family Subdistrict
R-5(A)	Renamed	SD-5 South Dallas Single Family Subdistrict
R-3.8(A)	Removed	(Existing parcel rezoned into SD-7.5
D(A)	Renamed	SD-D South Dallas Duplex Subdistrict
CH(A)	Retained	CH(A) Clustered Housing
TH-1(A)	Retained	TH-1(A) Townhouse Subdistrict
TH-2(A)	Retained	TH-2(A) Townhouse Subdistrict
TH-3(A)	Retained	TH-3(A) Townhouse Subdistrict
MF-1(A)	Retained	MF-1(A) Multifamily Subdistrict
MF-2(A)	Retained	MF-2(A) Multifamily Subdistrict
MF-3(A)	Retained	MF-3(A) Multifamily Subdistrict
NC	Renamed	NMU - Neighborhood Mixed Use
NC(E)	Removed	(existing parcels rezoned into NMU)
CC	Renamed	CMU - Community Mixed Use
CC(E)	Removed	(existing parcels rezoned into CMU)
RS-MU	Renamed	RMU - Regional Mixed Use
RS-MU(E)	Removed	(existing parcels rezoned into RMU)
RS-C	Renamed	SMU - Service Mixed Use
RS-I	Renamed	IMU - Industrial Mixed Use
RS-I(E)	Removed	(existing parcels rezoned into IMU)
P(A)	Removed	(Parking Subdistrict removed)
SD 1	Retained	Subdistrict 1 (Form-Based)
SD 2	Retained	Subdistrict 2 (Industrial/Transition)
SD 3	Retained	Subdistrict 3 (Mixed Use Neighborhood Node)
F-Based	Retained	Form Based Districts (WMU/WR/RTN per Article XIII)

Residential Subdistricts (R-7.5, R-5, R-3.8 and D → “South Dallas Single Family” and Duplex Subdistricts)

The residential subdistricts have been renamed to “South Dallas Single Family” (SD-7.5 and SD-5) and “South Dallas Duplex” (SD-D) to distinguish them from citywide base zoning categories and reinforce their role as place-specific districts tailored to the character of South Dallas neighborhoods. This naming change clarifies that these are custom PD regulations, not standard citywide districts, and emphasizes the intent to preserve neighborhood form while guiding compatible infill. As a result of only a single parcel being zoned R-3.8(A) and its lot dimensions being comparable to parcels in the adjacent SD-5 it has been rezoned to increase uniformity.

Townhouse, Clustered Housing and Multifamily Subdistricts (TH, CH, and MF → Retained)

The townhouse, clustered housing and multifamily categories have been retained in name because they continue to represent distinct housing types appropriate for the area. However, several of these subdistricts have been strategically rezoned into mixed-use districts where they fall along major corridors or near transit. This approach supports the SDFP Area Plan’s goals of directing higher-intensity, mixed-use development to key locations while maintaining traditional Townhomes (TH), Clustered Housing (CH) and Multifamily (MF) districts.

Neighborhood and Community Commercial Subdistricts (NC, CC, and Enhanced Variations → NMU and CMU)

The former Neighborhood Commercial (NC) and Community Commercial (CC) subdistricts, including their enhanced variations, have been consolidated into Neighborhood Mixed Use (NMU) and Community Mixed Use (CMU) districts.

These new categories:

- Support a broader range of residential and commercial uses,
- Encourage pedestrian-scaled development patterns,
- Eliminate the redundancy of multiple commercial categories with similar functions.

The consolidation reflects the shift toward flexible mixed-use development and reduces regulatory complexity. In addition, uses allowed by right or by SUP in previously enhanced subdistrict variations now exist within their respective counterparts to avoid the creation of nonconformities.

Regional Service Districts (RS-MU, RS-C, RS-I and Enhanced Variations → RMU, SMU, and IMU)

The Regional Service series of subdistricts, many of which were oriented toward auto-related or low-intensity commercial activities, have been reorganized into Regional Mixed Use (RMU) district and two industrial-compatible zoning districts: Service Mixed Use (SMU) and Industrial Mixed Use (IMU). This consolidation updates

service-commercial terminology and aligns uses with their function:

- RMU for larger corridor-based mixed-use areas,
- SMU for service-oriented uses with a commercial edge,
- IMU for locations where light industrial activity remains appropriate.

This structure creates a more predictable hierarchy of mixed-use and industrial-flex districts. In addition, uses allowed by right or by SUP in previously enhanced subdistrict variations now exist within their respective counterparts to avoid the creation of nonconformities.

Parking Subdistrict (P(A) → Removed)

The P(A) Parking Subdistrict has been eliminated because standalone parking districts are no longer necessary or aligned with contemporary land use strategy. Parking needs can be addressed within each mixed-use or commercial district, eliminating the need for a separate category and preventing unnecessary fragmentation of the zoning map. Surface accessory remote parking is permitted by SUP for institutional use only. Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply.

Form-Based Districts (F-Form: FRTN and FWMU-3 Retained)

The F-Form subdistricts within PD 595 (including FRTN, FWMU-3, and related subdistricts) are retained because they already rely on the base form-based regulations of the Dallas Development Code. These districts are not conventional mixed-use or residential districts; instead, they function as built-in form-based zoning overlays that guide development through building form, frontage types, and block structure rather than traditional use separation. A form-based zoning district is a type of zoning that focuses primarily on the physical form and design of buildings and streets, rather than just land use (such as residential, commercial, or industrial). It emphasizes creating walkable, human-scale environments by carefully shaping building placement, street design, and the relationship between public and private spaces to support pedestrian activity and a cohesive urban character.

Special Purpose Subdistricts (Subdistrict 1, 2 and 3 → Retained)

Subdistricts 1, 2 and 3, which contain unique form-based regulations tied to key redevelopment sites, have been retained. These subdistricts remain appropriate due to their specialized design context and strong alignment with the SDFP Area Plan's place-based recommendations.

2. Remapped Boundaries

The remapping of subdistrict boundaries within PD 595 represents one of the most significant structural updates to the district since its original adoption in 2001. These adjustments respond to existing land use patterns, community-identified inconsistencies,

incompatible zoning transitions, and long-standing regulatory barriers that have limited reinvestment along key commercial corridors. The intent of the boundary remapping is to simplify the district, improve predictability, and support a more logical progression of development intensity—from core residential neighborhoods to the area’s major mixed-use and transit corridors. These boundary refinements were completed with the intent to prevent the creation of new nonconforming uses, consistent with the approach outlined in the Nonconformities section of this report.

Boundary adjustments expand or reconfigure mixed-use districts (NMU, CMU, and RMU) along key corridors to encourage walkable, transit-supportive development consistent with the SDFP Area Plan, ForwardDallas 2.0 placetypes, and state requirements under SB 840.

Texas Senate Bill 840 (SB 840) applies to large cities (population over 150,000) in counties with more than 300,000 residents, including the Dallas–Fort Worth area. The law significantly limits local control over multifamily (MF) housing by creating a parallel, state-mandated entitlement process that operates outside traditional zoning regulations. Under SB 840:

- Multifamily development is no longer limited to MF zoning districts.
- Cities must allow multifamily and mixed-use residential in commercial, office, retail, warehouse, and mixed-use districts.
- These uses must be approved by right, meaning administrative approval only.

For qualifying projects, cities cannot require Rezoning, Specific Use Permits (SUPs), variances, and public hearings or City Council approval. As a result, SB 840 removes the traditional zoning entitlement process for multifamily housing. Multifamily development is effectively decoupled from MF districts, and many non-residential zones now function as MF-eligible areas. For cities like Dallas, this substantially reduces local control over where apartment development can occur.

Key Areas of Change

1. Robert B. Cullum Boulevard and Fitzhugh Avenue—Fair Park Edge Zones

Boundary refinements along Robert B. Cullum Boulevard and Fitzhugh Avenue address mismatches between legacy industrial zoning and the evolving character of the Fair Park edges. Adjustments shift industrial zoning away from residential adjacency areas and apply mixed-use subdistricts along the major roadways to support redevelopment consistent with cultural, entertainment, and community-serving uses. These changes also reposition several duplex and multifamily parcels into mixed-use districts, allowing greater flexibility for reinvestment and providing an appropriate transition between Fair Park activity zones and surrounding neighborhoods.

2. Martin Luther King Jr. Boulevard Corridor

Boundary adjustments along Martin Luther King Jr. Boulevard respond to its role as one of the district's most active transit-supported corridors. The updated subdistrict lines consolidate fragmented commercial designations into a unified Community Mixed Use (CMU) district, enabling a more predictable framework for walkable mixed-use development. These refinements reflect market pressures for housing and small-scale retail along the corridor, support reinvestment around the DART station, and create a clearer transition to adjoining single-family neighborhoods through consistent height and form regulations.

3. Elsie Faye Heggins Street Corridor

The Elsie Faye Heggins corridor contains several long-standing properties intermixed with vacant land and low-intensity uses. Updated boundaries consolidate duplex subdistricts into a more cohesive NMU district, aligning zoning with the corridor's identified role as a neighborhood retail spine. These refinements improve reinvestment opportunities, reduce conflicts created by outdated commercial categories, and create consistent expectations for redevelopment along the corridor.

4. Industrial Transition Areas Near Botham Jean Blvd

The industrial edge along Botham Jean Boulevard has historically created land-use conflicts for nearby residential areas. Boundary refinements reduce the footprint of industrial oriented subdistricts where heavy service uses are no longer contextually appropriate, replacing them with Community Mixed Use zoning that maintains property owners' entitlements while improving compatibility. On the northwestern end, properties are rezoned into form-based walkable mixed-use districts to reflect the corridor's emerging development pattern and support more connected, pedestrian-oriented growth.

5. Walkable Form Based Expansion along Cleveland St

The rezoning of properties from MF-2(A) Multifamily Subdistrict to FWMU-3 Form Walkable Mixed-Use Subdistrict represents a shift toward a more urban, mixed-use development pattern that integrates residential density with compatible commercial and pedestrian-oriented uses. The FWMU-3 district is designed to promote walkability, active street frontages, and a balanced mix of housing and neighborhood-serving retail in areas targeted for reinvestment and growth. It provides increased flexibility in both land use and site design, supporting development patterns that align with the City's broader urban planning and mobility goals. Additionally, updated language extends the single-family and duplex design standards to residential development within the FWMU-3 subdistrict.

6. Clean-Up of Split Parcels and Irregular Subdistrict Polygons

Several parcels within the district contained multiple subdistrict designations or inconsistent boundary edges. These conditions created barriers to redevelopment and confusion for both property owners and permitting staff. Through the remapping process, split-zoned parcels have been consolidated into a single, appropriate zoning category.

Purpose and Effect of Remapping:

- Reinforce the character of historic single-family neighborhoods
- Strengthen commercial and mixed-use nodes along major corridors
- Support pedestrian-oriented development and transit connectivity
- Resolve inconsistencies in the original PD 595 map
- Improve predictability for residents, stakeholders, and developers
- Align with ForwardDallas 2.0 placetype designations
- Implement key priorities of the SDFP Area Plan

These refined boundaries establish a more intuitive and equitable zoning framework for South Dallas, ensuring that future development occurs in a manner consistent with community goals, historic neighborhood patterns, and modern planning principles.

3. Updated Definitions and Land Use Comparison

The proposed changes modernize PD 595's land use terminology and permitted use table to better reflect current market conditions, evolving community needs, and the City's broader land use policy. Outdated uses and regulatory constraints have been removed, while new and revised use categories have been introduced to clarify permitted activities and support local businesses, neighborhood-serving services, and more flexible development formats.

These updates also respond to long-standing community concerns regarding outdated zoning definitions, unnecessary use restrictions, and barriers to adaptive reuse. In addition, and in conformance with Texas Senate Bill 840 (SB 840), residential uses have been incorporated into applicable commercial and mixed-use categories where previously prohibited.

Several updates reflect current practice and reduce regulatory friction:

- Catering Services – Updated to allow to-go and pick-up service operations without requiring a Specific Use Permit (SUP), reflecting modern food service models.
- Market Gardens / Community Garden (Crop Production) – Consolidated under Crop Production in alignment with Texas Agriculture Code definitions of agricultural activity, which recognize the cultivation of soil and growing of plants as a protected agricultural use.
- Massage Establishments – Now permitted as an accessory use to other personal service uses, reducing regulatory burden for complementary wellness services.
- Tobacco Shop – Updated to include electronic smoking devices within the definition to reflect modern retail formats.
- Live-Work Unit – Revised to remove caps on the number of dwellings, allowing greater flexibility in mixed-use and adaptive reuse developments.

Nonconformities

A key objective of the rezoning and land use updates is to minimize the creation of new nonconforming uses, structures, or lots. Where possible, existing legal uses have been maintained within appropriate districts or transitioned into updated land use categories that preserve their ability to continue operating under the new framework.

The intent of these amendments is to modernize PD 595 without unnecessarily disrupting existing development or viable uses. Care has been taken to align new zoning districts and updated definitions with existing conditions so that properties are not rendered nonconforming solely because of this update, except where necessary to address clear compatibility, safety, or policy conflicts. This approach supports a more predictable regulatory environment, reduces long-term redevelopment constraints, and ensures that the updated framework can be implemented without creating widespread unintended legal nonconformities.

Summary of Intent

Collectively, these updates reduce regulatory friction, modernize outdated zoning definitions, and better align permitted uses with contemporary development and business practices. They also support a more flexible mixed-use framework that incorporates residential development in compliance with SB 840 while maintaining appropriate controls for land use compatibility and intensity.

The full updated land use and permitted use table is provided in the following section and reflects these revised definitions and regulatory changes.

LEGEND

All proposed changes for Mixed Use Subdistricts are shown in **red text**.

	Use prohibited
◆	Use permitted by right
R	Use permitted subject to residential adjacency review
D	Use permitted subject to development impact review
S	Use permitted by specific use permit
◆	Use permitted subject to size, height, or other restrictions, and may require a specific use permit (See subdistrict regulations in this article and use regulations in 51A-4.200)
+	Use permitted by right in designated enhanced subdistricts only (See subdistrict regulations in this ordinance)
*	Use permitted by specific use permit in enhanced subdistricts only (See subdistrict regulations in this article)

LAND USE	NC NMU	CC CMU	RS-MU RMU	RS-C SMU	RS-1 IMU
Agricultural					
Animal production					
Commercial stable					
Community Garden	◆	◆	◆	◆	◆
Crop production	◆	◆	◆	◆	◆
Market Garden	S	S	S	S	S
Private stable					
Commercial & Business Services					
Building repair and maintenance shop				R	R
Bus or rail transit vehicle maintenance or storage facility					◆

Catering service	S ◆	◆	◆	◆	
Commercial cleaning or laundry plant					
Custom business services		◆	◆	◆	
Custom woodworking, furniture construction, or repair				◆	◆
Electronics service center		◆	◆	◆	◆
Job or lithographic printing		◆	◆	R	R
Labor hall				S	S
Machine or welding shop				R	R
Machinery, heavy equipment, or truck sales and service				R	R
Medical or scientific laboratory		S		◆	◆
Technical school				◆	◆
Tool or equipment rental				◆	◆
Vehicle or engine repair or maintenance				R	R
Industrial					
Industrial (inside) not potentially incompatible					R
Industrial (inside) for potentially incompatible					S
Industrial (inside) for light manufacturing			+ ◆		◆
Industrial (outside) not potentially incompatible					S
Industrial (outside) potentially incompatible					
Medical/infectious waste incinerator					
Metal salvage facility					
Mining					
Municipal waste incinerator					
Organic compost recycling facility					
Outside salvage or reclamation					
Pathological waste incinerator					
Temporary concrete or asphalt batching plant					

Institutional & Community Service					
Adult day care facility	◆	◆	◆		
Cemetery or mausoleum		S	S		
Child-care facility	◆	◆	◆		
Church	◆	◆	◆	◆	◆
College, university, or seminary		S	◆		
Community service center	S	S ◆	◆		
Convalescent and nursing homes, hospice care, and related institutions		S	S		
Convent or monastery		◆	◆		
Foster home					
Halfway house			S		
Hospital			R		
Library, art gallery, or museum	◆	◆	◆		
Public or private school	S	S	R	S	S
Lodging					
Hotel or motel		S	S		
Lodging or boarding house					
Overnight general purpose shelter					
Miscellaneous					
Carnival or circus (temporary)					
Hazardous waste management facility					
Placement of fill material					
Temporary construction or sales office	◆	◆	◆	◆	◆
Office					
Alternative financial establishment		S	S	S	S
Financial institution without drive-in window	◆	◆	◆	◆	◆
Financial institution with drive-in window		D	D	R	R
Medical clinic or ambulatory surgical center	◆	◆	◆	◆	◆
Office	◆	◆	◆	◆	◆
Recreation					

Country club with private membership			◆	◆	◆
Private recreation center, club, or area	S	S	◆		
Public park, playground, or golf course	◆	◆	◆	◆	◆
Residential					
College dormitory, fraternity or sorority house					
Duplex	◆	◆	◆	◆	◆
Group residential facility					
Handicapped group dwelling unit	◆	◆	◆	◆	◆
Live-work unit	◆	◆	◆	◆	◆
Manufactured home park, manufactured home subdivision, or campground					
Multifamily	◆	◆	◆ ◆	◆	◆
Residential hotel					
Retirement housing			◆ ◆		
Single family	◆	◆	◆	◆	◆
Retail And Personal Service					
Alcoholic beverage establishments		S	S	S	
Ambulance service		R	R		
Animal shelter or clinic without outside run		R	R		
Animal shelter or clinic with outside run				S	
Auto service center	* S	S	R	R	
Business school		◆	◆	◆	
Car wash			S	S	S
Commercial amusement (inside)		S	◆	◆	
Commercial amusement (outside)				D	
Commercial parking lot or garage	S	S	S	S	
Drive-in theater					
Dry cleaning or laundry store	◆	◆	◆		
Food or beverage store		◆	◆		

Furniture store	◆	◆	◆		
General merchandise store	◆	◆	◆		
Home improvement center, lumber, brick, or building materials sales yard		D	R	R	
Household equipment and appliance repair		◆	◆	◆	
Massage establishment and tattoo or body piercing studio					
Liquor store		+ S			
Mortuary, funeral home, or commercial wedding chapel	S	◆	◆		
Motor vehicle fueling station	* S	◆	◆	◆	◆
Nursery, garden shop, or plant sales		◆	◆	◆	◆
Outside sales			S	S	
Pawn shop					◆
Personal service uses (other than massage establishment and tattoo or body piercing studio)	◆	◆	◆		
Restaurant without drive-in or drive-through service	R	R	R	R	
Restaurant with drive-in or drive-through service		D	D	D	
Surface parking					
Swap or buy shop		S	S	S	
Taxidermist				◆	
Temporary retail use					
Theater		◆	◆		
Tobacco shop		S	S		
Vehicle display, sales, and service		S	R	R	R
Transportation					
Airport or landing field					
Commercial bus station and terminal			D		
Heliport			S	S	S
Helistop			S	S	S

Private street or alley					
Railroad passenger station					
Railroad yard, roundhouse, or shops					
STOL (short takeoff or landing port)					
Transit passenger shelter	◆	◆	◆	◆	◆
Transit passenger station or transfer center		S	S	S	S
Utility And Public Service					
Commercial radio or TV transmitting station					
Electrical generating plant					
Electrical substation		S	◆	◆	◆
Local utilities	◆	◆	◆	◆	◆
Police or fire station	S	◆	◆	◆	◆
Post office	S	◆	◆	◆	◆
Radio, television, or microwave tower					
Refuse transfer station					
Sanitary landfill					
Sewage treatment plant					
Tower/antenna for cellular communication	S	◆	◆	◆	◆
Utility or government installation other than listed			S	S	S
Water treatment plant					
Wholesale, Distribution, And Storage					
Auto auction					◆
Building mover's temporary storage yard				S	S
Contractor's maintenance yard				R	R
Freight terminal				R	R
Livestock auction pens or sheds					
Manufactured building sales lot				R	R
Mini-warehouse		S	S	◆	◆
Office showroom/warehouse			+ ◆	◆	◆

Outside storage (with visual screening)				R	R
Outside storage (without visual screening)					
Petroleum product storage and wholesale					
Recycling buy-back center			S	S	S
Recycling collection center			S	S	S
Recycling drop-off container		◆	◆	◆	◆
Recycling drop-off for special occasion collection				◆	◆
Sand, gravel, or earth sales and storage					
Trade center					
Vehicle storage lot				S	
Warehouse			+	R	R

4. Mixed Use Development

The creation of new mixed-use districts within PD 595 responds directly to changes in state law, community priorities, and ongoing concerns related to development compatibility.

As of September of 2025, under Texas Senate Bill 840 (SB 840), of the Texas State Legislature No 89, all zoning designations that allow office, retail, warehouse, commercial, and mixed-uses, must allow multifamily uses. State law also contains new additional development standards for multifamily developments. This shifts the role of zoning from controlling whether residential development can occur to shaping how it occurs. As a result, development standards—particularly those related to building height above 45 feet, form, and site design—become the primary tools for ensuring compatibility.

The introduction of Neighborhood Mixed Use (NMU), Community Mixed Use (CMU), and Regional Mixed Use (RMU) districts establishes a cohesive framework to manage this change. These districts are designed to accommodate a mix of uses while providing clearer expectations for scale and urban form. They also implement the SDFP Area Plan’s direction to support a range of development intensities—from low-rise to high-rise—by organizing building scale in a more intentional and predictable way.

The transition to these districts modernizes existing zoning patterns by introducing:

- Height tiers aligned with corridor intensity
- Clear development standards that address residential entitlements under SB 840

Height

A key concern identified through community engagement and the SDFP Area Plan is the impact of building height on nearby single-family neighborhoods. This rezoning directly addresses those concerns by pairing increased development potential with clear height controls and transition requirements.

In the Community Mixed Use (CMU) district, buildings are generally limited to a base height of 45 feet. Additional height—up to 100 feet where permitted—is allowed only when specific design standards are met to ensure that taller buildings contribute positively to the public realm. These include requirements for strong street frontage along primary corridors, minimum ground-floor transparency to create active and visible street edges, and clearly defined building entrances oriented toward public streets. Collectively, these standards reinforce pedestrian activity and ensure that increased height results in higher-quality, more engaging development.

To further protect adjacent residential areas, a residential proximity slope applies to portions of buildings exceeding 45 feet in height. Under this requirement, no portion of a structure above 45 feet may extend beyond a 1:3 slope measured from the property line of nearby single-family or duplex residential property. This creates a stepped-building form that reduces visual impact and scale differences, providing a more gradual transition between mixed-use corridors and lower-density neighborhoods. Limited projections, such as certain architectural elements and chimneys, may extend beyond the slope within defined limits, but the overall intent is to maintain compatibility and minimize adverse impacts.

Together, these provisions ensure that while SB 840 expands development potential, building height and massing remain carefully controlled. The mixed-use districts balance flexibility with predictability, allowing growth while reinforcing neighborhood stability and addressing long-standing compatibility concerns.

Development Standards

The development standards in the following section implement this framework. They establish district-wide requirements for building form, height, and site design across all mixed-use districts, ensuring that new development is consistent, context-sensitive, and aligned with both SB 840 and the goals of the SDFP Area Plan.

All proposed changes for Mixed Use Subdistricts are shown in red text.

Development Standards	NC NMU	CC CMU	RS-MU RMU	RS-C SMU	RS-1 IMU
Minimum Yard Requirements in Feet					
Front Yard					
Minimum required	0 ¹	0 ¹	15 0	15 0	15 0
Minimum width if > 0 (with landscaping required)	15	15	-	-	-
Side Yard					
Minimum required	0 ²	0 ^{1,2}	0 ²	0 ²	0 ²
Minimum width if > 0	5	5	10	10	10
Rear Yard					
Minimum required	0 ²	0 ²	0 ²	0 ²	0 ²
Minimum width if > 0	5	5	10	10	10
Density	-	-	-	-	-
Floor Area Ratio					
Office Uses		0.75	1.5	1.0	1.0
Retail Uses		0.5	0.5	0.5	0.5
Residential Uses			0.85		
All Uses combined		0.75	1.5	1.0	1.0
Height of structure in Feet	30 45	54 45 or 100 ^{3,4}	90 200 ³	45	70 ³
Lot Coverage Maximum	40% 60%	60% 80%	80%	80%	80%

Lot Size	-	-	-	-	-
Stories	2 4	4 8	7 18	3 4	5 6

1. Maximum setback of 15 feet ~~Up to 5 feet is permitted to accommodate a wider sidewalk-~~ satisfy CMU design standards required to qualify for increased maximum building height.
2. 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, ~~R(A)~~, SD-7.5, SD-5, D, ~~D(A)~~ SD-D, TH, TH(A), CH, MF, MF(A) district.
3. Residential proximity slope. If any portion of a structure is over 45 feet in height, that portion may not be located above a 1-to-3 residential proximity slope.
4. Maximum structure height is 100 feet subject to the requirements in Section 51P-595.113. For all other structures the maximum height is 45 feet.

5. Design Standards for Single Family and Duplex Subdistricts (SD-7.5, SD-5, and SD-D)

Infill development within the single-family and duplex subdistricts has increasingly resulted in construction that is incompatible with the established scale and character of South Dallas neighborhoods. Both community feedback and the SDFP Area Plan engagement identified the need to preserve neighborhood integrity and ensure that future development complements, rather than detracts from, historic residential patterns. In response, new design standards have been introduced to guide development in a manner that is consistent with the existing built environment. These standards align with the SDFP Area Plan guiding principles by preserving neighborhood character, promoting compatible infill development, and supporting a broader range of housing options while maintaining the integrity of established residential areas.

- Reinforce traditional porch-oriented block patterns.
- Reduce garage-dominated streetscapes.
- Introduce consistent roof form to match existing neighborhood character.
- Limit excessive front-yard paving and support preservation of green space.
- Support safety through visibility and egress, and contribute to an active, visually connected streetscape with window transparency standards
- Increase homeownership opportunities by reducing duplex lot restrictions.
- Create multigenerational living, provide opportunities for supplemental income, and align with the broader housing goals by allowing accessory dwelling units (ADUs) as an accessory use without altering established form and scale of residential areas.

All proposed changes for Residential Subdistricts are shown in red text.

Development and Design Standards	R-7.5(A) SD-7.5	R-5(A) SD-5	D(A) SD-D
Minimum Yard Requirements in feet			
Minimum Front Yard	25	20	25 20
Minimum Rear/Side Yard	5	5	5
Density	1 Dwelling Unit/ 7,500 sq. ft.	1 Dwelling Unit/ 5,000 sq. ft.	1 Dwelling Unit/ 3,000 sq. ft.
Maximum Lot Coverage	45%	45%	60%
Minimum Lot Size	7,500 sq. ft.	5,000 sq. ft.	6,000 sq. ft. 3,000 sq. ft.
Maximum Height of Structure in feet	30	30	36 30
Maximum Stories	- 2.5	- 2.5	- 2.5
Required Front Porch	<ul style="list-style-type: none"> -Cannot be located directly in front of garages. -Must be a minimum of six feet wide. -Must be a minimum depth of six feet. -Must be covered. -May encroach six feet into the front yard setback. 		
Additional Requirements for Front Porches (must meet three of the four)	<ul style="list-style-type: none"> -Minimum width of eight feet. -Minimum depth of eight feet. -Minimum finished floor of one step above grade. -Railing or knee wall on three sides with entry. 		
Garages			
Maximum Garage Width of Front Street Facade	≤50%	≤50%	≤50%
Placement Options	-Accessed from the rear.		

	-Accessed from a side street (corner lot). -Detached within the rear 30% of the property. -Attached and setback at least six feet from front setback or porch.		
Roof Pitch: Rise/Span in inches	5 / 12	5 / 12	5 / 12
Maximum Front Yard Impervious Coverage (front porches excluded)	25% or 200 sq ft max (whichever is greater)	25% or 200 sq ft max (whichever is greater)	25% or 200 sq ft max (whichever is greater)
Minimum Front Facade Transparency	10% ground floor/ 20% second floor	10% ground floor/ 20% second floor	10% ground floor/ 20% second floor

Market Value Analysis:

Market Value Analysis (MVA) is a data-driven tool used to understand local housing market strength and inform targeted investment strategies. The tool is used to aid residents and policymakers in understanding their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weaker housing markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) along a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, colors range from purple, representing the strongest markets (A through C), to orange, representing the weakest markets (G through I).

The area of request is characterized by a range of residential market conditions as identified through the Market Value Analysis (MVA). As illustrated in the attached MVA map, the southeastern portion near Bonton and the central western section between Cesar Chavez Boulevard and S. Malcolm X Boulevard include G market types, indicating weaker market conditions. F market types are present in the northern portion near the Martin Luther King Jr. DART Station. I market types are found along the western edge in the Cedars, the northeastern edge, and within the Wheatley Place neighborhood, reflecting the most challenged market conditions within the authorized hearing area. The remaining portions of the area are primarily characterized as H market types, representing moderately weak market conditions.

STAFF RECOMMENDATION:

PD 595 contains a various mix of historic neighborhoods, commercial corridors, industrial areas, transit-served corridors, and cultural assets that have evolved through more than two decades of incremental zoning amendments. While the district continues to serve as an important economic and cultural center within South Dallas/Fair Park, existing zoning regulations no longer fully reflect current development patterns, community priorities, or the long-term vision established through the SDFP Area Plan. Existing conditions within the district include outdated land use regulations, fragmented subdistrict boundaries, incompatible infill development, underutilized commercial properties, and limited walkability along key corridors.

The proposed amendment to PD 595 implements the recommendations of the SDFP Area Plan and aligns the district with the goals and placetype framework of the ForwardDallas 2.0 Comprehensive Land Use Plan. The amendment modernizes the zoning framework by consolidating outdated subdistricts, updating land use regulations and definitions, refining subdistrict boundaries, and introducing context-sensitive development standards intended to support reinvestment while preserving neighborhood character.

The proposed mixed-use districts establish a more predictable hierarchy of development intensity along key corridors and transit-served areas while providing development standards related to height, frontage, setbacks, and residential proximity to improve compatibility with adjacent neighborhoods. The amendment also introduces single-family and duplex design standards to address longstanding community concerns regarding incompatible infill development and modernizes outdated land use regulations that have historically limited neighborhood-serving businesses, adaptive reuse opportunities, and mixed-use development.

Staff believes the proposed amendment establishes a more coherent and predictable zoning framework that balances neighborhood preservation with opportunities for equitable reinvestment, housing choice, economic development, and transit-oriented growth.

Therefore, staff recommends approval of the amendment to PD 595, subject to Exhibit A (Land Use Chart), Exhibit B (Mixed Use Development Standards Chart), Exhibit C (Subdistrict 1 Subareas Map), and Exhibit D (Single Family and Duplex Development Standards Summary Chart), attached hereto.

PROPOSED CONDITIONS

ARTICLE 595.

PD 595.

**SOUTH DALLAS/FAIR PARK
SPECIAL PURPOSE DISTRICT**

SEC. 51P-595.101. LEGISLATIVE HISTORY.

PD 595 was established by Ordinance No. 24726, passed by the Dallas City Council on September 26, 2001. (Ord. 24726)

SEC. 51P-595.102. PROPERTY LOCATION AND SIZE.

PD 595 is established on property generally bounded by the Union Pacific (DART) Railroad, the Southern Pacific Railroad, C.F. Hawn Freeway, the D.P.&L. Company easement, Central Expressway (S.M. Wright Freeway), the Southern Pacific Railroad, the Santa Fe Railroad, R.L. Thornton Freeway, Second Avenue, Parry Avenue, Robert B. Cullum Boulevard, Fitzhugh Avenue, Gaisford Street, and the common line between City Blocks 1820 and D/1821. PD 595 excludes the following planned development districts: 276, 320, 331, 354, 363, 477, 489, 513, 552, 557, 597, 660, 716, 729, 730, 746, 747, 764, 793, 806, 813, 849, 853, 856, 871, 892, 908, 911, 936, 1023, 1038, 1062, 1089, and 1090 and the form-base districts WMU-5 and WR-5 established in the area generally bounded by Elihu Street, Park Row Avenue, J.B. Jackson Boulevard, and Trunk Avenue. The size of PD 595 is approximately 3,337.428 acres. (Ord. Nos. 24726; 25351; 26034; 26037; 26351; 26365; 26875; 27252; 27518; 27580; 27612; 27635; 27679; 28208; 28223; 28269; 28288; 28328; 28697; 29052; 29316; 29319; 29335; 29664; 29677; 31101; 31386; 31664; 32256; 32272, 32458)

SEC. 51P-595.103. CREATION OF SUBDISTRICTS.

This district is divided into the following residential and nonresidential subdistricts:

- (1) Residential subdistricts.
 - (A) ~~SDR-7.5(A)~~ South Dallas Single Family Subdistrict.
 - (B) ~~SDR-5(A)~~ South Dallas Single Family Subdistrict.
 - (C) ~~R-3.8(A) Single Family Subdistrict.~~ Reserved.

- (D) ~~SD-D(A)~~ South Dallas Duplex Subdistrict.
- (E) TH(1)(A) Townhouse Subdistrict.
- (F) TH(2)(A) Townhouse Subdistrict.
- (G) TH(3)(A) Townhouse Subdistrict.
- (H) CH Clustered Housing Subdistrict.
- (HI) MF-1(A) Multifamily Subdistrict.
- (IJ) MF-2(A) Multifamily Subdistrict.
- (K) MF-3(A) Multifamily Subdistrict.

(2) Nonresidential subdistricts.

(A) ~~NMUC~~ Neighborhood ~~Mixed Use Commercial~~ Subdistrict. The ~~NCMU~~ Neighborhood ~~Mixed Use Commercial~~ Subdistrict is characterized by small institutional and community service, office, ~~and~~ retail ~~and~~ personal service ~~and~~ residential uses primarily serving nearby residential areas. The scale, intensity, and design of structures is similar to surrounding residential areas so as to minimize the impact on surrounding neighborhoods. ~~Some uses are allowed only in the NC(E) Neighborhood Commercial Enhanced Subdistrict.~~

(B) ~~CMUC~~ Community ~~Mixed Use Commercial~~ Subdistrict. The CC Community Commercial Subdistrict is characterized by a mix of commercial and business service, institutional and community service, office, and retail and personal service uses serving both nearby residential areas and the broader South Dallas/Fair Park community. This subdistrict includes single-story and multi-story office development, large footprint buildings, and both surface parking and parking structures. ~~Some uses are allowed only in the CC(E) Community Commercial Enhanced Subdistrict.~~

(C) ~~RS-MU~~ Regional ~~Service~~ Mixed Use Subdistrict. The ~~RS-MU~~ Regional ~~Service~~ Mixed Use Subdistrict is characterized by ~~regional-serving~~ mixed use developments serving South Dallas/Fair Park and the surrounding region. This subdistrict should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares. ~~Some uses are allowed only in the RS-MU(E) Regional Service Mixed Use Enhanced Subdistrict.~~

(D) F Form Subdistricts. The F Form Subdistricts are characterized by mixed use developments that comply with Article XIII, “Form Districts.” These subdistricts are

intended to create walkable urban neighborhoods where higher-density mixed use housing types promote less dependence on the automobile. These subdistricts should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares.

(E) ~~RS-CMU Regional Service Commercial-Mixed Use~~ Subdistrict. The ~~RS-C Regional Service Commercial-Mixed Use~~ Subdistrict is characterized by commercial and mixed use developments providing goods and services to other businesses in South Dallas/Fair Park and the surrounding region. This subdistrict should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares.

(F) ~~RS-IMU Regional Service-Industrial Mixed Use~~ Subdistrict. The ~~RS-I Regional Service Industrial Mixed Use~~ Subdistrict is characterized by industrial and mixed use developments serving South Dallas/Fair Park and the surrounding region. This subdistrict should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares.

(G) ~~P(A) Parking Subdistrict-Reserved.~~

(H) Subdistrict 1. Subdistrict 1 is divided into Subarea A and Subarea B as shown on the Subdistrict 1 subarea map (Exhibit 595C).

(I) Subdistrict 2. Subdistrict 2 is characterized by industrial developments serving South Dallas/Fair Park and the surrounding region. This subdistrict should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares.

(J) Subdistrict 3. Subdistrict 3 is characterized as a mixed use development with small scale, neighborhood serving retail and personal services. (Ord. Nos. 24726; 28860; 32744; 32936; 33293)

SEC. 51P-595.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 595A: land use chart.
- (2) Exhibit 595B: development standards summary chart.
- (3) Exhibit 595C: Subdistrict 1 subarea map. (Ord. Nos. 28860; 32744)

SEC. 51P-595.104. DEFINITIONS.

Unless otherwise stated, the definitions contained in Chapter 51A apply to this article.

In this district:

(1) BIOSWALE means a vegetated, shallow, landscaped channel designed to collect, convey, filter, and infiltrate stormwater runoff from impervious surfaces.

(2) BODY PIERCING means piercing of body parts, other than ears, to allow the insertion of jewelry.

(3) CATERING SERVICE means a facility for the preparation and storage of food and food utensils for off-premise consumption and service, **including carry-out, and/or delivery service. No meals may be served on the premises of a catering service.**

(4) DISTRICT means the entire planned development district (the South Dallas/Fair Park Special Purpose District) created by this article.

(5) FOOD OR BEVERAGE STORE means a retail store for the sale of food and beverages. The term "food or beverage store" includes a grocery, delicatessen, convenience store, and specialty foods store. This use does not include other uses in this article that are specifically listed.

(6) GENERAL MERCHANDISE STORE means a retail store for the sale of general merchandise. Typical general merchandise includes clothing and other apparel, equipment for hobbies and sports, gifts, flowers and household plants, dry goods, toys, furniture, antiques, books and stationery, pets, drugs, auto parts and accessories, and similar consumer goods. This use does not include other uses in this article that are specifically listed.

(7) LIVE-WORK UNIT means an interior space with street-level access that combines residential with office or retail and personal service uses. For purposes of spacing or proximity regulations, a live-work unit is considered a non-residential use.

(8) ~~MARKET GARDEN means an area used for the raising or harvesting of agricultural crops such as vegetables, fruit, trees, grain, field forage, and other plant crops intended to provide food or fiber; or aquaponics facilities that include crop and fish production. Reserved.~~

(9) MESSAGE ESTABLISHMENT and MESSAGE mean a massage establishment or massage as defined by Texas Occupation Code Chapter 455, as amended, **and where a massage or massage services are the main land use. MESSAGE ESTABLISHMENT does not mean an establishment that provides massage as an accessory land use.**

(10) MIXED USE PROJECT means a development on one building site with a combination of office, residential, and retail and personal service uses.

(11) PUBLIC OR PRIVATE SCHOOL means a public or private school as

defined in Section 51A-4.204(17), as amended. A recreational or athletic facility owned or operated by a school for use by students is considered a public or private school.

(12) SUBDISTRICT means one of the subdistricts referred to in Section 51P-595.103 of this article.

(13) STREET FRONTAGE means that portion of a building that must be located within the required setback area, expressed as a percentage of lot width.

(14) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(15) TOBACCO SHOP means a retail store principally for the sale of cigars, cigarettes, pipes, tobacco, and other related items including electronic smoking devices. (Ord. Nos. 24726; 28860; 33293)

SEC. 51P-595.105. INTERPRETATIONS.

(a) Unless otherwise stated, all references to articles, divisions, or sections in this article are references to articles, divisions, or sections in Chapter 51A.

(b) The provisions of Section 51A-4.702, “Planned Development (PD) District Regulations,” relating to site plans, conceptual plans, development plans, development schedules, and landscape plans do not apply to this district.

(c) Section 51A-2.101, “Interpretations,” applies to this article.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A-4.218, “Limited Uses.”)

(3) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only. [“SUP” means “specific use permit.” For more information regarding specific use permits, see Section 51A-4.219, “Specific Use Permit (SUP).”]

(4) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, “Site Plan Review.” (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800, “Development Impact Review.”)

(5) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, “Site Plan Review,” a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800, “Development Impact Review.”)

(e) If there is a conflict, the text of this article controls over the charts or any other graphic display attached to this ordinance. (Ord. 24726)

[Editor’s Note: Exhibit C (Land Use Chart) and Exhibit D (Development Standards Summary Charts) of Ordinance No. 24726 are labelled Exhibits 595A and 595B, respectively, and are included at the completion of the text of this article. Exhibit A of Ordinance No. 24726 and Exhibit B of Ordinance No. 24881 are not included as part of this article. For a graphic depiction and property descriptions of the district and its subdistricts at the time of its creation, see Ordinance Nos. 24726 and 24881. For a current graphic depiction of the subdistricts of PD 595, see Zoning Map Nos. J-8, J-9, K-7, K-8, K-9, L-8, and L- 9.]

SEC. 51P-595.106. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE ~~SDR-7.5(A)~~ SOUTH DALLAS SINGLE FAMILY SUBDISTRICT.

(a) Except as provided in this section, see Section 51A-4.112(f), “R-7.5(A) District,” for the use regulations and development standards for the R-7.5(A) Single Family Subdistrict.

(b) ~~Market garden is permitted by SUP. Reserved.~~

(c) Surface accessory remote parking is permitted by SUP for institutional uses only. Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply. (Ord. Nos. 24726; 28860)

(d) ~~Duplex land use is allowed only on a lot or buildable site that can be shown to have Duplex land use on it before September 26, 2001, and has not been converted to single family detached land use.~~

(e) ~~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, Yard, Lot, and Space Regulation.” In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)~~

(1) Front Porches.

- (A) Front porches are required in this subdistrict.
- (B) Front porches cannot be located directly in front of garages.
- (C) Front porches must be a minimum of six feet wide.
- (D) Front porches must have a minimum depth of six feet.
- (E) Front porches must be covered.
- (F) Front porches may encroach six feet into the front yard setback.
- (G) Front porches must meet three of the following requirements;
 - (i) be a minimum width of eight.
 - (ii) be a minimum depth of eight feet.
 - (iii) have a minimum finished floor of one step above grade.
 - (iv) have a railing or knee wall surrounding three sides while providing for an entrance to the porch.

(2) Garages.

- (A) Garage width cannot be more than 50 percent of the front street facade.
- (B) Garage placement. If a garage is provided, it must meet one of the following:
 - (i) Be accessed from the rear of the property.
 - (ii) Be accessed from a side street on a corner lot.
 - (iii) Be detached and located within the rear 30 percent of the property.
 - (iv) Be attached and setback a minimum of six feet from either the front setback or the front porch.

(3) Height.

- (A) The maximum number of stories above grade is two and a half.
- (B) The maximum structure height is 30 feet measured to the highest roof point.

(4) Roof Pitch.

(A) Roofs in this subdistrict must have a minimum roof pitch rise of five inches for every 12 inches.

(B) Roof eaves in this subdistrict must come together at either a gable or hip.

(5) Driveway and Impervious Lot Coverage in the Front Yard Setback.

(A) The maximum impervious lot coverage in the front yard setback for driveways or parking is 25 percent or 200 square feet, whichever is greater.

(B) Front porches are not included in the impervious lot coverage.

(6) Front Street Façade Transparency.

(A) The minimum transparency for the ground-floor front street facade is 10 percent.

(B) The minimum transparency for the second-floor front street facade is 20 percent.

(C) Garage doors may not count toward the required transparency.

(f) Accessory Uses.

(1) 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.

(2) The following accessory uses are permitted in this subdistrict subject to the Yard, lot and space regulations of Section 51A-4.510.

-- Accessory Dwelling Units.

SEC. 51P-595.107.

**USE REGULATIONS AND DEVELOPMENT STANDARDS
IN THE ~~SDR-5(A)~~ SOUTH DALLAS SINGLE FAMILY
SUBDISTRICT.**

(a) Except as provided in this section, See Section 51A-4.112(g), “R-5(A) District,” for the use regulations and development standards for the R-5(A) Single Family Subdistrict.

(b) ~~Market garden is permitted by SUP. Reserved.~~

(c) Surface accessory remote parking is permitted by SUP for institutional uses only. Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply. (Ord. Nos. 24726; 28860)

(d) Duplex land use is allowed only on a lot or buildable site that can be shown to have Duplex land use on it before September 26, 2001, and has not been converted to single family detached land use.

(e) 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, Yard, Lot, and Space Regulation.” In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front Porches.

(A) Front porches are required in this subdistrict.

(B) Front porches cannot be located directly in front of garages.

(C) Front porches must be a minimum of six feet wide.

(D) Front porches must have a minimum depth of six feet.

(E) Front porches must be covered.

(F) Front porches may encroach six feet into the front yard setback.

(G) Front porches must meet three of the following requirements;

(i) be a minimum width of eight.

(ii) be a minimum depth of eight feet.

(iii) have a minimum finished floor of one step above grade.

(iv) have a railing or knee wall surrounding three sides while providing for an entrance to the porch.

(2) Garages.

facade.

following:

(A) Garage width cannot be more than 50 percent of the front street facade.

(B) Garage placement. If a garage is provided, it must meet one of the following:

(i) Be accessed from the rear of the property.

(ii) Be accessed from a side street on a corner lot.

(iii) Be detached and located within the rear 30 percent of the property.

(iv) Be attached and setback a minimum of six feet from either the front setback or the front porch.

(3) Height.

(A) The maximum number of stories above grade is two and a half.

(B) The maximum structure height is 30 feet measured to the highest roof point.

(4) Roof Pitch.

(A) Roofs in this subdistrict must have a minimum roof pitch rise of five inches for every 12 inches.

(B) Roof eaves in this subdistrict must come together at either a gable or hip.

(5) Driveway and Impervious Lot Coverage in the Front Yard Setback.

(A) The maximum impervious lot coverage in the front yard setback for driveways or parking is 25 percent or 200 square feet, whichever is greater.

(B) Front porches are not included in the impervious lot coverage.

(6) Front Street Façade Transparency.

(A) The minimum transparency for the ground-floor front street facade is 10 percent.

(B) The minimum transparency for the second-floor front street facade is 20 percent.

(C) Garage doors may not count toward the required transparency.

(f) Accessory Uses.

(1) 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.

(2) The following accessory uses are permitted in this subdistrict subject to the Yard, lot and space regulations of Section 51A-4.510.

-- Accessory Dwelling Units.

~~SEC. 51P-595.107.1. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN THE R-3.8(A) SINGLE FAMILY SUBDISTRICT.~~

~~(a) Purpose. This classification creates a single family dwelling district which is appropriate in minimum area requirements for affordable single family housing development and which, at the same time, provides a reasonable standard of light, air, and similar living amenities. It is intended that the R-3.8(A) classification be added by amendment in specific areas where higher density single family residence development is shown to be appropriate because of existing development and the adequacy of utilities and where redevelopment of substandard areas at increased single family density is appropriate.~~

~~(b) Main uses permitted.~~

~~(1) Agricultural uses.~~

~~— Crop production.~~

~~— Market garden. *[SUP]*~~

~~(2) Commercial and business service uses.~~

~~None permitted.~~

~~(3) Industrial uses.~~

~~— Gas drilling and production. *[SUP]*~~

~~— Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*~~

~~(4) Institutional and community service uses.~~

- ~~Adult day care facility. [SUP]~~
- ~~Cemetery or mausoleum. [SUP]~~
- ~~Child care facility. [SUP]~~
- ~~Church.~~
- ~~College, university, or seminary. [SUP]~~
- ~~Community service center. [SUP]~~
- ~~Convent or monastery. [SUP]~~
- ~~Foster home. [SUP]~~
- ~~Library, art gallery, or museum. [SUP]~~
- ~~Public or private school. [SUP]~~

~~(5) Lodging uses.~~

~~None permitted.~~

~~(6) Miscellaneous uses.~~

- ~~Carnival or circus (temporary). [By special authorization of the building official.]~~
- ~~Temporary construction or sales office.~~

~~(7) Office uses.~~

~~None permitted.~~

~~(8) Recreation uses.~~

- ~~Country club with private membership. [SUP]~~
- ~~Private recreation center, club, or area. [SUP]~~
- ~~Public park, playground, or golf course.~~

~~(9) Residential uses.~~

- ~~Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]~~
- ~~Single family.~~

~~(10) Retail and personal service uses.~~

~~None permitted.~~

~~(11) Transportation uses.~~

- ~~Private street or alley. [SUP]~~
- ~~Transit passenger shelter. [See Section 51A 4.211.]~~
- ~~Transit passenger station or transfer center. [SUP]~~

~~(12) Utility and public service uses.~~

- ~~Electrical substation. [SUP]~~
- ~~Local utilities. [SUP or RAR may be required. See Section 51A 4.212(4).]~~
- ~~Police or fire station. [SUP]~~
- ~~Radio, television, or microwave tower. [SUP]~~
- ~~Tower/antenna for cellular communication. [See Section 51A 4.212(10.1).]~~
- ~~Utility or government in 4.212 on other than listed. [SUP]~~

~~(13) Wholesale, distribution, and storage uses.~~

- ~~Recycling drop-off container. [SUP required if the requirements of Section 51A 4.213(11.2)(E) are not satisfied.]~~
- ~~Recycling drop-off for special occasion collection. [SUP required if the requirements of Section 51A 4.213(11.3)(E) are not satisfied.]~~

~~(c) Accessory uses.~~

~~(1) 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.~~

~~(2) The following accessory uses are not permitted in this subdistrict:~~

- ~~Accessory helistop.~~
- ~~Accessory medical/infectious waste incinerator.~~
- ~~Accessory outside display of merchandise.~~
- ~~Accessory outside sales.~~
- ~~Accessory pathological waste incinerator.~~

~~(3) In this subdistrict, the following accessory uses are permitted by SUP only:~~

- ~~Accessory community center (private).~~

~~(4) Surface accessory remote parking is permitted by SUP for institutional~~

~~uses only. Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply.~~

~~(d) — 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, Yard, Lot, and Space Regulation.” In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)~~

~~(1) — Front yard. Minimum front yard is 15 feet.~~

~~(2) — Side and rear yard. Minimum side and rear yard is:~~

~~(A) — five feet for single family structures; and~~

~~(B) — 10 feet for other permitted structures.~~

~~(3) — Dwelling unit density. No maximum dwelling unit density.~~

~~(4) — Floor area ratio. No maximum floor area ratio.~~

~~(5) — Height. Maximum structure height is 30 feet.~~

~~(6) — Lot coverage.~~

~~(A) — Maximum lot coverage is 50 percent for residential structures; and 25 percent for nonresidential structures.~~

~~(B) — Surface parking lots and underground parking structures are not included in lot coverage calculations.~~

~~(7) — Lot size. Minimum lot size is 3,800 square feet~~

~~(8) — Stories. No maximum number of stories.~~

~~(e) — Off street parking and loading. Consult the use regulations (Division 51A-4.200) for the specific off street parking requirements for each use. Consult the off street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off street parking and loading generally. In this subdistrict, off street parking must be provided at or below ground level.~~

~~(f) — Environmental performance standards. See Article VI.~~

~~(g) — Landscape regulations. See Article X.~~

~~(h) — Electrical service for single family uses. In this subdistrict, a lot for a single family use may be supplied by not more than one electrical utility service and metered by not more than one electrical meter. The board of adjustment may grant a special exception to authorize more than one electrical utility service and more than one electrical meter on a lot in this subdistrict when, in the opinion of the board, the special exception will:~~

~~(1) — not be contrary to the public interest;~~

~~(2) — not adversely affect neighboring properties; and~~

~~(3) — not be used to conduct a use not permitted in this district. (Ord. 28860)~~

SEC. 51P-595.108. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE ~~SD-D(A)~~ SOUTH DALLAS DUPLEX SUBDISTRICT.

(a) Except as provided in this section, see Section 51A-4.113, “Duplex [D(A)] District,” for the use regulations and development standards for the D(A) Duplex Subdistrict.

(b) ~~Market garden is permitted by SUP. Reserved.~~

(c) Surface accessory remote parking is permitted by SUP for institutional uses only. Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply. (Ord. Nos. 24726; 28860)

(e) ~~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, Yard, Lot, and Space Regulation.” In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)~~

~~(1) Front Yard.~~

~~(A) Minimum front yard is 20 feet.~~

~~(2) Side Yard.~~

~~(A) Minimum side yard is five feet for duplexes.~~

~~(B) Minimum total side yard is five feet for single family attached.~~

~~(3) Minimum Lot Size.~~

~~(A) Minimum lot size for duplexes is 5,000 square feet.~~

(B) Minimum lot size for single family attached 2,500 square feet.

(4) Front Porches.

(A) Front porches are required in this subdistrict.

(B) Front porches cannot be located directly in front of garages.

(C) Front porches must be a minimum of six feet wide.

(D) Front porches must have a minimum depth of six feet.

(E) Front porches must be covered.

(F) Front porches may encroach six feet into the front yard setback.

(G) Front porches must meet three of the following requirements;

(i) be a minimum width of eight.

(ii) be a minimum depth of eight feet.

(iii) have a minimum finished floor of one step above grade.

(iv) have a railing or knee wall surrounding three sides while providing for an entrance to the porch.

(5) Garages.

(A) Garages width cannot be more than 50 percent of the front street facade.

(B) Garage placement. If a garage is provided, it must meet one of the following;

(i) Be accessed from the rear of the property.

(ii) Be accessed from a side street on a corner lot.

(iii) Be detached and located within the rear 30 percent of the property.

(iv) Be attached and setback a minimum of six feet from either the front setback or the front porch.

(6) Height.

- (A) The maximum number of stories is two and a half.
- (B) The maximum structure height is 30 feet measured to the highest roof point.

(7) Roof Pitch.

- (A) Roofs in this subdistrict must have a minimum roof pitch rise of five inches for every 12 inches.
- (B) Roof eaves in this subdistrict must come together at either a gable or hip.

(8) Driveway and Impervious Lot Coverage in the Front Yard Setback.

- (A) The maximum impervious lot coverage in the front yard setback for driveways or parking is 25 percent or 200 square feet, whichever is greater.
- (B) Front porches are not included in the impervious lot coverage.

(9) Front Street Façade Transparency.

- (A) The minimum transparency for the ground-floor front street facade is 10 percent.
- (B) The minimum transparency for the second-floor front street facade is 20 percent.
- (C) Garage doors may not count toward the required transparency.

(f) Accessory Uses.

(1) 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.

(2) The following accessory uses are permitted for single family attached land use in this subdistrict subject to the Yard, lot and space regulations of Section 51A-4.510.

- Accessory Dwelling Units

SEC. 51P-595.109. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE TH(1)(A), TH(2)(A), AND TH(3)(A) TOWNHOUSE SUBDISTRICTS.

(a) Except as provided in this section, see Section 51A-4.114, “Townhouse [TH-1(A), TH- 2(A), and TH-3(A)] Districts,” for the use regulations and development standards for the TH(1)(A), TH(2)(A), and TH(3)(A) Townhouse Subdistricts.

(b) ~~Market garden is permitted by SUP. Reserved.~~

(c) Surface accessory remote parking is permitted by SUP for institutional uses only. Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply. (Ord. Nos. 24726; 28860)

SEC. 51P-595.109.1 USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE CH CLUSTERED HOUSING SUBDISTRICT.

(a) Except as provided in this section, see Section 51A-4.115 “Clustered Housing District,” for the use regulations and development standards for the CH Clustered Housing Subdistrict.

(b) Surface accessory remote parking is permitted by SUP for institutional uses only. Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply. (Ord. Nos. 24726; 28860)

SEC. 51P-595.110. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE MF-1(A) MULTIFAMILY SUBDISTRICT.

(a) Except as provided in this section, see Section 51A-4.116(a), “MF-1(A) and MF-1(SAH) districts,” for the use regulations and development standards for the MF-1(A) Multifamily Subdistrict.

(b) ~~Market garden is permitted by SUP. Reserved.~~

(c) Surface accessory remote parking is permitted by SUP for institutional uses only. Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply. (Ord. Nos. 24726; 28860)

SEC. 51P-595.111. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE MF-2(A) MULTIFAMILY SUBDISTRICT.

(a) Except as provided in this section, see Section 51A-4.116(b) “MF-2(A) and MF-2(SAH) districts,” for the use regulations and development standards for the MF-2(A) Multifamily Subdistrict.

(b) ~~Market garden is permitted by SUP. Reserved.~~

(c) Surface accessory remote parking is permitted by SUP for institutional uses only. Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply. (Ord. Nos. 24726; 28860)

SEC. 51P-595.111.1 USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE MF-3(A) MULTIFAMILY SUBDISTRICT.

(a) Except as provided in this section, see Section 51A-4.116(c) “MF-3(A) and MF-3(SAH) Districts,” for the use regulations and development standards for the MF-3(A) Multifamily Subdistrict.

(b) Surface accessory remote parking is permitted by SUP for institutional uses only. Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply. (Ord. Nos. 24726; 28860)

SEC. 51P-595.112. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE ~~NCMU~~ NEIGHBORHOOD ~~MIXED USE COMMERCIAL~~ SUBDISTRICT.

(a) Main uses permitted.

(1) Agricultural uses.

-- ~~Community garden. Crop Production.~~
~~Market garden. [SUP]~~

(2) Commercial and business

-- Catering service. ~~[SUP]~~

(3) Industrial uses.

-- None permitted.

(4) Institutional and community service uses.

-- Adult day care facility

-- Child-care facility.

- Church.
 - Community service center. *[SUP]*
 - Library, art gallery, or museum.
 - Public or private school. *[SUP]*
- (5) Lodging uses.
- None permitted.
- (6) Miscellaneous uses.
- Temporary construction or sales office.
- (7) Office uses.
- Financial institution without drive-in window.
 - Medical clinic or ambulatory surgical center. *[Plasma or blood donation center prohibited.]*
 - Office.
- (8) Recreation uses.
- Private recreation center, club, or area. *[SUP]*
 - Public park, playground, or golf course.
- (9) Residential uses.
- Duplex.
 - Handicapped group dwelling unit.
 - Live-work unit. *[Only one dwelling unit per lot.]*
 - Multi-Family.
 - Single Family.
- (10) Retail and personal service uses.
- Auto service center. *[By SUP in NC(E) Enhanced only.]*
 - Commercial parking lot or garage. *[SUP]*
 - Dry cleaning or laundry store
 - Furniture store. *[5,000 square feet or less.]*
 - General merchandise store. *[Must be 3,500 square feet or less.]*
 - Mortuary, funeral home, or commercial wedding chapel. *[SUP]*
 - Motor vehicle fueling station. *[By SUP in NC(E) Enhanced only.]*
 - Personal service uses. *[Massage establishment and tattoo or*

body piercing studio prohibited.]

-- Restaurant without drive-in or drive-through service. *[RAR]*

(11) Transportation uses.

-- Transit passenger shelter.

(12) Utility and public service uses.

-- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4), "Local utilities."]*

-- Police or fire station. *[SUP]*

-- Post office. *[SUP]*

-- Tower/antenna for cellular communication. *[SUP]*

(13) Wholesale, distribution, and storage uses.

None permitted.

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any area 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, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are not permitted in this subdistrict:

-- Accessory outside display of merchandise.

-- Accessory outside sales.

-- Accessory outside storage.

(c) 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, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard.

(A) Except as otherwise provided in this paragraph, a front yard is not required.

(B) If a front yard is provided, it must be ~~a minimum of 15 feet with~~

landscaping provided in accordance with Section 51P-595.118, "Landscaping."

~~(C) — A front yard of up to five feet may be provided to the extent needed to accommodate a wider than standard sidewalk for any portion of the wider sidewalk that cannot be placed in the right-of-way.~~

(2) Side yard. The minimum side yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, ~~but if a setback is provided it must be at least 5 feet.~~

(3) Rear yard. The minimum rear yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, ~~but if a setback is provided it must be at least 5 feet.~~

~~(4) Floor area ratio. The maximum floor area ratio is 0.5. Reserved.~~

(5) Height.

~~(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a 1 to 3 residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A 4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height. Reserved.~~

(B) Maximum height. Unless further restricted under Subparagraph (A), the maximum structure height is ~~30~~ 45 feet.

(6) Lot coverage. The maximum lot coverage is ~~40-60~~ percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. The maximum number of stories above grade is two. Parking

garages are exempt from this requirement, but must comply with the height regulations of Paragraph (5).

(d) Off-street parking and loading.

(1) In general. Consult the use regulations (Division 51A-4.200) for the specific off- street parking and loading requirements for each use. Except as provided in this subsection, consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off- street parking and loading generally.

(2) ~~Parking setback. Required off-street parking is prohibited within 30 feet of the public street curb.~~Reserved.

(3) Parking screening.

(A) Required off-street parking must be screened from the street using the methods listed in Section 51A-4.301(f)(5).

(B) Required off-street parking must be screened from adjoining residential property by screening as described in Section 51A-4.301(f)(3).

(C) A perimeter landscape buffer strip complying with Section 51A-10.125(b)(1), “Perimeter Landscape Buffer Strip,” must be provided on the residential side of any screening required by this subsection. Perimeter landscape buffer strip materials must comply with Section 51A-10.125(b)(7), “Buffer Plant Materials.”

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. See Article X, except as modified by Section 51P-595.118, “Landscaping.” (Ord. Nos. 24726; 27322; 28860)

SEC. 51P-595.113. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE CMUC COMMUNITY MIXED USE COMMERCIAL SUBDISTRICT.

(a) Main uses permitted.

(1) Agricultural uses.

-- ~~Community garden.~~ Crop Production.
~~Market garden.~~ [SUP]

(2) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.
- Job or lithographic printing. *[3,500 square feet or less.]*
- Medical or scientific laboratory. *[SUP]*

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. *[SUP]*
- Child-care facility.
- Church.
- College, university, or seminary. *[SUP]*
- Community service center. ~~*[SUP]*~~
- Convalescent and nursing homes, hospice care, and related institutions.
[SUP]
- Convent or monastery.
- Library, art gallery, or museum.
- Public or private school. *[SUP]*

(5) Lodging uses.

- Hotel or motel. *[SUP]*

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) 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. *[SUP required for plasma or blood donation center.]*
- Office.

(8) Recreation uses.

- Private recreation center, club, or area. *[SUP]*
- Public park, playground, or golf course.

(9) Residential uses.

- Duplex.
- Handicapped group dwelling unit.
- Live-work unit. [Only one dwelling unit per lot.]
- Multifamily.
- Single Family.

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[SUP]*
- Ambulance service. *[RAR]*
- Animal shelter or clinic without outside run. *[RAR]*
- Auto service center. *[SUP]*
- Business school.
- Commercial amusement (inside). *[SUP]*
- Commercial parking lot or garage. *[SUP]*
- Dry cleaning or laundry store.
- Food or beverage store. *[SUP if less than 5,000 square feet.]*
- Furniture store.
- General merchandise store.
- Home improvement center; lumber, brick, or building materials sales yard. *[DIR]*
- Household equipment and appliance repair.
- Liquor store. *[In CC(E) Enhanced only.]*
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Massage establishment and tattoo or body piercing studio are prohibited.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Swap or buy shop. *[SUP]*
- Theater.
- Tobacco shop. *[SUP]*
- Vehicle display, sales, and service. *[SUP]*

(11) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP or city council resolution.]*

(12) Utility and public service uses.

- Electrical substation. *[SUP]*
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4), "Local utilities."]*
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1), "Tower/antenna for cellular communication." Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]*

(13) Wholesale, distribution, and storage uses.

- Mini-warehouse. *[SUP]*
- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2) (E) are not satisfied.]*

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any area 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, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are prohibited:

- Accessory outside display of merchandise.
- Accessory outside storage.

(c) 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, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard.

(A) Except as otherwise provided in this paragraph, a front yard is not required.

(B) If a front yard is provided, it must be ~~a minimum of 15 feet with landscaping provided~~ in accordance with Section 51P-595.118, "Landscaping."

~~(C) A front yard of up to five feet may be provided to the extent needed to accommodate a wider than standard sidewalk for any portion of the wider sidewalk that cannot be placed in the right-of-way.~~

(2) Side yard. The minimum side yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

~~(B) no minimum in all other cases, but if a setback is provided it must be at least 5 feet.~~

(3) Rear yard. The minimum rear yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

~~(B) no minimum in all other cases, but if a setback is provided it must be at least 5 feet.~~

(4) ~~Floor area ratio. The maximum floor area ratio is:~~

~~(A) .75 for office uses;~~

~~(B) 0.5 for retail uses; and~~

~~(C) .75 for all uses combined. Reserved.~~

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over ~~26~~ 45 feet in height, that portion may not be located above a 1-to-3 residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), the maximum structure height is ~~54~~ 100 feet when the design standards in CMU are met. For all other structures the maximum height is 45 feet.

(C) Design standards. To qualify for the increased maximum height, the following design standards must be met:

(i) Required street frontage.

(aa) Primary Street– 90 percent with a front yard maximum of 15 feet.

(bb) Side Street – 40 percent with a side yard maximum of 15 feet.

(cc) Service Street – none

(ii) Ground Floor Building Façade Transparency.

(aa) Primary street – 50 percent minimum

(bb) Side Street – 25 percent minimum

(cc) Service Street - none

(dd) At least 60 percent of the street-facing window area must provide views into the ground floor to a depth of at least four feet.

(iii) Entrance.

(aa) One entrance is required on the primary street.

(bb) An entrance is allowed on the side streets.

(cc) An entrance is allowed on service streets.

(6) Lot coverage. The maximum lot coverage is ~~60~~ 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. The maximum number of stories above grade is ~~four~~ eight. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (5).

(d) Off-street parking and loading.

(1) In general. Consult the use regulations (Division 51A-4.200) for the specific off- street parking and loading requirements for each use. Except as provided in this subsection, consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off- street parking and loading generally.

(2) ~~Parking setback. Required off-street parking is prohibited within 30 feet of the public street curb. Reserved.~~

(3) Parking screening.

(A) Required off-street parking must be screened from the street using the methods listed in Section 51A-4.301(f)(5).

(B) Required off-street parking must be screened from adjoining residential property by screening as described in Section 51A-4.301(f)(3).

(C) A perimeter landscape buffer strip complying with Section 51A-10.125(b)(1), "Perimeter Landscape Buffer Strip," must be provided on the residential side of any screening required by this subsection. Perimeter landscape buffer strip materials must comply with Section 51A-10.125(b)(7), "Buffer Plant Materials."

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. See Article X, except as modified by Section 51P-595.118, "Landscaping." (Ord. Nos. 24726; 27322; 28860)

SEC. 51P-595.114. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE ~~RS~~-MU REGIONAL ~~SERVICE~~ MIXED USE SUBDISTRICT.

(a) Main uses permitted.

(1) Agricultural uses.

-- ~~Community garden. Crop Production.~~
~~Market garden. [SUP]~~

(2) Commercial and business service uses.

-- Catering service.
-- Custom business services.
-- Electronics service center.
-- Job or lithographic printing. [3,500 square feet or less.]

(3) Industrial uses.

- Industrial (inside) for light manufacturing. ~~*[In R-MU(E)Enhanced only.]*~~

(4) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. *[SUP]*
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*
- Convent or monastery.
- Halfway house. *[SUP]*
- Hospital. *[RAR]*
- Library, art gallery, or museum.
- Public or private school. *[RAR]*

(5) Lodging uses.

- Hotel or motel. *[SUP]*

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) 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. *[SUP required for plasma or blood donation center.]*
- Office.

(8) Recreation uses.

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

-- Public park, playground, or golf course.

(9) Residential uses.

-- Duplex.

-- Handicapped group dwelling unit.

-- Live-work unit. ~~*[Only one dwelling unit per lot.]*~~

-- Multifamily. ~~*[Must be a component of a mixed use project. May not exceed 85 percent of the floor area.]*~~

-- Retirement housing. ~~*[Must be a component of a mixed use project. May not exceed 85 percent of the floor area.]*~~

-- Single Family

(10) Retail and personal service uses.

-- Alcoholic beverage establishments. [SUP]

-- Ambulance service. [RAR]

-- Animal shelter or clinic without outside run. [RAR]

-- Auto service center. [RAR]

-- Business school.

-- Car wash. [SUP]

-- Commercial amusement (inside). *[See Section 51A-4.210(b)(7). Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]*

-- Commercial parking lot or garage. [SUP]

-- Dry cleaning or laundry store.

-- Food or beverage store. *[SUP if less than 5,000 square feet.]*

-- Furniture store.

-- Home improvement center; lumber, brick, or building materials sales yard. [RAR]

-- Household equipment and appliance repair.

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

-- Motor vehicle fueling station.

-- Nursery, garden shop, or plant sales.

-- Outside sales. [SUP]

-- Personal service uses. *[Massage establishment and tattoo or body piercing studio prohibited.]*

-- Restaurant without drive-in or drive-through service. [RAR]

-- Restaurant with drive-in or drive-through service. [DIR]

-- Swap or buy shop. [SUP]

-- Theater.

-- Tobacco shop. [SUP]

-- Vehicle display, sales, and service. [RAR]

(11) Transportation uses.

- Commercial bus station and terminal. *[DIR]*
- Heliport. *[SUP]*
- Helistop. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution.]*

(12) Utility and public service uses.

- Electrical substation.
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4), "Local utilities."]*
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1), "Tower/antenna for cellular communication." Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]*
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

- Mini-warehouse. *[SUP]*
- Office showroom/warehouse. ~~*[In RS-MU(E) Enhanced only.]*~~
- Recycling buy-back center. *[SUP]*
- Recycling collection center. *[SUP]*
- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*
- ~~*Warehouse. [In RS-MU(E) Enhanced only.]*~~

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any area 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, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory use is not permitted in this subdistrict:

- Accessory outside storage.

(c) 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, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard. The minimum front yard is 15 feet.

(2) Side yard. The minimum side yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, ~~but if a setback is provided it must be at least 10 feet.~~

(3) Rear yard. The minimum rear yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, ~~but if a setback is provided it must be at least 10 feet.~~

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

(5) ~~Floor area ratio. The maximum floor area ratio is:~~

~~(A) — 1.5 for office uses;~~

~~(B) — 0.5 for retail uses;~~

~~(C) — 0.85 for residential uses; and~~

~~(D) — 1.5 for all uses combined. Reserved.~~

(6) Height.

(A) Residential proximity slope. If any portion of a structure is over ~~26~~ 45 feet in height, that portion may not be located above a 1-to-3 residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), the maximum structure height is ~~90~~ 200 feet.

(7) Lot coverage. The maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. No minimum lot size.

(9) Stories. The maximum number of stories above grade is ~~seven~~ **eighteen**. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (6).

(d) Off-street parking and loading.

(1) In general. Consult the use regulations (Division 51A-4.200) for the specific off- street parking and loading requirements for each use. Except as provided in this subsection, consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off- street parking and loading generally.

(2) ~~Parking setback. Required off-street parking is prohibited within 30 feet of the public street curb.~~ **Reserved.**

(3) Parking screening.

(A) Required off-street parking must be screened from the street using the methods listed in Sections 51A-4.301(f)(5).

(B) Required off-street parking must be screened from adjoining residential property by screening as described in Section 51A-4.301(f)(3).

(C) A perimeter landscape buffer strip complying with Section 51A-10.125(b)(1), "Perimeter Landscape Buffer Strip," must be provided on the residential side of any screening required by this subsection. Perimeter landscape buffer strip materials must comply with Section 51A-10.125(b)(7), "Buffer Plant Materials."

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. See Article X, except as modified by Section 51P-595.118, "Landscaping." (Ord. Nos. 24726; 27322; 28860)

SEC. 51P-595.114.1. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE F FORM SUBDISTRICTS.

(a) In general.

(1) Property within the F Form Subdistricts must be identified as Walkable Urban Mixed Use (WMU-3,-5,-8,-12,-20,-40), Walkable Urban Residential (WR-3,-5,-8,-12,-20,-40), Residential Transition (RTN). Property within the F Form Subdistricts may also be subject to the Shopfront Overlay (-SH), Height Map Overlay (-HM), or Parking Management Overlay (-PM).

(2) Except as provided in this section, see Article XIII, "Form Districts," for use regulations and development standards.

(3) If there is a conflict between the provision of this section and Article XIII, this section controls.

(b) Main uses permitted.

(1) The use regulations in this section must be read together with use categories in Section 51A-13.306. A use that is allowed for a particular development type in Section 51A-13.306 is allowed in this district only if it is also listed in this subsection. A specific use permit is required if it is required by either this subsection or Section 51A-13.306.

(2) Except as provided in this subsection, the following are the only main uses permitted in the F Form Subdistricts.

(A) Agricultural uses.

- ~~Community garden.~~ Crop Production.
- ~~Market garden.~~ [SUP]

(B) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.
- Job or lithographic printing. [3,500 square feet or less.]
- Medical or scientific laboratory. [SUP]

(C) Industrial uses.

None permitted.

(D) Institutional and community service uses.

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

- Child-care facility.
 - Church.
 - College, university, or seminary. *[SUP]*
 - Community service center. *[SUP]*
 - Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*
 - Convent or monastery.
 - Library, art gallery, or museum.
 - Public or private school. *[SUP]*
- (E) Lodging uses.
- Hotel or motel. *[SUP]*
- (F) Miscellaneous uses.
- Temporary construction or sales office.
- (G) Office uses.
- Alternative financial establishment. *[SUP]*
 - Financial institution without drive-in window.
 - Financial institution with drive-in window. *[SUP]*
 - Medical clinic or ambulatory surgical center. *[SUP required for plasma or blood donation center.]*
 - Office.
- (H) Recreation uses.
- Private recreation center, club, or area. *[SUP]*
 - Public park, playground, or golf course.
- (I) Residential uses.
- College dormitory, fraternity, or sorority house.
 - Duplex.
 - Group residential facility. *[SUP required if spacing component of Section 51A-4.209(b)(3) is not met.]*
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
 - Live-work unit. ~~*[Only one dwelling unit per lot.]*~~
 - Multifamily.
 - Retirement housing.
 - Single family.
- (J) Retail and personal service uses.

- Alcoholic beverage establishments. *[SUP]*
- Ambulance service. *[RAR]*
- Animal shelter or clinic without outside runs. *[RAR]*
- Auto service center. *[SUP]*
- Business school.
- Commercial amusement (inside). *[SUP]*
- Commercial parking lot or garage. *[SUP]*
- Dry cleaning or laundry store.
- Food or beverage store *[SUP if less than 5,000 square feet.]*
- Furniture store.
- General merchandise store.
- Home improvement center; lumber, brick, or building materials sales yard. *[DIR]*
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Massage establishment and tattoo or body piercing studio are prohibited.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[SUP]*
- Swap or buy shop. *[SUP]*
- Theater.
- Tobacco shop. *[SUP]*

(K) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP or city council resolution.]*

(L) Utility and public service uses.

- Electrical substation. *[SUP]*
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4), "Local utilities."]*
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication. *[See Section 51A- 4.212(10.1), "Tower/antenna for cellular communication." Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]*

(M) Wholesale, distribution, and storage uses.

- Mini-warehouse. *[SUP]*
- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*

(c) Alternative site plan.

(1) The alternative site plan process allows flexibility as necessary to meet the contingencies of development by allowing limited alteration to the building placement requirements of the form districts.

(2) Except as provided in this subsection, the provision of Section 51A-13.703 apply.

(3) Only the building setback requirements and parking setback requirements of the building placement provisions of the form districts may be altered by an alternative site plan.

(4) An application, on a form provided for that purpose, must be made to the director with a fee equal to the fee for an amendment to a specific use permit. The process for consideration and approval of an alternative site plan is the same as the process for amending a specific use permit.

(5) The city council shall approve an alternative site plan if the city council finds that the alternative site plan will:

(A) locate all proposed buildings as close as reasonably possible to the building placement requirements of the form districts, given the unique requirements of a development due to multiple street frontages, the size and depth of the lot, or the parking requirements of the proposed uses;

(B) contribute to, enhance, or promote walkable urban neighborhoods and pedestrian safety;

(C) compliment or be compatible with the surrounding development and community facilities; and

(D) not be detrimental to public health, safety or general welfare. (Ord. 28860)

(d) **Development Types – Single Family House**

(1) **In the WMU-3 subdistrict the Single Family House is allowed subject to**

SEC. 51P-595.108 of this ordinance.

(2) The design standards for the Single Family Home development type of Article XIII do not apply to the Single Family House development type in WMU-3.

SEC. 51P-595.115. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE ~~RSMU-C-REGIONAL~~ SERVICE MIXED USE ~~COMMERCIAL~~ SUBDISTRICT.

(a) Main uses permitted.

(1) Agricultural uses.

- ~~Community garden.~~ Crop Production.
- ~~Market garden. [SUP]~~

(2) Commercial and business service uses.

- Building repair and maintenance shop. [RAR]
- Catering service.
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing. [RAR]
- Labor hall. [SUP]
- Machine or welding shop. [RAR]
- Machinery, heavy equipment, or truck sales and service. [RAR]
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance. [RAR]

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

- Church.
- Public or private School (SUP)

(5) Lodging uses.

None permitted.

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

- Alternative financial establishment. [SUP]
- Financial institution without drive-in window.
- Financial institution with drive-in window. [RAR]
- Medical clinic or ambulatory surgical center. [SUP required for plasma or blood donation center.]
- Office.

(8) Recreation uses.

- Country club with private membership.
- Public park, playground, or golf course.

(9) Residential uses.

- Duplex.
- Handicapped group dwelling unit.
- Live-work unit. [Only one dwelling unit per lot.]
- Multi-Family.
- Single Family.

(10) Retail and personal service uses.

- Alcoholic beverage establishments. [SUP]
- Animal shelter or clinic with outside run. [SUP]
- Auto service center. [RAR]
- Business school.
- Car wash. [SUP]
- Commercial amusement (inside). [See Section 51A-4.210(b)(7). Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]
- Commercial amusement (outside). [DIR]
- Commercial parking lot or garage. [SUP]
- Home improvement center; lumber, brick, or building materials sales yard. [RAR]
- Household equipment and appliance repair.
- Motor vehicle fueling station.

- Nursery, garden shop or plant sales.
- Outside sales. *[SUP]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Swap or buy shop. *[SUP]*
- Taxidermist.
- Vehicle display, sales, and service. *[RAR]*

(11) Transportation uses.

- Heliport. *[SUP]*
- Helistop. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution.]*

(12) Utility and public service uses.

- Electrical substation.
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4), "Local utilities."]*
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication. *[See section 51A-4.212(10.1), "Tower/antenna for cellular communication." Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]*
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

- Building mover's temporary storage yard. *[SUP]*
- Contractor's maintenance yard. *[RAR]*
- Freight terminal. *[RAR]*
- Manufactured building sales lot. *[RAR]*
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage (with visual screening). *[RAR]*
- Recycling buy-back center. *[SUP]*
- Recycling collection center. *[SUP]*
- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

- Vehicle storage lot. [SUP]
- Warehouse. [RAR]

(b) Accessory uses. As a general rule, an accessory use is permitted in any area 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, “Accessory Uses.” For more information regarding accessory uses, consult Section 51A-4.217.

(c) 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, “Yard, Lot, and Space Regulations.” In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard. The minimum front yard is 15 feet.

(2) Side yard. The minimum side yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, ~~but if a setback is provided it must be at least 10 feet.~~

(3) Rear yard. The minimum rear yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, ~~but if a setback is provided it must be at least 10 feet.~~

(4) ~~Floor area ratio. The maximum floor area ratio is:~~

~~(A) 1.0 for office uses;~~

~~(B) 0.5 for retail uses; and~~

~~(C) 1.0 for all uses combined.~~

(5) Height.

(A) ~~Residential proximity slope. If any portion of a structure is over~~

~~26 feet in height, that portion may not be located above a 1 to 3 residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height. Reserved.~~

(B) Maximum height. Unless further restricted under Subparagraph (A), the maximum structure height is 45 feet.

(6) Lot coverage. The maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. The maximum number of stories above grade is three. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (5).

(d) Off-street parking and loading.

(1) In general. Consult the use regulations (Division 51A-4.200) for the specific off- street parking and loading requirements for each use. Except as provided in this subsection, consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off- street parking and loading generally.

(2) ~~Parking setback. Required off-street parking is prohibited within 30 feet of the public street curb. Reserved.~~

(3) Parking screening.

(A) Required off-street parking must be screened from the street using the methods listed in Section 51A-4.301(f)(5).

(B) Required off-street parking must be screened from adjoining residential property by screening as described in Section 51A-4.301(f)(3).

(C) A perimeter landscape buffer strip complying with Section 51A-10.125(b)(1), "Perimeter Landscape Buffer Strip," must be provided on the residential side of any screening required by this subsection. Perimeter landscape buffer strip materials must comply with Section 51A-10.125(b)(7), "Buffer Plant Materials."

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. See Article X, except as modified by Section 51P-595.118, "Landscaping." (Ord. Nos. 24726; 27322; 28860)

**SEC. 51P-595.116. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN THE ~~RS-IMU REGIONAL-SERVICE~~ INDUSTRIAL
MIXED USE SUBDISTRICT.**

(a) Main uses permitted.

(1) Agricultural uses.

- ~~Community garden.~~ Crop Production.
- ~~Market garden.~~ [SUP]

(2) Commercial and business service uses.

- Building repair and maintenance shop. [RAR]
- Bus or rail transit vehicle maintenance or storage facility.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing. [RAR]
- Labor hall. [SUP]
- Machine or welding shop. [RAR]
- Machinery, heavy equipment, or truck sales and service. [RAR]
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance. [RAR]

(3) Industrial uses.

- Industrial (inside) not potentially incompatible. [RAR]
- Industrial (inside) potentially incompatible. [SUP]
- Industrial (inside) for light manufacturing.
- Industrial (outside) not potentially incompatible. [SUP]

(4) Institutional and community service uses.

- Church.
- Public or private school [SUP]

(5) Lodging uses.

None permitted.

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

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

(8) Recreation uses.

- Country club with private membership.
- Public park, playground, or golf course.

(9) Residential uses.

- Duplex.
- Handicapped group dwelling unit.
- Live-work unit. ~~{Only one dwelling unit per lot.}~~
- Multi Family.
- Single Family.

(10) Retail and personal service uses.

- Car wash. [SUP]
- Motor vehicle fueling station.
- Nursery, garden shop or plant sales.
- Pawn shop.
- Vehicle display, sales, and service. [RAR]

(11) Transportation uses.

- Heliport. [SUP]
- Helistop. [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center. [By SUP or city council resolution.]

(12) Utility and public service uses.

- Electrical substation.
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4), "Local utilities."]*
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

- Auto auction.
- Building mover's temporary storage yard. *[SUP]*
- Contractor's maintenance yard. *[RAR]*
- Freight terminal. *[RAR]*
- Manufactured building sales lot. *[RAR]*
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage (with visual screening). *[RAR]*
- Recycling buy-back center. *[SUP]*
- Recycling collection center. *[SUP]*
- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2) (E) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3) (E) are not satisfied.]*
- Warehouse. *[RAR]*

(b) Accessory uses. As a general rule, an accessory use is permitted in any area 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, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(c) 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, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard. The minimum front yard is 15 feet.

(2) Side yard. The minimum side yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases. ~~but if a setback is provided it must be at least 10 feet.~~

(3) Rear yard. The minimum rear yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases. ~~but if a setback is provided it must be at least 10 feet.~~

(4) ~~Floor area ratio. The maximum floor area ratio is:~~

~~(A) 1.0 for office uses;~~

~~(B) 0.5 for retail uses; and~~

~~(C) 1.0 for all uses combined. Reserved.~~

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over ~~2645~~ feet in height, that portion may not be located above a 1-to-3 residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), the maximum structure height is 70 feet.

(6) Lot coverage. The maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. The maximum number of stories above grade is ~~five~~ six. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (5).

(d) Off-street parking and loading.

(1) In general. Consult the use regulations (Division 51A-4.200) for the specific off- street parking and loading requirements for each use. Except as provided in this subsection, consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off- street parking and loading generally.

~~(2) Parking setback. Required off-street parking is prohibited within 30 feet of the public street curb. Reserved.~~

(3) Parking screening.

(A) Required off-street parking must be screened from adjoining residential property by screening as described in Section 51A-4.301(f)(3).

(B) A perimeter landscape buffer strip complying with Section 51A-10.125(b)(1), “Perimeter Landscape Buffer Strip,” must be provided on the residential side of any screening required by this subsection. Perimeter landscape buffer strip materials must comply with Section 51A-10.125(b)(7), “Buffer Plant Materials.”

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. See Article X, except as modified by Section 51P-595.118, “Landscaping.” (Ord. Nos. 24726; 27322; 28860)

~~**SEC. 51P-595.117. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE P(A) PARKING SUBDISTRICT.**~~

~~(a) Main uses permitted. The uses permitted in this subdistrict are the same as those uses permitted in the P(A) Parking District, subject to the same conditions applicable in the P(A) Parking District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the P(A) Parking District only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the P(A) Parking District is subject to DIR in this subdistrict; etc.~~

~~(b) Accessory uses. None permitted.~~

~~(c) Parking screening.~~

~~(1) Required off-street parking must be screened from adjoining residential property by screening as described in Section 51A-4.301(f)(3).~~

~~(2) A perimeter landscape buffer strip complying with Section 51A-10.125(b)(1), “Perimeter Landscape Buffer Strip,” must be provided on the residential side of any screening required by this subsection. Perimeter landscape buffer strip materials must~~

comply with Section 51A-10.125(b)(7), “Buffer Plant Materials.”

~~(d) — Additional provisions.~~

~~(1) — The parking subdistrict must be either contiguous to or perpendicularly across from an adjoining street or alley from a main use.~~

~~(2) — The owner of a lot in a parking subdistrict contiguous to a residential subdistrict or an A, A(A), R, R(A), D, D(A), TH, TH(A), CH, MF, MF(A), MH, or MH(A) district shall provide and maintain a minimum front yard of ten feet.~~

~~(3) — See Subsection 51A-4.302(b) for procedures for establishing a parking subdistrict. (Ord. 24726)~~

SEC. 51P-595.117.1. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 1.

(a) Subarea A.

(1) Main uses permitted.

(A) Except as provided in this paragraph, the only main uses permitted are those main uses permitted in the FWMU-5 Walkable Urban Mixed Use Form Subdistrict, subject to the same conditions applicable in the FWMU-5 Walkable Urban Mixed Use Form Subdistrict, as set out in Section 51P-595.114.1. For example, a use permitted in the FWMU-5 Walkable Urban Mixed Use Form Subdistrict only by specific use permit (SUP) is permitted in this subarea only by SUP; a use subject to development impact review (DIR) in the FWMU-5 Walkable Urban Mixed Use Form Subdistrict is subject to DIR in this subarea; etc.

(B) The following additional main uses are permitted by right:

- Alcoholic beverage establishment.
- Commercial amusement (inside).
- Community service center.
- Public or private school.
- Restaurant without drive-in or drive-through service.

(C) Residential uses are prohibited.

(2) Accessory uses.

(A) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique

nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(B) The following accessory uses are allowed in conjunction with a theater, and the floor area restrictions in Section 51A-4.217(a)(3) do not apply:

- Alcoholic beverage establishment.
- Commercial amusement (inside).
- Community service center.
- Office.
- Public or private school.
- Restaurant without drive-in or drive-through service.

(3) Development standards for a theater and accessory uses operating in conjunction with a theater.

(A) Street designations.

(i) Central Expressway and Martin Luther King, Jr. Boulevard are designated as primary streets.

(iv) Harwood Street and Peabody Avenue are designated as side streets.

(B) Mixed use shopfront development type. A theater is considered a Mixed Use Shopfront development type.

(i) Front setback area.

(aa) Martin Luther King, Jr. Boulevard. If there is either head-in on-street parking on Martin Luther King, Jr. Boulevard in existence as of May 22, 2024 or publicly accessible open space adjacent to Martin Luther King, Jr. Boulevard, no minimum or maximum front setback is required.

(bb) Central Expressway. No minimum front setback. Maximum front setback is 19 feet.

(cc) Harwood Street. No minimum front setback. Maximum front setback is 27 feet.

(ii) Required street frontage.

(aa) Martin Luther King, Jr. Boulevard. No required street frontage.

85 percent. (bb) Central Expressway. The required street frontage is

(cc) Harwood Street. No maximum street frontage is required where there is publicly accessible open space adjacent to the street.

(dd) Open space lot. The required street frontage for the development that shares an artificial lot line with an open space lot development type is 84 percent.

(iii) Ground story transparency.

(aa) Martin Luther King, Jr. Boulevard. The required ground story transparency is 35 percent.

(bb) Central Expressway. The required ground story transparency is 18 percent.

(cc) Harwood Street. The required ground story transparency is 15 percent.

(dd) Open space lot. The required ground story transparency for the development that shares an artificial lot line with an open space lot development type is 45 percent.

(iv) Upper story transparency. No upper story transparency is required.

(v) Story height.

(aa) No minimum or maximum ground story height is required.

(bb) No minimum or maximum upper story height is required.

(vi) Blank wall area.

(aa) No maximum blank wall area on Martin Luther King, Jr. Boulevard or Central Expressway.

(bb) No horizontal facade articulation is required.

(4) Front setback area for open space lot development type. For Harwood Street and Peabody Avenue, except for the area containing the three handicapped parking

spaces, the required front setback is 10 feet.

(b) Subarea B.

(1) Main uses permitted.

(A) Except as provided in this paragraph, the only main uses permitted are those main uses permitted in the FWMU-5 Walkable Urban Mixed Use Form Subdistrict, subject to the same conditions applicable in the FWMU-5 Walkable Urban Mixed Use Form Subdistrict, as set out in Section 51P-595.114.1. For example, a use permitted in the FWMU-5 Walkable Urban Mixed Use Form Subdistrict only by specific use permit (SUP) is permitted in this subarea only by SUP; a use subject to development impact review (DIR) in the FWMU-5 Walkable Urban Mixed Use Form Subdistrict is subject to DIR in this subarea; etc.

(B) Residential uses are prohibited.

(2) Yard, lot, and space regulations. The yard, lot and space regulations for the FWMU-5 Walkable Urban Mixed Use Form Subdistrict apply.

(c) Off-street parking and loading. No off-street parking is required.

(d) Environmental performance standards. See Article VI.

(e) Landscaping.

(1) Except as provided in this subsection, see Article X, except as modified by Section 51P-595.118, “Landscaping.”

(2) All required trees within Subarea A must be located no closer than 2.5 feet from the pavement.

(3) The director has the authority to waive Article X requirements when the built conditions existing as of May 22, 2024, do not allow for conformance with Article X.

(4) The portion of the subdistrict that fronts Martin Luther King, Jr. Boulevard and Central Expressway are exempted from Article X requirements.

(5) Plant materials must be maintained in a healthy, growing condition.

(6) A commercial parking lot or garage must comply only with the street buffer set forth in Article X, except for the portion of the district fronting Martin Luther King, Jr. Boulevard.

(f) Pedestrian amenities. The following pedestrian amenities are required along the

street frontages, except Central Expressway:

- (1) Two benches.
- (2) Two trash cans.
- (3) Pedestrian-scale lighting.

(4) One bicycle rack that provides parking for at least five bicycles. This bicycle rack may count towards the minimum bicycle parking requirements.

(g) Sidewalks.

(1) In general. Except as provided in this subsection, minimum six-foot-wide unobstructed sidewalks are required along public streets.

(2) Martin Luther King, Jr. Boulevard. A minimum five-foot-wide unobstructed sidewalk is required. (Ord. 32744)

SEC. 51P-595.117.12. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 2.

(a) Main uses permitted. The only main uses permitted are those main uses permitted in the ~~RSMU-C Regional~~ Service ~~Mixed Use Commercial~~ Subdistrict, subject to the same conditions applicable in the ~~RS-C Regional~~ Service ~~Commercial~~ Subdistrict, as set out in Section 51P-595.115. For example, a use permitted in the ~~RSMU-C Regional~~ Service ~~Mixed Use Commercial~~ Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the ~~RSMU-C Regional~~ Service ~~Mixed Use Commercial~~ Subdistrict is subject to DIR in this district; etc.

(b) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(c) 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 in Division 51A- 4.400. If there is a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) In general. Except as provided in this subsection, the yard, lot, and space regulations for the ~~RSMU-C Regional~~ Service ~~Mixed Use Commercial~~ Subdistrict apply.

(2) Floor area ratio. Maximum floor area ratio is 3.0.

(3) Height. Unless further restricted by Section 51P-595.115(c)(5)(A), the maximum structure height is 60 feet.

(4) Stories. Maximum number of stories above grade is five. This provision does not apply to parking garages, but parking garages must comply with the height regulations in Paragraph (3) of this subsection.

(d) Off-street parking and loading.

(1) In general. Except as provided in this subsection, consult the use regulations in Division 51A-4.200 for the specific off- street parking and loading requirements for each use and Division 51A-4.300 for information regarding off-street parking and loading generally.

(2) Parking setback. Required off-street parking is prohibited within 10 feet of the public street curb.

(3) Surface parking. If provided, surface parking between a building and Cesar Chavez Boulevard must have a maximum depth of 45 feet.

(4) Off-street loading. Off-street loading areas for a mini-warehouse use must be recessed within the building and screened on a minimum of three sides.

(e) Design standards. The following design standards are required for a mini-warehouse use:

(1) Urban form setback. Any portion of a structure above 54 feet in height and along Cesar Chavez Boulevard must have an additional 20-foot urban form front yard setback.

(2) Transparency.

(A) A minimum transparency of 30 percent must be provided for the ground level facade at or below 10 feet in height and facing Cesar Chavez Boulevard.

(B) A minimum transparency of 20 percent must be provided for the upper level facades above 10 feet in height.

(3) Facade articulation. Blank facades longer than 30 feet are prohibited. Where blank facades occur, horizontal or vertical articulation is required, such as:

(A) An offset, reveal, recess, or projection;

(B) Architectural details such as columns, pilasters, raised bands, or cornices;

(C) Increased transparency;

(D) Variations in fenestration or building massing;

- (E) Canopies;
- (F) Awnings;
- (G) Windows or doors;
- (H) Change in building materials; or

(I) Mural or paint-applied decorative material. A mural or paint-applied decorative material may be provided for facade articulation, subject to the following:

(i) A mural or paint-applied decorative material must not extend more than 75 linear feet without an additional facade articulation;

(ii) No more than 60 percent of the total facade length may contain the mural or paint-applied decorative material; and

(iii) At least one additional articulation element in Paragraph (3) is provided.

(4) Building entrances.

(A) A minimum of one building entrance is required along Cesar Chavez Boulevard and must provide:

- (i) controlled pedestrian ingress and egress to a building; and
- (ii) a minimum transparency of 50 percent.

(B) Additional building entrances are permitted along other public rights of way, pedestrian areas, or parking areas.

(C) An angled pedestrian entrance may be provided at the corner of a building along the public right of way frontage, provided a minimum of one entry is provided along Cesar Chavez Boulevard.

(D) A required fire exit door with no transparency may be provided on any frontage.

(5) Public sidewalk and street trees.

(A) A minimum six-foot-wide unobstructed sidewalk is required along Cesar Chavez Boulevard.

(B) A minimum six-foot-wide planting area is required between Cesar Chavez Boulevard and the sidewalk.

(C) A minimum three-foot-wide planting area is required between the sidewalk along Cesar Chavez Boulevard and an internal drive aisle.

(D) Street trees are required a minimum of 30 foot on center along each public right-of-way.

(6) Lighting.

(A) Exterior lighting sources must be oriented down and onto the property they light and away from any adjacent property. Exterior lighting sources that are positioned up and oriented onto the building facade are permitted.

(B) Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 footcandles must be provided along public sidewalks and adjacent to the public right-of-way.

(f) Environmental performance standards. See Article VI.

(g) Landscape regulations. See Article X, except as modified by Section 51P-595.118, "Landscaping." (Ord. 32936)

SEC. 51P-595.117.23. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 3.

(a) Main uses permitted.

(1) Agricultural uses.

-- ~~Community garden.~~ Crop Production.

-- ~~Market garden.~~ [SUP]

(2) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.
- Job or lithographic printing.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

- Child or adult care facility. [SUP]

- Church.
 - Community service center.
 - Public or private school.
- (5) Lodging uses.
- None permitted.
- (6) Miscellaneous uses.
- Temporary construction or sales office.
- (7) Office uses.
- Financial institution without drive-in window.
 - Medical clinic or ambulatory surgical center.
 - Office.
- (8) Recreation uses.
- Private recreation center, club, or area. *[SUP]*
 - Public park, playground, or golf course. *[SUP required for golf course]*
- (9) Residential uses.
- Duplex.
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met]*
 - Live-work unit.
 - Multifamily. *[No minimum space required between exterior walls.]*
 - Single-family.
- (10) Retail and personal service uses.
- Alcoholic beverage establishments. *[SUP] [See Section 51A-4.201(b)(4)]*
 - Animal shelter or clinic without outside run. *[SUP]*
 - Commercial amusement (inside). *[SUP]*
 - Dry cleaning or laundry store.
 - Food or beverage store. *[SUP]*
 - General merchandise or food store 3,500 square feet or less.
 - Nursery, garden shop, or plant sales. *[SUP]*
 - Outside sales. *[SUP]*
 - Personal service uses. *[Massage establishment limited to an*

- accessory use. Tattoo or body piercing studio is prohibited]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Theater. *[SUP]*

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Local utilities. *[SUP]*
- Tower/antenna for cellular communication. *[SUP]*
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

None permitted.

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory use is permitted by right:

- Accessory community center (private).

(c) 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 in Division 51A-4.400. If there is a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard. Minimum front yard is 15 feet.

(2) Side and rear yard. Minimum side and rear yard is 10 feet.

(3) Density. No maximum dwelling unit density.

(4) Floor area ratio. Maximum floor area ratio is 1.5 for all non-residential uses

combined.

(5) Height. Maximum height is 45 feet.

(6) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking

structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. For the purposes of lot coverage, Subdistrict 3 is considered one lot.

(7) Lot size. No minimum lot size.

(8) Stories. Maximum number of stories above grade is three.

(d) Off-street parking and loading.

(1) In general.

(A) Except as provided in this subsection, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

~~(B) For a market garden use, none required. Reserved.~~

(C) For the purposes of off-street parking and loading requirements, Subdistrict 3 is considered one lot.

(2) On-street parking.

(A) Except as provided in this paragraph, on-street parking spaces that abut the building site may be counted as a reduction in the off-street parking requirement of the use adjacent to the on-street parking space.

(B) On-street parking space must be striped in accordance with standard city specifications.

(C) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement for a mixed use development.

(D) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that the parking space is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of the parking space ($8 / 24 = 1/3$). The total number of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(e) Environmental performance standards. See Article VI.

(f) Landscaping.

(1) Except as provided in Section 51P-595.117.3(g)(3)(B), "Pedestrian Trail," see Article X, except as modified by Section 51P-595.118, "Landscaping."

(2) For the purposes of landscape regulations, Subdistrict 3 is treated as one lot.

(g) Design standards.

(1) Sidewalks.

(A) A minimum unobstructed sidewalk width of six feet is required along all public streets.

(B) Sidewalks must be continuous and level across all driveways and curb cuts and designed to be at the same grade as the existing sidewalk subject to approval by the director.

(C) At the intersection of each driveway with a sidewalk or pedestrian path, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

(2) Internal connectivity. All units must have access to the pedestrian trail or a public sidewalk through a continuous pedestrian path.

(3) Open space and pedestrian trail.

(A) Open space.

(i) A minimum of 8,000 square feet of contiguous open space is required.

(ii) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of windowsills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

(iii) Open space may contain primarily grass, vegetation, or open water or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

(iv) Open space may be provided at grade, below grade, or above grade by an outside roof deck, rooftop garden, playground area, pool area, patio, or similar type of outside common area.

(v) Except for emergency and grounds maintenance vehicles, operation or parking of vehicles within on-site open space is prohibited.

(vi) Parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space

requirement.

(vii) Open space must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.

(B) Pedestrian trail. A minimum 10-foot-wide pedestrian trail with a five-foot landscape buffer must be provided along the northwest property line along the Peak Creek channel. The five-foot landscape buffer may consist of a linear bioswale to aid stormwater management in lieu of landscaping. (Ord. 33293)

SEC. 51P-595.118. LANDSCAPING.

(a) In general. The regulations in this section must be read together with the regulations contained in Article X, "Landscape and Tree Preservation Regulations." In the event of a conflict between this section and Article X, this section controls.

(b) Front yard landscaping. If a 15-foot front yard is provided in the NMUC Neighborhood ~~Mixed Use Commercial~~ Subdistrict or the CMUC Community ~~Mixed Use Commercial~~ Subdistrict, it must be landscaped as follows:

(1) At least 40 percent of the front yard must be landscaped with trees, shrubs, or a combination of trees and shrubs that have the potential to attain a minimum height of 30 inches within a three-year time period.

(2) One tree having a caliper of at least three and one-half inches, or two trees each having a caliper of at least one and one-half inches, must be provided in the front yard for each 30 feet of lot frontage, exclusive of driveways, visibility triangles, and points of ingress or egress.

(3) No more than 60 percent of the front yard may be landscaped with walkways, plazas, courtyards, or other non-plant decorative landscape features.

(4) An underground irrigation system must be provided in the front yard. (Ord. 24726)

SEC. 51P-595.119. SIGNS.

(a) Residential. Signs within the residential subdistricts must comply with the provisions for non-business zoning districts contained in Article VII, "Sign Regulations."

(b) Mixed Use Nonresidential. Except as provided in this section, signs within the ~~mixed use nonresidential~~ subdistricts must comply with the provisions for business zoning districts

contained in Article VII, “Sign Regulations.”

(c) Subdistrict 1.

(1) The marquee sign in Subarea A existing on May 22, 2024, is permitted and does not count towards the calculation for attached signage.

(2) The pylon sign existing on May 22, 2024, located on the east side of City Block 7/1144 in Subarea B is allowed to be replaced as needed, but cannot exceed the existing height, area, or configuration. (Ord. Nos. 24726; 32744)

SEC. 51P-595.120. ADDITIONAL PROVISIONS.

(a) Property within the district must be properly maintained in a state of good repair and neat appearance.

~~(b) Nonresidential Except as provided in this section, signs within the nonresidential subdistricts must comply with the provisions for business zoning districts contained in Article VII, “Sign Regulations.” Reserved.~~

(c) Outside storage areas must be screened from the public right-of-way. See Section 51A- 4.602(b), “Required Screening.” (Ord. Nos. 24726; 26102)

SEC. 51P-595.121. SIDEWALKS.

(a) Sidewalks are required in this Planned Development.

SEC. 51P-595.122. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24726; 26102)

**Existing – To Be Replaced
PD 595 Exhibit A – Land Use Chart:**

Exhibit 595A – Land Use Chart

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For use regulations for the R(A), D(A), TH(A), and MF(A) residential Subdistricts consult Sections 51P-595.106 through 51P-595.111 of this Chapter and the use regulations in Section 51A-4.200. For development standards for the F, Form Subdistrict, consult Section 51P-595-114.1 of this Chapter and Article XIII of Chapter 51A.

PLEASE NOTE: The use charts on the following pages are intended for use as a guide only. It is necessary to review the text of this Chapter and Section 51A-4.200 of Chapter 51A for specific regulations.

LEGEND

NC	Neighborhood Commercial
CC	Community Commercial
RS-MU	Regional Service – Mixed Use
RS-C	Regional Service – Commercial
RS-I	Regional Service - Industrial

	Use prohibited
◆	Use permitted by right
R	Use permitted subject to residential adjacency review
D	Use permitted subject to development impact review
S	Use permitted by specific use permit
◇	Use permitted subject to size, height or other restrictions, and may require a specific use permit (See subdistrict regulations in this article and use regulations in 51A-4.200)
+	Use permitted by right in designated enhanced subdistricts only (See subdistrict regulations in this ordinance)
*	Use permitted by specific use permit in enhanced subdistricts only (See subdistrict regulations in this article)

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Exhibit 595A – Land Use Chart 123031

SUB-DISTRICTS	NC	CC	RS-MU	RS-C	RS-I
LAND USES					
Agricultural					
Animal production					
Commercial stable					
Community Garden	◆	◆	◆	◆	◆
Crop production					
Market Garden	S	S	S	S	S
Private stable					
Commercial and Business Service					
Building repair and maintenance shop				R	R
Bus or rail transit vehicle maintenance or storage facility					◆
Catering service	S	◆	◆	◆	
Commercial cleaning or laundry plant					
Custom business services		◆	◆	◆	
Custom woodworking, furniture construction, or repair				◆	◆
Electronics service center		◆	◆	◆	◆
Job or lithographic printing		◆	◆	R	R
Labor hall				S	S
Machine or welding shop				R	R
Machinery, heavy equipment, or truck sales and service				R	R
Medical or scientific laboratory		S		◆	◆
Technical school				◆	◆
Tool or equipment rental				◆	◆
Vehicle or engine repair or maintenance				R	R
Industrial					
Industrial (inside) not potentially incompatible					R
Industrial (inside) for potentially incompatible					S
Industrial (inside) for light manufacturing			+		◆
Industrial (outside) not potentially incompatible					S
Industrial (outside) potentially incompatible					
Medical/infectious waste incinerator					
Metal salvage facility					

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Exhibit 595A – Land Use Chart

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SUB-DISTRICTS LAND USES	NC	CC	RS-MU	RS-C	RS-I
Mining					
Municipal waste incinerator					
Organic compost recycling facility					
Outside salvage or reclamation					
Pathological waste incinerator					
Temporary concrete or asphalt batching plant					
Institutional and Community Service					
Adult day care facility	◆	◆	◆		
Cemetery or mausoleum		S	S		
Child-care facility	◆	◆	◆		
Church	◆	◆	◆	◆	◆
College, university, or seminary		S	◆		
Community service center	S	S	◆		
Convalescent and nursing homes, hospice care, and related institutions		S	S		
Convent or monastery		◆	◆		
Foster home					
Halfway house			S		
Hospital			R		
Library, art gallery, or museum	◆	◆	◆		
Public or private school	S	S	◆		
Lodging					
Hotel or motel		S	S		
Lodging or boarding house					
Overnight general purpose shelter					
Miscellaneous					
Carnival or circus (temporary)					
Hazardous waste management facility					
Placement of fill material					
Temporary construction or sales office	◆	◆	◆	◆	◆
Office					
Alternative financial establishment		S	S	S	S
Financial institution without drive-in window	◆	◆	◆	◆	◆
Financial institution with drive-in window		D	D	R	R

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Exhibit 595A – Land Use Chart 123031

SUB-DISTRICTS LAND USES	NC	CC	RS-MU	RS-C	RS-I
Medical clinic or ambulatory surgical center	◆	◆	◆	◆	◆
Office	◆	◆	◆	◆	◆
Recreation					
Country club with private membership			◆	◆	◆
Private recreation center, club, or area	S	S	◆		
Public park, playground, or golf course	◆	◆	◆	◆	◆
Residential					
College dormitory, fraternity or sorority house					
Duplex					
Group residential facility					
Handicapped group dwelling unit					
Live-work unit (only one unit per lot)	◆	◆	◆	◆	◆
Manufactured home park, manufactured home subdivision, or campground					
Multifamily			◆		
Residential hotel					
Retirement housing			◆		
Single family					
Retail and Personal Service					
Alcoholic beverage establishments		S	S	S	
Ambulance service		R	R		
Animal shelter or clinic without outside run		R	R		
Animal shelter or clinic with outside run				S	
Auto service center	*	S	R	R	
Business school		◆	◆	◆	
Car wash			S	S	S
Commercial amusement (inside)		S	◆	◆	
Commercial amusement (outside)				D	
Commercial parking lot or garage	S	S	S	S	
Drive-in theater					
Dry cleaning or laundry store	◆	◆	◆		
Food or beverage store		◆	◆		
Furniture store	◆	◆	◆		

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Exhibit 595A – Land Use Chart 123031

SUB-DISTRICTS	NC	CC	RS-MU	RS-C	RS-I
LAND USES					
General merchandise store	◆	◆	◆		
Home improvement center; lumber, brick, or building materials sales yard		D	R	R	
Household equipment and appliance repair		◆	◆	◆	
Massage establishment and tattoo or body piercing studio					
Liquor store		+			
Mortuary, funeral home, or commercial wedding chapel	S	◆	◆		
Motor vehicle fueling station	*	◆	◆	◆	◆
Nursery, garden shop, or plant sales		◆	◆	◆	◆
Outside sales			S	S	
Pawn shop					◆
Personal service uses (other than massage establishment and tattoo or body piercing studio)	◆	◆	◆		
Restaurant without drive-in or drive-through service	R	R	R	R	
Restaurant with drive-in or drive-through service		D	D	D	
Surface parking					
Swap or buy shop		S	S	S	
Taxidermist				◆	
Temporary retail use					
Theater		◆	◆		
Tobacco shop		S	S		
Vehicle display, sales, and service		S	R	R	R
Transportation					
Airport or landing field					
Commercial bus station and terminal			D		
Heliport			S	S	S
Helistop			S	S	S
Private street or alley					
Railroad passenger station					
Railroad yard, roundhouse, or shops					
STOL (short takeoff or landing port)					
Transit passenger shelter	◆	◆	◆	◆	◆

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Exhibit 595A – Land Use Chart

123031

SUB-DISTRICTS	NC	CC	RS-MU	RS-C	RS-I
LAND USES					
Transit passenger station or transfer center		S	S	S	S
Utility and Public Service					
Commercial radio or TV transmitting station					
Electrical generating plant					
Electrical substation		S	◆	◆	◆
Local utilities	◆	◆	◆	◆	◆
Police or fire station	S	◆	◆	◆	◆
Post office	S	◆	◆	◆	◆
Radio, television, or microwave tower					
Refuse transfer station					
Sanitary landfill					
Sewage treatment plant					
Tower/antenna for cellular communication	S	◆	◆	◆	◆
Utility or government installation other than listed			S	S	S
Water treatment plant					
Wholesale, Distribution, and Storage					
Auto auction					◆
Building mover's temporary storage yard				S	S
Contractor's maintenance yard				R	R
Freight terminal				R	R
Livestock auction pens or sheds					
Manufactured building sales lot				R	R
Mini-warehouse		S	S	◆	◆
Office showroom/warehouse			+	◆	◆
Outside storage (with visual screening)				R	R
Outside storage (without visual screening)					
Petroleum product storage and wholesale					
Recycling buy-back center			S	S	S
Recycling collection center			S	S	S
Recycling drop-off container		◆	◆	◆	◆

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Exhibit 595A – Land Use Chart 123031

SUB-DISTRICTS	NC	CC	RS-MU	RS-C	RS-I
LAND USES					
Recycling drop-off for special occasion collection				◆	◆
Sand, gravel, or earth sales and storage					
Trade center					
Vehicle storage lot				S	
Warehouse			+	R	R

Accessory Uses

For accessory use regulations see the subdistrict regulations in this Article and use regulations in 51A-4.200.

**Proposed
PD 595 Exhibit A – Land Use Chart:**

Exhibit 595A – Land Use Chart

For use regulations for the SD-7.5, SD-5, SD-D, TH(A), CH, and MF(A) residential subdistricts consult Sections 51P-595.106 through 51P-595.111 of this Chapter and the use regulations in Section 51A-4.200. For development standards for the F, Form Subdistrict, consult Section 51P-595-114.1 of this Chapter and Article XIII of Chapter 51A.

PLEASE NOTE: The use charts on the following pages are intended for use as a guide only. It is necessary to review the text of this Chapter and Section 51A-4.200 of Chapter 51A for specific regulations.

LEGEND

NMU	Neighborhood Mixed Use
CMU	Commercial Mixed Use
RMU	Regional Mixed Use
SMU	Service Mixed Use
IMU	Industrial Mixed Use

LEGEND

	Use prohibited
◆	Use permitted by right
R	Use permitted subject to residential adjacency review
D	Use permitted subject to development impact review
S	Use permitted by specific use permit
◆	Use permitted subject to size, height, or other restrictions, and may require a specific use permit (See subdistrict regulations in this article and use regulations in 51A-4.200)

Exhibit 595A – Land Use Chart

LAND USE	NMU	CMU	RMU	SMU	IMU
Agricultural					
Animal production					
Commercial stable					
Crop production	◆	◆	◆	◆	◆
Private stable					
Commercial & Business Services					
Building repair and maintenance shop				R	R
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		◆	◆	R	R
Labor hall				S	S
Machine or welding shop				R	R
Machinery, heavy equipment, or truck sales and service				R	R
Medical or scientific laboratory		S		◆	◆
Technical school				◆	◆
Tool or equipment rental				◆	◆
Vehicle or engine repair or maintenance				R	R
Industrial					
Industrial (inside) not potentially incompatible					R
Industrial (inside) for potentially incompatible					S
Industrial (inside) for light manufacturing			◆		◆
Industrial (outside) not potentially incompatible					S
Industrial (outside) potentially incompatible					
Medical/infectious waste incinerator					
Metal salvage facility					
Mining					
Municipal waste incinerator					
Organic compost recycling facility					
Outside salvage or reclamation					
Pathological waste incinerator					

Exhibit 595A – Land Use Chart

Temporary concrete or asphalt batching plant					
Institutional & Community Service					
Adult day care facility	◆	◆	◆		
Cemetery or mausoleum		S	S		
Child-care facility	◆	◆	◆		
Church	◆	◆	◆	◆	◆
College, university, or seminary		S	◆		
Community service center	S	◆	◆		
Convalescent and nursing homes, hospice care, and related institutions		S	S		
Convent or monastery		◆	◆		
Foster home					
Halfway house			S		
Hospital			R		
Library, art gallery, or museum	◆	◆	◆		
Public or private school	S	S	R	S	S
Lodging					
Hotel or motel		S	S		
Lodging or boarding house					
Overnight general purpose shelter					
Miscellaneous					
Carnival or circus (temporary)					
Hazardous waste management facility					
Placement of fill material					
Temporary construction or sales office	◆	◆	◆	◆	◆
Office					
Alternative financial establishment		S	S	S	S
Financial institution without drive-in window	◆	◆	◆	◆	◆
Financial institution with drive-in window		D	D	R	R
Medical clinic or ambulatory surgical center	◆	◆	◆	◆	◆
Office	◆	◆	◆	◆	◆
Recreation					
Country club with private membership			◆	◆	◆
Private recreation center, club, or area	S	S	◆		
Public park, playground, or golf course	◆	◆	◆	◆	◆
Residential					
College dormitory, fraternity or sorority house					
Duplex	◆	◆	◆	◆	◆
Group residential facility					

Exhibit 595A – Land Use Chart

Handicapped group dwelling unit	◆	◆	◆	◆	◆
Live-work unit	◆	◆	◆	◆	◆
Manufactured home park, manufactured home subdivision, or campground					
Multifamily	◆	◆	◆	◆	◆
Residential hotel					
Retirement housing			◆		
Single family	◆	◆	◆	◆	◆
Retail And Personal Service					
Alcoholic beverage establishments		S	S	S	
Ambulance service		R	R		
Animal shelter or clinic without outside run		R	R		
Animal shelter or clinic with outside run				S	
Auto service center	S	S	R	R	
Business school		◆	◆	◆	
Car wash			S	S	S
Commercial amusement (inside)		S	◆	◆	
Commercial amusement (outside)				D	
Commercial parking lot or garage	S	S	S	S	
Drive-in theater					
Dry cleaning or laundry store	◆	◆	◆		
Food or beverage store		◆	◆		
Furniture store	◆	◆	◆		
General merchandise store	◆	◆	◆		
Home improvement center, lumber, brick, or building materials sales yard		D	R	R	
Household equipment and appliance repair		◆	◆	◆	
Massage establishment and tattoo or body piercing studio					
Liquor store		S			
Mortuary, funeral home, or commercial wedding chapel	S	◆	◆		
Motor vehicle fueling station	S	◆	◆	◆	◆
Nursery, garden shop, or plant sales		◆	◆	◆	◆
Outside sales			S	S	
Pawn shop					◆
Personal service uses (other than massage establishment and tattoo or body piercing studio)	◆	◆	◆		

Exhibit 595A – Land Use Chart

Restaurant without drive-in or drive-through service	R	R	R	R	
Restaurant with drive-in or drive-through service		D	D	D	
Surface parking					
Swap or buy shop		S	S	S	
Taxidermist				◆	
Temporary retail use					
Theater		◆	◆		
Tobacco shop		S	S		
Vehicle display, sales, and service		S	R	R	R
Transportation					
Airport or landing field					
Commercial bus station and terminal			D		
Heliport			S	S	S
Helistop			S	S	S
Private street or alley					
Railroad passenger station					
Railroad yard, roundhouse, or shops					
STOL (short takeoff or landing port)					
Transit passenger shelter	◆	◆	◆	◆	◆
Transit passenger station or transfer center		S	S	S	S
Utility And Public Service					
Commercial radio or TV transmitting station					
Electrical generating plant					
Electrical substation		S	◆	◆	◆
Local utilities	◆	◆	◆	◆	◆
Police or fire station	S	◆	◆	◆	◆
Post office	S	◆	◆	◆	◆
Radio, television, or microwave tower					
Refuse transfer station					
Sanitary landfill					
Sewage treatment plant					
Tower/antenna for cellular communication	S	◆	◆	◆	◆
Utility or government installation other than listed			S	S	S
Water treatment plant					
Wholesale, Distribution, And Storage					
Auto auction					◆
Building mover's temporary storage yard				S	S
Contractor's maintenance yard				R	R

Exhibit 595A – Land Use Chart

Freight terminal				R	R
Livestock auction pens or sheds					
Manufactured building sales lot				R	R
Mini-warehouse		S	S	◆	◆
Office showroom/warehouse			◆	◆	◆
Outside storage (with visual screening)				R	R
Outside storage (without visual screening)					
Petroleum product storage and wholesale					
Recycling buy-back center			S	S	S
Recycling collection center			S	S	S
Recycling drop-off container		◆	◆	◆	◆
Recycling drop-off for special occasion collection				◆	◆
Sand, gravel, or earth sales and storage					
Trade center					
Vehicle storage lot				S	
Warehouse				R	R

Accessory Uses

For accessory use regulations see the subdistrict regulations in this Article and use regulations in 51A-4.200.

Existing – To Be Replaced
PD 595 Exhibit B – Development Standards Chart:

123031

Exhibit 595B – Development Standards Summary Chart
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For development standards for the R(A), D(A), TH(A) and MF(A), Residential sub-districts consult Sections 51P-595.106 through 51P-595.111 of this Chapter and the development standards in Section 51A-4.100. For development standards for the F, Form Subdistrict, consult Section 51P-595-114.1 of this Chapter and Article XIII of Chapter 51A.

PLEASE NOTE: The development standards on the following page are intended for use as a guide only. It is necessary to review the text of this Chapter and of Section 51A-4.400 of Chapter 51A for specific standards.

LEGEND

NC	Neighborhood Commercial
CC	Community Commercial
RS-MU	Regional Service – Mixed Use
RS-C	Regional Service – Commercial
RS-I	Regional Service - Industrial

123031

Exhibit 595B – Development Standards Summary Chart

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Development Standards	NC	CC	RS-MU	RS-C	RS-I
Minimum Yard Requirements					
Front yard					
Minimum required	0 ¹	0 ¹	15	15	15
Minimum width if > 0 (with landscaping required)	15	15	-	-	-
Side yard					
Minimum required	0 ²	0 ²	0 ²	0 ²	0 ²
Minimum width if > 0	5	5	10	10	10
Rear yard					
Minimum required	0 ²	0 ²	0 ²	0 ²	0 ²
Minimum width if > 0	5	5	10	10	10
Density	-	-	-	-	-
Floor Area Ratio					
Office uses		0.75	1.5	1.0	1.0
Retail uses		0.5	0.5	0.5	0.5
Residential uses		-	0.85	-	-
All uses combined		0.75	1.5	1.0	1.0
Height of structure in feet	30	54	90	45	70
Lot Coverage	40%	60%	80%	80%	80%
Lot Size	-	-	-	-	-
Stories	2	4	7	3	5

- Up to 5 foot may be provided to accommodate a wider sidewalk.
- 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D (A), TH, TH(A), CH, MF, or MF(A) district.

Proposed
PD 595 Exhibit B – Mixed Use Development Standards Summary Chart:

Exhibit 595B – Mixed Use Development Standards Summary Chart

For development standards for the SD-7.5, SD-5, SD-D, TH(A), CH, and MF(A) residential subdistricts consult Sections 51P-595.106 through 51P-595.111 of this Chapter and the development standards in Section 51A-4.100. For development standards for the F, Form Subdistrict, consult Section 51P-595-114.1 of this Chapter and Article XIII of Chapter 51A.

PLEASE NOTE: The development standards on the following pages are intended for use as a guide only. It is necessary to review the text of this Chapter and Section 51A-4.200 of Chapter 51A for specific standards.

LEGEND

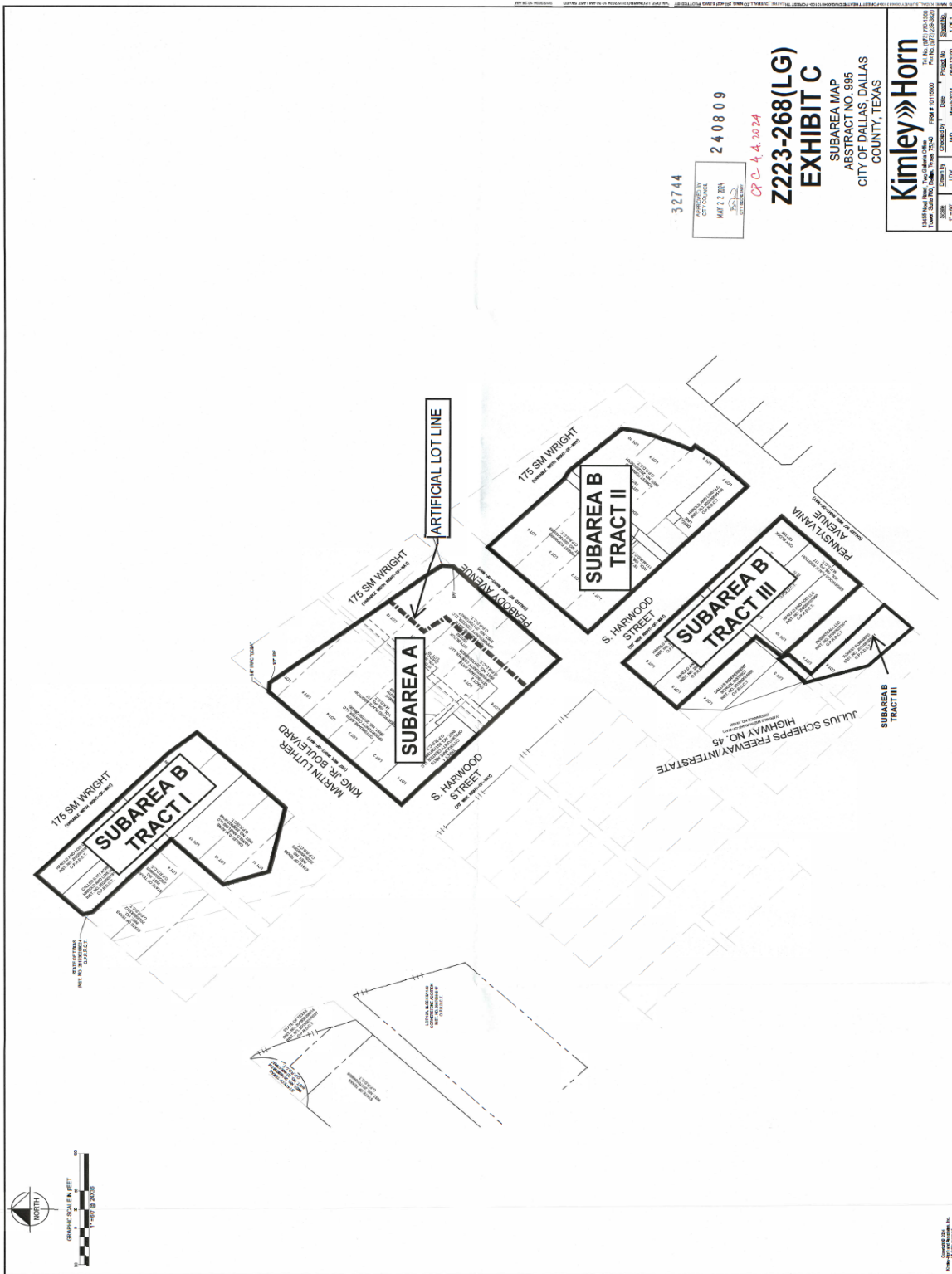
NMU	Neighborhood Mixed Use
CMU	Commercial Mixed Use
RMU	Regional Mixed Use
SMU	Service Mixed Use
IMU	Industrial Mixed Use

Exhibit 595B – Mixed Use Development Standards Summary Chart

Development Standards	NMU	CMU	RMU	SMU	IMU
Minimum Yard Requirements in Feet					
Front Yard					
Minimum required	0	0 ¹	0	0	0
Side Yard					
Minimum required	0 ²	0 ^{1,2}	0 ²	0 ²	0 ²
Rear Yard					
Minimum required	0 ²	0 ²	0 ²	0 ²	0 ²
Density	-	-	-	-	-
Height of structure in Feet	45	45 or 100 ^{3,4}	200 ³	45	70 ³
Lot Coverage Maximum	60%	80%	80%	80%	80%
Lot Size	-	-	-	-	-
Stories	4	8	18	4	6

1. Maximum setback of 15 feet is permitted to satisfy CMU design standards required to qualify for increased maximum building height.
2. 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, SD-7.5, SD-5, D, SD-D, TH, TH(A), CH, MF, MF(A) district.
3. Residential proximity slope. If any portion of a structure is over 45 feet in height, that portion may not be located above a 1-to-3 residential proximity slope.
4. Maximum structure height is 100 feet subject to the requirements in Section 51P-595.113. For all other structures the maximum height is 45 feet.

Existing – To Remain
PD 595 Exhibit C – Subdistrict 1 Subareas Map:



Proposed – New Exhibit
PD 595 Exhibit D – Single Family and Duplex Development Standards
Summary Chart:

PD 595 Exhibit D– Single Family and Duplex Development Standards
 Summary Chart

For development standards for the TH(A), CH, and MF(A) residential sub districts consult Sections 51P-595.109 through 51P-595.111 of this Chapter and the development standards in Section 51A-4.100. For development standards for the F, Form Subdistrict, consult Section 51P-595-114.1 of this Chapter and Article XIII of Chapter 51A.

PLEASE NOTE: The development standards on the following pages are intended for use as a guide only. It is necessary to review the text of this Chapter and Section 51A-4.200 of Chapter 51A for specific standards.

LEGEND

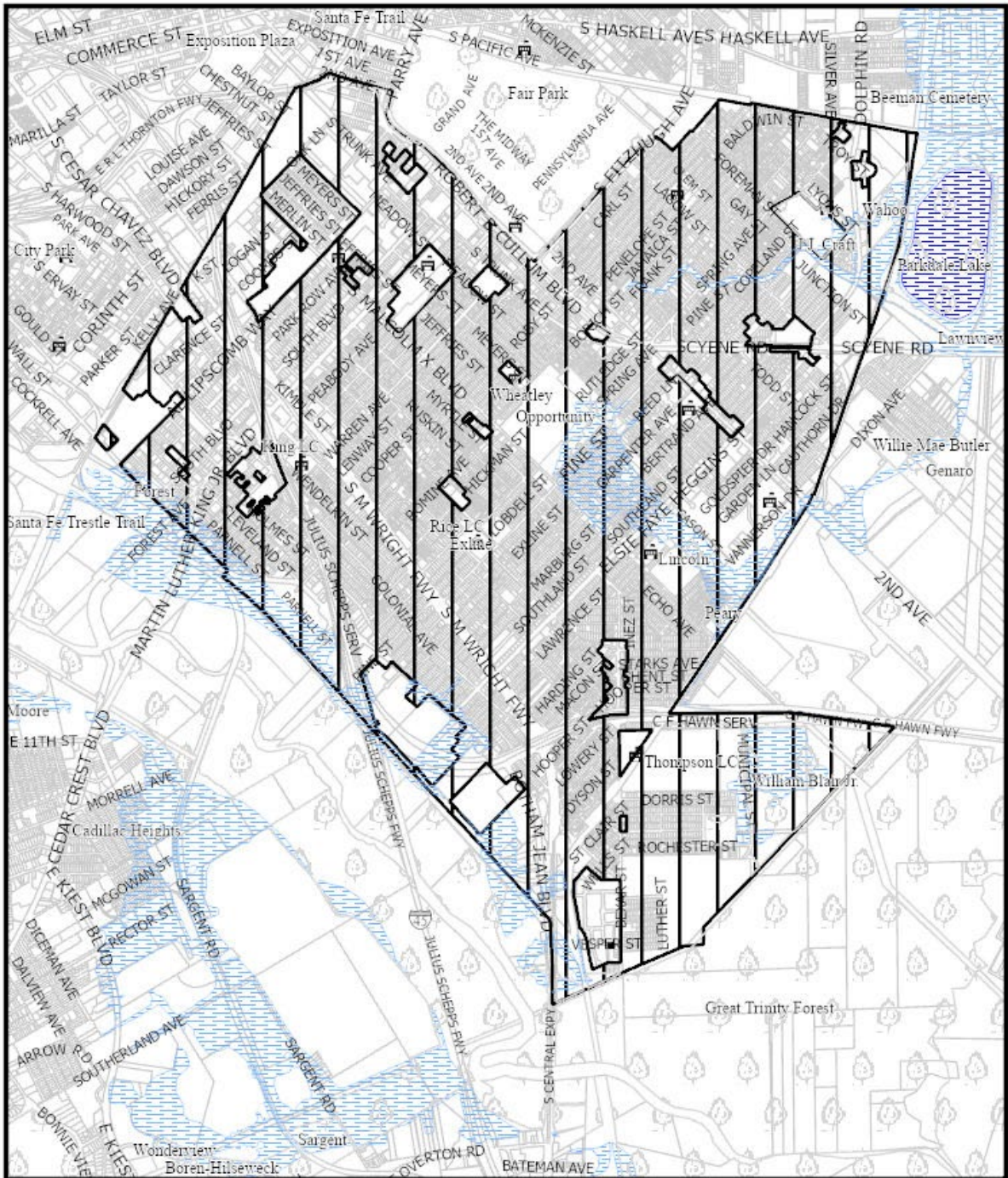
SD-7.5	SD-7.5 South Dallas Single Family Subdistrict
SD-5	SD-5 South Dallas Single Family Subdistrict
SD-D	SD-D South Dallas Duplex Subdistrict

PD 595 Exhibit D– Single Family and Duplex Development Standards
Summary Chart

Development and Design Standards	SD-7.5	SD-5	SD-D
Minimum Yard Requirements in feet			
Minimum Front Yard	25	20	20
Minimum Rear/Side Yard	5	5	5
Density	1 Dwelling Unit/ 7,500 sq. ft.	1 Dwelling Unit/ 5,000 sq. ft.	1 Dwelling Unit/ 3,000 sq. ft.
Maximum Lot Coverage	45%	45%	60%
Minimum Lot Size	7,500 sq. ft.	5,000 sq. ft.	3,000 sq. ft.
Maximum Height of Structure in feet	30	30	30
Maximum Stories	2.5	2.5	2.5
Required Front Porch	<ul style="list-style-type: none"> -Cannot be located directly in front of garages. -Must be a minimum of six feet wide. -Must be a minimum depth of six feet. -Must be covered. -May encroach six feet into the front yard setback. 		
Additional Requirements for front porches (must meet three of the four)	<ul style="list-style-type: none"> -Minimum width of eight feet. -Minimum depth of eight feet. -Minimum finished floor of one step above grade. -Railing or knee wall on three sides with entry. 		
Garages			
Maximum Garage Width of Front Street Facade	≤50%	≤50%	≤50%
Placement Options	<ul style="list-style-type: none"> -Accessed from the rear. -Accessed from a side street (corner lot). -Detached within the rear 30% of the property. -Attached and setback at least six feet from front setback or porch. 		
Roof Pitch: Rise/Span in inches	5 / 12	5 / 12	5 / 12

PD 595 Exhibit D– Single Family and Duplex Development Standards
Summary Chart

Maximum Front Yard Impervious Coverage (front porches excluded)	25% or 200 sq ft max (whichever is greater)	25% or 200 sq ft max (whichever is greater)	25% or 200 sq ft max (whichever is greater)
Minimum Front Facade Transparency	10% ground floor/ 20% second floor	10% ground floor/ 20% second floor	10% ground floor/ 20% second floor

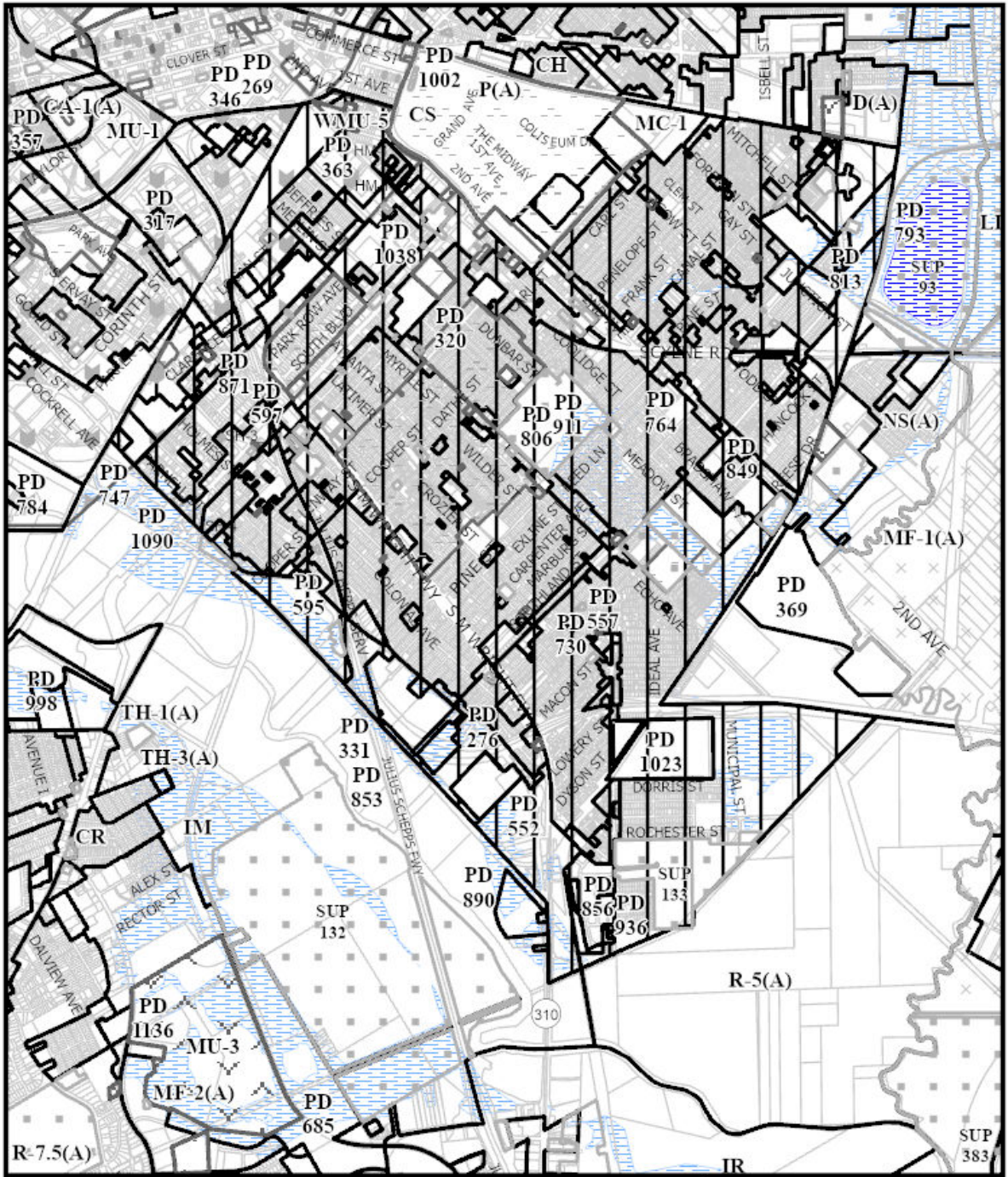


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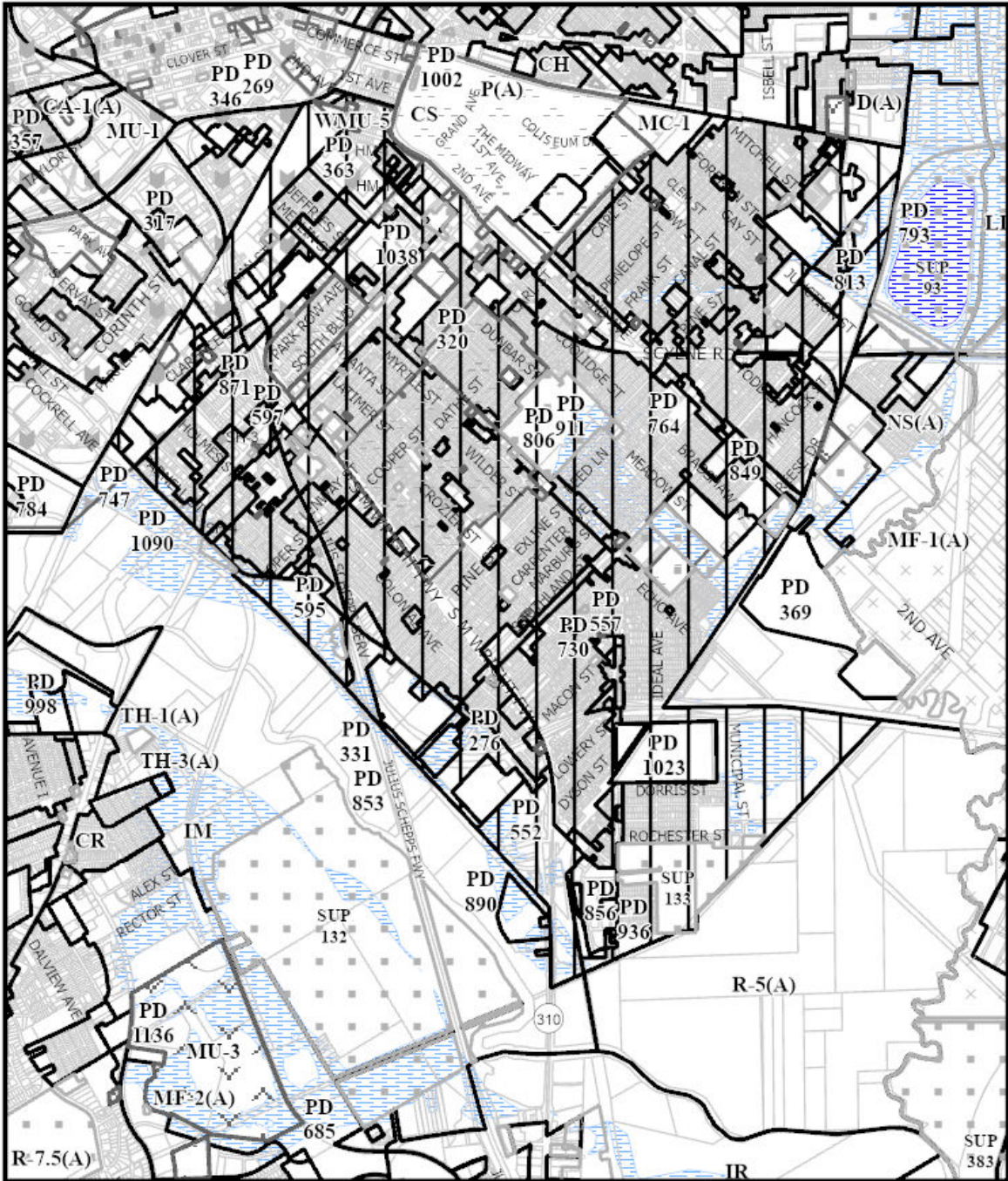
VICINITY MAP

Case no: **Z223-121**

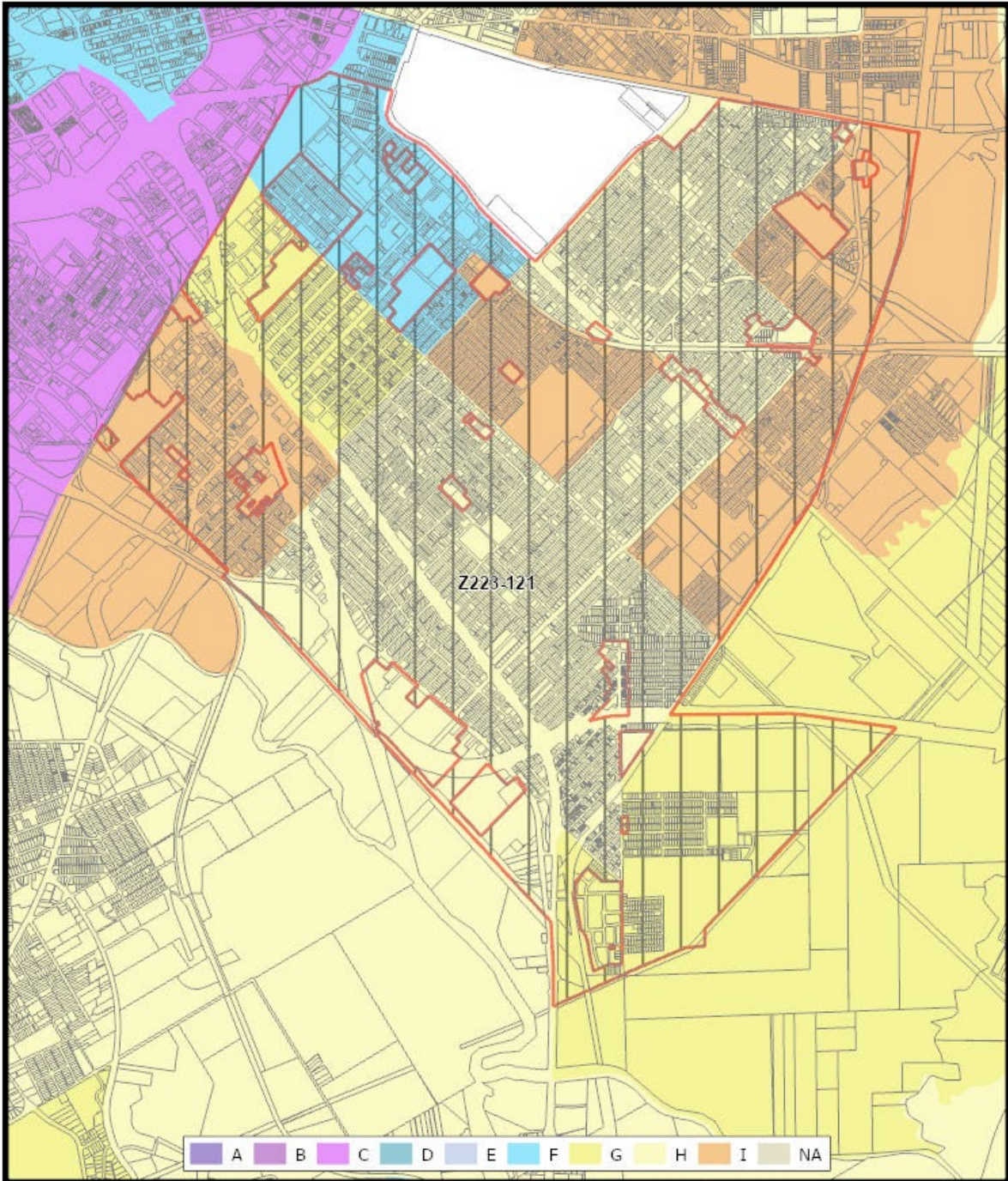
Date: **04/30/2026**



 1:31,200	<h1>ZONING MAP</h1>	Case no: <u> Z223-121 </u> Date: <u> 04/30/2026 </u>
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 1:31,200	<h2>ZONING HISTORY</h2>	Case no: <u> Z223-121 </u> Date: <u> 04/30/2026 </u>
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A B C D E F G H I NA



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Market Value Analysis

Case no: Z223-121

Date: 4/30/2026

