ARTICLE III.

DECISIONMAKING AND ADMINISTRATIVE BODIES.

SEC. 51A-3.101. CITY PLAN AND ZONING COMMISSION.

(a) Creation; membership; appointment. There is hereby created the city plan and zoning commission which consists of 15 members. Each city council member shall appoint one member to the board. The chair shall be appointed by the mayor and the vice-chair shall be appointed by the city council. Members serve for two-year terms beginning on October 1 of odd-numbered years and serve until their successors are appointed and qualified. Members must possess the same qualifications and are subject to the same disqualifications as members of the city council. A vacancy occurring during the unexpired term of a member will be filled in the same manner as the original appointment was made.

(b) Quorum and voting. All cases heard by the commission must be heard by a minimum number equal to a quorum of the membership. A simple majority of the membership of the commission, less any unfilled vacancies, constitutes a quorum. Except as otherwise required by state law, the number of votes necessary to decide a matter is a simple majority of the members present.

(c) Powers and duties. The commission has the following powers and duties:

(1) To serve as an advisory body to the city council concerning amendments to the zoning ordinance and the granting or denial of specific use permits.

(2) To administer the provisions of state law, regarding the platting and recording of subdivisions and additions, and to require the owners and developers of land who desire to plat or replat land for urban development to:

(A) dedicate streets, alleys, parks, easements or other public places of adequate dimensions;

(B) coordinate street layouts and street planning with the city and with the county, state and federally designated highways; and

(C) provide for building setback lines.

(3) To consider the character of development or land use contemplated by proposed platting and zoning of property, and to require off-street parking and streets and alleys of adequate dimensions.

(4) To advise and make recommendations on the comprehensive plan and its implementation as may be requested by the city council or city manager.

(5) To advertise and hold public hearings on zoning or changes in zoning.

(6) To exercise all other responsibilities as may be provided by applicable law.

(d) Meetings, records and rules.

(1) All meetings and hearings of the commission must be open to the public in accordance with the Texas Open Meetings Act, Texas Government Code Chapter 551.

(2) All records of the commission are public records open to inspection at reasonable times and upon reasonable notice in accordance with the Texas Public Information Act, Texas Government Code Section 552.

(3) The commission shall adopt, subject to approval of city council, rules, not inconsistent with state law or city ordinances, governing its proceedings.

(e) Effect of decisions. Actions taken or recommendations made by the commission are not binding upon the city council and the city council may decide a matter contrary to the recommendations or actions of the commission. (Ord. Nos. 19455; 21153; 24843; 27892)
SEC. 51A-3.102. BOARD OF ADJUSTMENT.

(a) Creation; membership; appointment. There is hereby created the board of adjustment which shall consist of 15 members who are residents of the city. Each city council member shall appoint one member to the board. The chair and two vice-chairs shall be appointed by the mayor from among the board members. The city secretary shall divide the board into panels of five members each. A board member may serve only on the panel to which he or she is assigned. To the greatest extent practicable, the panels must reflect the geographic and ethnic diversity of the city. The chair and vice-chairs shall act as presiding officers of the panels. Members serve for two-year terms beginning on October 1 of odd-numbered years and shall serve until their successors are appointed and qualified. A vacancy for the unexpired term of any member will be filled in the same manner as the original appointment was made. The city council may appoint six alternate members to the board who serve in the absence of one or more regular members when requested to do so by the board chair, the presiding officer of a board panel, or by the city manager. The alternate members serve for the same period and are subject to removal the same as regular members. The city council shall fill vacancies occurring in the alternate membership the same as in the regular membership.

(b) Case Assignments. The board shall adopt rules for the assignment of cases to a panel. Only one panel may hear, handle, or render a decision in a particular case. If a case is dismissed or withdrawn and subsequently refiled, it must be returned to the panel to which it was originally assigned.

(c) Quorum and voting. Cases must be heard by a minimum of 75 percent of the members of a board panel. The concurring vote of 75 percent of the members of a panel is necessary to:

1. reverse an order, requirement, decision, or determination of an administrative official involving the interpretation or enforcement of the zoning ordinance;

2. decide in favor of an applicant on a matter on which the board is required to pass under state law, the city charter, or city ordinances; or

3. grant a variance.

(d) Powers and duties. The board has the following powers and duties, which must be exercised in accordance with this chapter:

1. To hear and decide appeals from decisions of administrative officials made in the enforcement of the zoning ordinance of the city. For purposes of this section, “administrative official” means that person within a city department having the final decision-making authority within the department relative to the zoning enforcement issue.

2. To interpret the intent of the zoning district map when uncertainty exists because the actual physical features differ from those indicated on the zoning district map and when the rules set forth in the zoning district boundary regulations do not apply.

3. To hear and decide special exceptions that are expressly provided for in this chapter.

4. To bring about the discontinuance of a nonconforming use under a plan whereby the owner’s actual investment in the structure(s) prior to the time that the use became nonconforming can be amortized within a definite time period.

5. To hear and decide requests for change of occupancy of a nonconforming use to another nonconforming use.

6. To hear and decide requests for the enlargement of a nonconforming use.

7. To hear and decide requests for reconstruction of a nonconforming structure on the land occupied by the structure when the reconstruction will not permanently prevent the return of the property to a conforming use and will not increase the nonconformity.

8. To require the vacation and demolition of a nonconforming structure that is determined to be obsolete, dangerous, dilapidated, or substandard.

9. To consider on its own motion or upon the request of interested property owners, the operation...
§ 51A-3.102 Dallas Development Code: Ordinance No. 19455, as amended § 51A-3.103

or alteration of any use which is a nonconforming use because of its noncompliance with the environmental performance standards set forth in this chapter, and to specify the conditions and standards which must be complied with for continuance of the nonconforming use.

(10) To grant variances from the front yard, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that:

(A) the variance is not contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done;

(B) the variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

(C) the variance is not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

(e) Meetings, records and rules.

(1) All meetings and hearings of the board must be open to the public in accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

(2) All records of the board are public records open to inspection at reasonable times and upon reasonable notice in accordance with the Texas Public Information Act, Chapter 552 of the Texas Government Code.

(3) The board shall adopt, subject to approval of city council, rules, not inconsistent with state law or city ordinances, governing its proceedings.

(f) Effect of decisions. The board's decision is final unless appealed to the district court within 10 days in accordance with Chapter 211 of the Texas Local Government Code. (Ord. Nos. 19455; 20926; 22259; 22605; 24068; 26596; 27335; 27892)

SEC. 51A-3.103. LANDMARK COMMISSION.

(a) Creation; membership; appointment.

(1) There is hereby created a landmark commission to be composed of 15 members. Each city council member shall appoint one member to the landmark commission. The city council may appoint three alternate members to the landmark commission who serve in the absence of one or more regular members when requested to do so by the chair or by the city manager. The membership (including alternate members) must include at least: one real estate developer with experience in redevelopment of commercial historic properties, one architect, one historian, one urban planner, one landscape architect, and one real estate appraiser. All members must have demonstrated experience in historic preservation and outstanding interest in the historic traditions of the city and have knowledge and demonstrated experience in the fields of history, art, architecture, architectural history, urban history, city planning, urban design, historic real estate development, or historic preservation.

(2) The city council shall solicit for consideration nominees for appointment to the landmark commission from, but not limited to: the Dallas County Historical Commission; the Dallas County Heritage Society; the Dallas chapter of the American Institute of Architects; the Dallas Historical Society; the Dallas chapter of the American Planning Association; the Dallas chapter of the American Society of Landscape Architects; the Dallas Bar Association; the North Texas Chapter of the Appraisal Institute; the city plan commission;
§ 51A-3.103 Preservation Dallas; Black Dallas Remembered; the African-American Museum; ACAL de Mexico; the Dallas Black Chamber of Commerce; the Dallas Hispanic Chamber of Commerce; the Greater Dallas Asian American Chamber of Commerce; the local Urban Land Institute Section; the Dallas Real Estate Council; the CCIM Commercial Real Estate Network; the Board of Realtors; and such other individuals and organizations experienced in historic preservation. The membership of the landmark commission must, as nearly as may be practicable, reflect the racial and ethnic makeup of the city's population.

(3) Appointments to the landmark commission will be made in August of each odd-numbered year for a two-year term beginning on October 1. All members shall serve until their successors are appointed and qualified. A vacancy for the unexpired term of any member will be filled in the same manner as the original appointment was made. Alternate members serve for the same period and are subject to removal the same as regular members. The city council shall fill vacancies occurring in the alternate membership in the same manner as full city council appointments to other boards. The members shall serve without compensation. The mayor shall appoint the chair and the full council shall appoint the vice-chair.

(4) In addition to the 15 regular members, representatives from the city plan commission, department of sustainable development and construction, the building inspection division of the department of sustainable development and construction, code compliance department, the department of planning and neighborhood vitality, and the park and recreation department shall sit on the landmark commission as ex officio members. The ex officio members are not entitled to vote but assist the landmark commission in various functions. The department shall provide adequate staff support to the landmark commission and shall assign a member of the staff to act as the historic preservation officer.

(b) Quorum and voting. A quorum exists when there are physically present a simple majority of the number of members officially appointed to the landmark commission, regardless of the total number of members actually provided for the landmark commission, except that a quorum may not be fewer than six members. Issues are decided by a simple majority of the members present. Each member who is present and entitled to vote must vote in accordance with Chapter 8 of the Dallas City Code.

(c) Powers and duties. The landmark commission has the following powers and duties:

(1) To thoroughly familiarize itself with the structures, land, areas, and districts within the city that may be eligible for designation as historic overlay districts.

(2) To create, examine and update the historic preservation plan and present any modifications to the city plan commission for inclusion in the comprehensive plan of the city. The historic preservation plan must:

(A) identify and catalog places and areas of historical, cultural, architectural, or archeological value along with factual verification of their importance and significance;

(B) identify criteria to be used in establishment of historic overlay districts;

(C) identify guidelines and review procedures to be used in determining whether to grant or deny predesignation certificates of appropriateness, certificates of appropriateness, or certificates for demolition or removal;

(D) formulate a program for private and public action to promote the preservation of historic structures and districts;

(E) suggest sources of funds, including federal, state, municipal, private, and foundation sources, for preservation and restoration activities and for acquisitions; and

(F) recommend incentives for preservation.

(3) To recommend to the city plan commission that certain places and areas be designated as historic overlay districts.
§ 51A-3.103  Dallas Development Code: Ordinance No. 19455, as amended

(4) To recommend to the city council that certain places and areas which cannot be preserved without acquisition, be acquired in fee simple or in some lesser degree by gift or purchase.

(5) To recommend changes in use where conditions exist under which the required preservation of a property subject to the predesignation moratorium or a historic structure would cause undue hardship to the owner of the property.

(6) To review the application for a building permit for proposed work and design on a property subject to the predesignation moratorium or a historic structure and determine whether a predesignation certificate of appropriateness or a certificate of appropriateness should be issued.

(7) To recommend, when appropriate, the amendment to or removal of a historic overlay district.

(8) To review applications for the demolition or removal of a structure on a property subject to the predesignation moratorium and structures in historic overlay districts and make recommendations, when appropriate, concerning the applications to the city council.

(9) To annually review the status of properties subject to the predesignation moratorium, and historic overlay districts and include a report of the review in the landmark commission minutes.

(10) To initiate, when appropriate, the procedure for adopting an ordinance to establish or amend a historic overlay district.

(11) To establish taskforces as needed to make recommendations to the landmark commission on applications for predesignation certificates of appropriateness, certificates of appropriateness, and other issues.

(12) To identify cases of demolition by neglect and initiate remedial actions.

(13) To establish guidelines for selection of projects for the historic preservation fund.

(d) Meetings, records and rules.

(1) The landmark commission shall meet at least once each month, with additional meetings upon the call of the chair or upon petition of a simple majority of the landmark commission members.

(2) All meetings and hearings of the landmark commission must be open to the public in accordance with the Texas Open Meetings Act, Texas Government Code Chapter 551.

(3) All records of the landmark commission are public records open to inspection at reasonable times and upon reasonable notice in accordance with the Texas Open Records Act, Texas Government Code Chapter 552.

(4) The landmark commission shall adopt, subject to approval of city council, rules, not inconsistent with state law or city ordinances, governing its proceedings.

(e) Effect of decisions. Unless appealed, the determinations of the landmark commission on predesignation certificates of appropriateness, certificates of appropriateness, and certificates for demolition or removal are final. Actions taken or recommendations made by the landmark commission that are subject to review by the city plan commission or the city council are not binding on those bodies, and the reviewing body may decide a matter contrary to recommendations or actions of the landmark commission. (Ord. Nos. 19455; 19499; 20487; 20585; 21153; 21512; 23694; 25047; 26596; 27892; 28073; 29478, eff. 10/1/14)

SEC. 51A-3.104.  RESERVED.  
(Ord. 25047)

SEC. 51A-3.105.  BUILDING OFFICIAL.

(a) Powers and duties.

(1) The building official shall issue permits in accordance with this chapter.

(2) The building official shall issue certificates of occupancy in accordance with this chapter.
§ 51A-3.105  Dallas Development Code: Ordinance No. 19455, as amended

(3) The building official has the authority to enforce the provisions of this chapter. (Ord. 19455)
ARTICLE IV.
ZONING REGULATIONS.

Division 51A-4.100. Establishment of Zoning Districts.

SEC. 51A-4.101. NEW ZONING DISTRICTS ESTABLISHED.

(1) Residential districts.
(A) A(A) Agricultural district.
(B) R-1ac(A) Single family district 1 acre.
(C) R-1/2ac(A) Single family district 1/2 acre.
(D) R-16(A) Single family district 16,000 square feet.
(E) R-13(A) Single family district 13,000 square feet.
(F) R-10(A) Single family district 10,000 square feet.
(G) R-7.5(A) Single family district 7,500 square feet.
(H) R-5(A) Single family district 5,000 square feet.
(I) D(A) Duplex district.
(J) TH-1(A) Townhouse district 1.
(K) TH-2(A) Townhouse district 2.
(L) TH-3(A) Townhouse district 3.
(M) CH Clustered housing district.
(N) MF-1(A) Multifamily district 1.
(O) MF-1(SAH) Multifamily district 1 affordable.
(P) MF-2(A) Multifamily district 2.
(Q) MF-2(SAH) Multifamily district 2 affordable.
(R) MF-3(A) Multifamily district 3.
(S) MF-4(A) Multifamily district 4.
(T) MH(A) Manufactured home district.

(2) Office districts.
(A) NO(A) Neighborhood office district.
(B) LO-1 Limited office district 1.
(C) LO-2 Limited office district 2.
(D) LO-3 Limited office district 3.
(E) MO-1 Mid-range office district 1.
(F) MO-2 Mid-range office district 2.
(G) GO(A) General office district.

(3) Retail districts.
(A) NS(A) Neighborhood service district.
(B) CR Community retail district.
(C) RR Regional retail district.

(4) Commercial service and industrial districts.
(A) CS Commercial service district.
(B) LI Light industrial district.
(C) IR Industrial / research district.
(D) IM Industrial / manufacturing district.

(5) Central area districts.
(A) CA-1(A) Central area district 1.
(B) CA-2(A) Central area district 2.

(6) **Mixed use districts.**

(A) MU-1 Mixed use district 1.

(B) MU-1(SAH) Mixed use district 1 affordable.

(C) MU-2 Mixed use district 2.

(D) MU-2(SAH) Mixed use district 2 affordable.

(E) MU-3 Mixed use district 3.

(F) MU-3(SAH) Mixed use district 3 affordable.

(7) **Multiple commercial districts.**

(A) MC-1 Multiple commercial district 1.

(B) MC-2 Multiple commercial district 2.

(C) MC-3 Multiple commercial district 3.

(D) MC-4 Multiple commercial district 4.

(8) **Special purpose districts.**

(A) C Conservation district.

(B) PD Planned development district.

(C) P(A) Parking district.

(9) **Overlay districts.**

(A) AF suffix Airport flight path overlay district.

(B) CP suffix Core pedestrian precinct overlay district.

(C) H suffix Historic overlay district.

(D) ID suffix Institutional overlay district.

(E) D suffix D liquor control overlay district.

(F) D-1 suffix D-1 liquor control overlay district.

(G) SP suffix Secondary pedestrian precinct overlay district.

(H) MD suffix Modified delta overlay district.

(I) NSO suffix Neighborhood stabilization overlay district.

(J) TC suffix Turtle Creek environmental corridor overlay district.

(K) SH suffix Shopfront overlay. [See Article XIII.]

(L) HM suffix Height map overlay. [See Article XIII.]

(M) PM suffix Parking management overlay.

(10) **Urban corridor districts.**

(A) UC-1 Urban corridor district 1.

(B) UC-2 Urban corridor district 2.

(C) UC-3 Urban corridor district 3.

(11) **Form districts.**

(A) WMU Walkable urban mixed use. [See Article XIII.]

(B) WR Walkable urban residential. [See Article XIII.]

(C) RTN Residential transition. [See Article XIII.]

(Ord. Nos. 19455; 19786; 20360; 21663; 24718; 27404; 27495)

SEC. 51A-4.102. RESERVED. (Ord. 19455)
SEC. 51A-4.103.  ZONING DISTRICT MAP.

(a) The boundaries of zoning districts are recorded on the Geographic Information System (GIS) maintained by the department which is the official zoning district map of the city. The official zoning district map is made a part of and incorporated into this chapter.

(b) The director shall maintain the zoning district map in the department. The director shall revise the map to reflect any subsequent zoning district amendment.

(c) In case of any question involving a district designation within the city, the updated copy of the official zoning district map on file in the office of the director is presumed correct, and the person challenging the accuracy of that copy has the burden of presenting the official zoning map, together with the ordinances amending the map, to prove the inaccuracy of the updated copy. (Ord. 19455; 20729; 28072)

SEC. 51A-4.104.  ZONING DISTRICT BOUNDARIES.

(a) When uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules apply:

(1) Boundaries indicated as approximately following the center lines of streets, highways, or alleys are construed to follow those center lines.

(2) Boundaries indicated as approximately following platted lot lines are construed as following those lot lines.

(3) Boundaries indicated as approximately following city limits are construed as following city limits.

(4) Boundaries indicated as following railroad lines are construed as following the established center line of a railroad right-of-way. If no center line is established, the boundary is midway between the railroad right-of-way lines.

(5) Boundaries indicated as following shore lines are construed to follow shore lines. If the shore line changes, the boundaries are construed as moving with the actual shore line.

(6) Boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water are construed to follow those center lines. The center line is interpreted as being midway between the shore lines of the body of water. If the center line changes, the boundaries are construed as moving with the center line.

(7) Boundaries indicated as parallel to or extensions of the features described in Subsections (a)(1) through (a)(6) are construed as being parallel to or extensions of the features.

(8) Boundaries indicated as dividing a lot or tract are construed to be located as shown on the zoning district map.

(b) Distances not specifically indicated on a zoning district map are determined by the scale of the map.

(c) Whenever a street, alley, or other public way is vacated by official action of the city council, the zoning district line adjoining each side of the street, alley, or other public way automatically extends to the center line of the vacated street, alley, or public way.

(d) When there is a question as to the boundary of a tract and that question cannot be resolved by the application of Subsections (a) through (c), the board of adjustment shall determine the boundary by interpreting the official zoning district map and ordinances amending the map.

(e) When there is a question as to whether or how a tract is zoned and that question cannot be resolved by the application of this section, the tract is temporarily classified as an agricultural district, and the tract is subject to the same regulations as provided for annexed territory temporarily zoned. (Ord. 19455)
SEC. 51A-4.105. INTERPRETATION OF DISTRICT REGULATIONS.

(a) The following rules apply in interpreting the district regulations:

(1) The symbol \([L]\) appearing after a listed use means that the use is permitted by right as a limited use only.

(2) The symbol \([SUP]\) appearing after a listed use means that the use is permitted by specific use permit only.

(3) The symbols \([L]\) and \([SUP]\) appearing together after a listed use mean that the use is permitted by right as a limited use; otherwise it is permitted by specific use permit only.

(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. ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800.)

(b) If there is a conflict between the text of the district regulations and the charts or any other graphic display in this chapter, the text of the district regulations controls.

(c) If there is a conflict between the text of the district regulations and the text of the use regulations (Division 51A-4.100, et seq.), the text of the use regulations controls. (Ord. Nos. 19455; 19786)

SECS. 51A-4.106 THRU 51A-4.109. RESERVED.  
(Ord. 19455)
§ 51A-4.111

Dallas Development Code: Ordinance No. 19455, as amended

<table>
<thead>
<tr>
<th>(E) Lodging uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>None permitted.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>(F) Miscellaneous uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carnival or circus (temporary).</td>
</tr>
<tr>
<td>[By special authorization of the building official.]</td>
</tr>
<tr>
<td>Temporary construction or sales office.</td>
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</tbody>
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<table>
<thead>
<tr>
<th>(G) Office uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>None permitted.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>(H) Recreation uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Country club with private membership.</td>
</tr>
<tr>
<td>Private recreation center, club or area.</td>
</tr>
<tr>
<td>Public park, playground, or golf course.</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>(I) Residential uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>College dormitory, fraternity, or sorority house.</td>
</tr>
<tr>
<td>Handicapped group dwelling unit.</td>
</tr>
<tr>
<td>Single family.</td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th>(J) Retail and personal service uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal shelter or clinic without outside run.</td>
</tr>
<tr>
<td>Animal shelter or clinic with outside run. [SUP]</td>
</tr>
<tr>
<td>Commercial amusement (outside). [SUP]</td>
</tr>
<tr>
<td>Drive-in theater. [SUP]</td>
</tr>
<tr>
<td>Nursery, garden shop, or plant sales.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(K) Transportation uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Helistop. [SUP]</td>
</tr>
<tr>
<td>Transit passenger shelter.</td>
</tr>
<tr>
<td>Transit passenger station or transfer center. [SUP]</td>
</tr>
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<table>
<thead>
<tr>
<th>(L) Utility and public service uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial radio or television transmitting station. [SUP]</td>
</tr>
<tr>
<td>Electrical substation. [SUP]</td>
</tr>
<tr>
<td>Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).]</td>
</tr>
<tr>
<td>Police or fire station. [SUP]</td>
</tr>
<tr>
<td>Radio, television, or microwave tower. [SUP]</td>
</tr>
<tr>
<td>Refuse transfer station. [SUP]</td>
</tr>
<tr>
<td>Sanitary landfill. [SUP]</td>
</tr>
<tr>
<td>Sewage treatment plant. [SUP]</td>
</tr>
<tr>
<td>Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).]</td>
</tr>
<tr>
<td>Utility or government installation other than listed. [SUP]</td>
</tr>
<tr>
<td>Water treatment plant. [SUP]</td>
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</tbody>
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<table>
<thead>
<tr>
<th>(M) Wholesale, distribution, and storage uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Livestock auction pens or sheds. [SUP]</td>
</tr>
<tr>
<td>Recycling drop-off container. [See Section 51A-4.213(11.2).]</td>
</tr>
<tr>
<td>Recycling drop-off for special occasion collection. [See Section 51A-4.213(11.3).]</td>
</tr>
<tr>
<td>Sand, gravel, or earth sales and storage. [SUP]</td>
</tr>
</tbody>
</table>
(3) **Accessory uses.** As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(A) The following accessory uses are **not** permitted in this district:

-- Accessory community center (private).
-- Accessory outside display of merchandise.
-- Accessory outside sales.
-- Accessory pathological waste incinerator.

(B) In this district, the following accessory use is permitted by SUP only:

-- Accessory helistop.

(C) In this district, an SUP may be required for the following accessory uses:

-- Accessory medical/infectious waste incinerator. [See Section 51A-4.217(3.1).]

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

(A) **Front yard.** Minimum front yard is 50 feet.

(B) **Side and rear yard.**

(i) Minimum side yard is 20 feet.

(ii) Minimum rear yard is:

(aa) 50 feet for single family structures; and

(bb) 10 feet for other permitted structures.

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

(D) **Floor area ratio.** No maximum floor area ratio.

(E) **Height.** Maximum structure height is 24 feet.

(F) **Lot coverage.**

(i) Maximum lot coverage is:

(aa) 10 percent for residential structures; and

(bb) 25 percent for nonresidential structures.

(ii) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) **Lot size.**

(i) Minimum lot area for residential use is three acres.

(ii) Repealed by Ord. 20441.

(H) **Stories.** No maximum number of stories.

(5) **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.

(6) **Environmental performance standards.** See Article VI.

(7) **Landscape regulations.** See Article X.

(8) **Additional provisions.** None. (Ord. Nos. 19455; 19786; 20384; 20441; 20625; 20950; 21002; 21314; 22255; 24271; 24543; 26920)
SEC. 51A-4.112. SINGLE FAMILY DISTRICTS.

(a) R-1ac(A) district.

(1) Purpose. There exists in certain parts of the city large areas of single family residential development on estate type lots of one acre or more in area. This development has been supplied with utilities and other public services based upon an estate type density. To conserve the character and value of buildings and building sites existing in these areas and to provide for the gradual expansion of this residential development in accordance with the need and a comprehensive plan for various types of residential districts, the R-1ac(A) district is provided. This district is intended to be composed of single family dwellings together with public and private schools, churches, and public park areas to serve the area. The sections designated in the R-1ac(A) districts are limited in area and are not intended to be subject to major alteration by future amendment except at the fringe of the districts where minor adjustments may become appropriate to permit the reasonable development of vacant tracts or gradual transition from other districts.

(2) Main uses permitted.

(A) Agricultural uses.

-- Crop production.

(B) Commercial and business service uses.

None permitted.

(C) Industrial uses.

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

(D) Institutional and community service uses.

-- Adult day care facility. [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]

(E) Lodging uses.

None permitted.

(F) Miscellaneous uses.

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

(G) Office uses.

None permitted.

(H) Recreation uses.

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

(I) Residential uses.

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

(J) Retail and personal service uses.

None permitted.

(K) Transportation uses.

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

(L) 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 installation other than listed. [SUP]

(M) Wholesale, distribution, and storage uses.
-- Recycling drop-off container. [See Section 51A-4.213 (11.2).]
-- Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]

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

(A) The following accessory uses are not permitted in this district:
-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory outside display of merchandise.
-- Accessory outside sales.
-- Accessory pathological waste incinerator.

(B) In this district, the following accessory uses are permitted by SUP only:
-- Accessory community center (private).

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

(A) Front yard. Minimum front yard is 40 feet.

(B) Side and rear yard. Minimum side and rear yard is:
   (i) 10 feet for single family structures; and
   (ii) 20 feet for other permitted structures.

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

(D) Floor area ratio. No maximum floor area ratio.

(E) Height. Maximum structure height is 36 feet.

(F) Lot coverage.
   (i) Maximum lot coverage is:
      (aa) 40 percent for residential structures; and
      (bb) 25 percent for nonresidential structures.
   (ii) Surface parking lots and underground parking structures are not included in lot coverage calculations.

(G) Lot size.
   (i) Minimum lot area for residential use is one acre.
   (ii) Repealed by Ord. 20441.
   (iii) Repealed by Ord. 20441.

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(H) Stories. No maximum number of stories.

(5) 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 district, off-street parking must be provided at or below ground level.

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations. See Article X.

(8) Additional provisions.

(A) Electrical service for single family uses. In this district, 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 district 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.

(b) R-1/2ac(A) district.

(1) Purpose. There exists in certain parts of the city large areas of single family residential development on estate type lots of one-half acre or more in area. This development has been supplied with utilities and other public services based upon an estate type density. To conserve the character and value of buildings and building sites existing in these areas and to provide for the gradual expansion of this residential development in accordance with the need and a comprehensive plan for various types of residential districts, the R-1/2ac(A) district is provided. This district is intended to be composed of single family dwellings together with public and private schools, churches, and public park areas to serve the area. The sections designated in the R-1/2ac(A) districts are limited in area and are not intended to be subject to major alteration by future amendment except at the fringe of the districts where minor adjustments may become appropriate to permit the reasonable development of vacant tracts or gradual transition from other districts.

(2) Main uses permitted.

(A) Agricultural uses.

-- Crop production.

(B) Commercial and business service uses.

None permitted.

(C) Industrial uses.

-- Gas drilling and production. [SUP]

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

(D) Institutional and community service uses.

-- Adult day care facility. [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]

(E) Lodging uses.

None permitted.
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(F) Miscellaneous uses.

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

(G) Office uses.

None permitted.

(H) Recreation uses.

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

(I) Residential uses.

-- Handicapped group dwelling unit. [See Section 51A-4.209(3.1).
-- Single family.

(J) Retail and personal service uses.

None permitted.

(K) Transportation uses.

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

(L) 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 installation other than listed. [SUP]

(M) Wholesale, distribution, and storage uses.

-- Recycling drop-off container. [See Section 51A-4.213 (11.2).]
-- Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]

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

(A) The following accessory uses are not permitted in this district:

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

(B) In this district, the following accessory uses are permitted by SUP only:

-- Accessory community center (private).

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

(A) Front yard. Minimum front yard is 40 feet.
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(B) **Side and rear yard.** Minimum side and rear yard is:
   
   (i) 10 feet for single family structures; and
   
   (ii) 20 feet for other permitted structures.

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

(D) **Floor area ratio.** No maximum floor area ratio.

(E) **Height.** Maximum structure height is 36 feet.

(F) **Lot coverage.**
   
   (i) Maximum lot coverage is:
   
   (aa) 40 percent for residential structures; and
   
   (bb) 25 percent for nonresidential structures.

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

(G) **Lot size.**
   
   (i) Minimum lot area for residential use is one-half acre.
   
   (ii) Repealed by Ord. 20441.
   
   (iii) Repealed by Ord. 20441.

(H) **Stories.** No maximum number of stories.

(5) **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 district, off-street parking must be provided at or below ground level.

(6) **Environmental performance standards.** See Article VI.

(7) **Landscape regulations.** See Article X.

(8) **Additional provisions.**

   (A) **Electrical service for single family uses.** In this district, 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 district when, in the opinion of the board, the special exception will:
   
   (i) not be contrary to the public interest;
   
   (ii) not adversely affect neighboring properties; and
   
   (iii) not be used to conduct a use not permitted in this district.

   (c) **R-16(A) district.**

   (1) **Purpose.** Single family residential development has taken place on intermediate sized lots in portions of the city in recent years. In order to protect and encourage the continued development of intermediate density with single family residences in appropriate areas of the city, the R-16(A) district is provided. In addition to single family residences, it is intended that churches, public and private schools, and public parks necessary to serve and complement the intermediate density development be permitted. The areas placed in the R-16(A) district are generally limited in area and are not intended to be subject to major alteration by future amendment except where changed conditions might justify the action or where minor adjustments in the boundary of a district may be appropriate to secure a reasonable development of the land.

   (2) **Main uses permitted.**

   (A) **Agricultural uses.**

   -- Crop production.
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(B) Commercial and business service uses.
None permitted.

(C) Industrial uses.

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

(D) Institutional and community service uses.

-- Adult day care facility. [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]

(E) Lodging uses.
None permitted.

(F) Miscellaneous uses.

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

(G) Office uses.
None permitted.

(H) Recreation uses.

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

(I) Residential uses.

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

(J) Retail and personal service uses.
None permitted.

(K) Transportation uses.

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

(L) 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 installation other than listed. [SUP]

(M) Wholesale, distribution, and storage uses.

-- Recycling drop-off container. [See Section 51A-4.213 (11.2).]
-- Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]

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

(A) The following accessory uses are **not** permitted in this district:

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

(B) In this district, the following accessory uses are permitted by SUP only:

- Accessory community center (private).

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

(A) **Front yard.** Minimum front yard is 35 feet.

(B) **Side and rear yard.**

(i) Minimum side and rear yard for single family structures is 10 feet.

(ii) Minimum side yard for other permitted structures is 15 feet.

(iii) Minimum rear yard for other permitted structures is 20 feet.

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

(D) **Floor area ratio.** No maximum floor area ratio.

(E) **Height.** Maximum structure height is 30 feet.

(F) **Lot coverage.**

(i) Maximum lot coverage is:

(aa) 40 percent for residential structures; and

(bb) 25 percent for nonresidential structures.

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

(G) **Lot size.**

(i) Minimum lot area for residential use is 16,000 square feet.

(ii) Repealed by Ord. 20441.

(iii) Repealed by Ord. 20441.

(H) **Stories.** No maximum number of stories.

(5) **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 district, off-street parking must be provided at or below ground level.

(6) **Environmental performance standards.** See Article VI.

(7) **Landscape regulations.** See Article X.

(8) **Additional provisions.**

(A) **Electrical service for single family uses.** In this district, 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 district when, in the opinion of the board, the special exception will:

   (i) not be contrary to the public interest;

   (ii) not adversely affect neighboring properties; and

   (iii) not be used to conduct a use not permitted in this district.

(d) R-13(A) district.

(1) **Purpose.** Single family residential development has taken place on intermediate sized lots in portions of the city in recent years. In order to protect and encourage the continued development of intermediate density with single family residences in appropriate areas of the city, the R-13(A) district is provided. In addition to single family residences, it is intended that churches, public and private schools, and public parks necessary to serve and complement the intermediate density development be permitted. The areas placed in the R-13(A) district are generally limited in area and are not intended to be subject to major alteration by future amendment except where changed conditions might justify the action or where minor adjustments in the boundary of a district may be appropriate to secure a reasonable development of the land.

(2) **Main uses permitted.**

   (A) **Agricultural uses.**

   -- Crop production.

   (B) **Commercial and business service uses.**

   None permitted.

   (C) **Industrial uses.**

   -- Gas drilling and production. [SUP]

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

   (D) **Institutional and community service uses.**

   -- Adult day care facility. [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]

   (E) **Lodging uses.**

   None permitted.

   (F) **Miscellaneous uses.**

   -- Carnival or circus (temporary). [By special authorization of the building official.]

   -- Temporary construction or sales office.

   (G) **Office uses.**

   None permitted.

   (H) **Recreation uses.**

   -- Country club with private membership. [SUP]

   -- Private recreation center, club, or area. [SUP]

   -- Public park, playground, or golf course.

   (I) **Residential uses.**

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

   -- Single family.

   (J) **Retail and personal service uses.**

   None permitted.
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(K) Transportation uses.

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

(L) 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 installation other than listed. [SUP]

(M) Wholesale, distribution, and storage uses.

-- Recycling drop-off container. [See Section 51A-4.213 (11.2).]
-- Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]

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

(A) The following accessory uses are not permitted in this district:

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

(B) In this district, the following accessory uses are permitted by SUP only:

-- Accessory community center (private).

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

(A) Front yard. Minimum front yard is 30 feet.

(B) Side and rear yard. Minimum side and rear yard is:

(i) 8 feet for single family structures; and

(ii) 15 feet for other permitted structures.

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

(D) Floor area ratio. No maximum floor area ratio.

(E) Height. Maximum structure height is 30 feet.

(F) Lot coverage.

(i) Maximum lot coverage is:

(aa) 45 percent for residential structures; and

(bb) 25 percent for nonresidential structures.

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

(G) Lot size.

(i) Minimum lot area for residential use is 13,000 square feet.

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(H) Stories. No maximum number of stories.

(5) 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 district, off-street parking must be provided at or below ground level.

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations. See Article X.

(8) Additional provisions.

(A) Electrical service for single family uses. In this district, 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 district when, in the opinion of the board, the special exception will:

(i) not be contrary to the public interest;

(ii) not adversely affect neighboring properties; and

(iii) not be used to conduct a use not permitted in this district.

(e) R-10(A) district.

(1) Purpose. Single family residential development has taken place on intermediate sized lots in portions of the city in recent years. In order to protect and encourage the continued development of intermediate density with single family residences in appropriate areas of the city, the R-10(A) district is provided. In addition to single family residences, it is intended that churches, public and private schools, and public parks necessary to serve and complement the intermediate density development be permitted. The areas placed in the R-10(A) district are generally limited in area and are not intended to be subject to major alteration by future amendment except where changed conditions might justify the action or where minor adjustments in the boundary of a district may be appropriate to secure a reasonable development of the land.

(2) Main uses permitted.

(A) Agricultural uses.

-- Crop production.

(B) Commercial and business service uses.

None permitted.

(C) Industrial uses.

-- Gas drilling and production. [SUP]

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

(D) Institutional and community service uses.

-- Adult day care facility. [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]

(E) Lodging uses.

None permitted.

(F) Miscellaneous uses.

-- Carnival or circus (temporary). [By special authorization of the building official.]

-- Temporary construction or sales office.
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(G) Office uses.

None permitted.

(H) Recreation uses.

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

(I) Residential uses.

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

(J) Retail and personal service uses.

None permitted.

(K) Transportation uses.

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

(L) 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 installation other than listed. [SUP]

(M) Wholesale, distribution, and storage uses.

-- Recycling drop-off container. [See Section 51A-4.213 (11.2).]

-- Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]

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

(A) The following accessory uses are not permitted in this district:

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

(B) In this district, the following accessory uses are permitted by SUP only:

-- Accessory community center (private).

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

(A) Front yard. Minimum front yard is 30 feet.

(B) Side and rear yard.

(i) Minimum side and rear yard for single family structures is six feet.

(ii) Minimum side yard for other permitted structures is 10 feet.

(iii) Minimum rear yard for other permitted structures is 15 feet.
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(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio. No maximum floor area ratio.

(E) Height. Maximum structure height is 30 feet.

(F) Lot coverage.
   (i) Maximum lot coverage is:
      (aa) 45 percent for residential structures; and
      (bb) 25 percent for nonresidential structures.
   (ii) Surface parking lots and underground parking structures are not included in lot coverage calculations.

(G) Lot size.
   (i) Minimum lot area for residential use is 10,000 square feet.
   (ii) Repealed by Ord. 20441.
   (iii) Repealed by Ord. 20441.

(H) Stories. No maximum number of stories.

(5) 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 district, off-street parking must be provided at or below ground level.

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations. See Article X.

(8) Additional provisions.

(A) Electrical service for single family uses. In this district, 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 district when, in the opinion of the board, the special exception will:
   (i) not be contrary to the public interest;
   (ii) not adversely affect neighboring properties; and
   (iii) not be used to conduct a use not permitted in this district.

(f) R-7.5(A) district.

(1) Purpose. This district comprises a major portion of the existing single family dwelling development of the city and is considered to be the proper zoning classification for large areas of the undeveloped land remaining in the city appropriate for single family dwelling use. This district is intended to be composed of single family dwellings together with public and private schools, churches, and public parks essential to create basic neighborhood units. Limited portions of these neighborhood units may consist of denser residential zoning classifications which are shown on the zoning district map or which later may be created by amendments to the map.

(2) Main uses permitted.

(A) Agricultural uses.
   -- Crop production.

(B) Commercial and business service uses.
   None permitted.
§ 51A-4.112 Dallas Development Code: Ordinance No. 19455, as amended

(C) Industrial uses.

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

(D) Institutional and community service uses.

-- Adult day care facility. [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]

(E) Lodging uses.

None permitted.

(F) Miscellaneous uses.

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

(G) Office uses.

None permitted.

(H) Recreation uses.

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

(I) Residential uses.

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

(J) Retail and personal service uses.

None permitted.

(K) Transportation uses.

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

(L) 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 installation other than listed. [SUP]

(M) Wholesale, distribution, and storage uses.

-- Recycling drop-off container. [See Section 51A-4.213(11.2).]
-- Recycling drop-off for special occasion collection. [See Section 51A-4.213(11.3).]

(3) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.
§ 51A-4.112 Dallas Development Code: Ordinance No. 19455, as amended

(A) The following accessory uses are not permitted in this district:

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

(B) In this district, the following accessory uses are permitted by SUP only:

-- Accessory community center (private).

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

(A) Front yard. Minimum front yard is 25 feet.

(B) Side and rear yard.

(i) Minimum side and rear yard for single family structures is five feet.

(ii) Minimum side yard for other permitted structures is 10 feet.

(iii) Minimum rear yard for other permitted structures is 15 feet.

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

(D) Floor area ratio. No maximum floor area ratio.

(E) Height. Maximum structure height is 30 feet.

(F) Lot coverage.

(i) Maximum lot coverage is:

(aa) 45 percent for residential structures; and

(bb) 25 percent for nonresidential structures.

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

(G) Lot size.

(i) Minimum lot area for residential use is 7,500 square feet.

(ii) Repealed by Ord. 20441.

(iii) Repealed by Ord. 20441.

(H) Stories. No maximum number of stories.

(5) 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 district, off-street parking must be provided at or below ground level.

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(8) Additional provisions.

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(i) not be contrary to the public interest;