

SEC. 51P-316.108.

USE REGULATIONS AND DEVELOPMENT STANDARDS.

(a) Subareas 1, 2 and 8 (Central Area).

(1) Purpose. To provide for the development of medium density retail, office, and/or multifamily residential uses in combination on single or contiguous building sites; to encourage innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel; to protect and maintain the characteristics of the existing urban form; and to promote pedestrian activity while providing guidelines to ensure compatible new development and renovation on Jefferson Boulevard.

(2) Main uses permitted.

(A) Agricultural uses.

-- Crop production.

(B) Commercial and business service uses.

-- Art or craft production facility. *[Maximum floor area is 5,000 square feet. A maximum of two deliveries and pick-ups of materials are allowed per week. The art or craft production facility may not operate between 7:00 p.m. and 7:00 a.m.]*

-- Catering service.

-- Custom business services.

-- Electronics service center.

-- Medical or scientific laboratory. *[SUP on street level; otherwise, by right.]*

-- Tool or equipment rental.

(C) Industrial uses.

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

(D) Institutional and community service uses.

-- Adult day care facility. *[MUP] and [SUP]*

-- Child-care facility. *[MUP] and [SUP]*

-- Church.

-- College, university, or seminary. *[SUP]*

-- Community service center. *[SUP]*

-- Convalescent and nursing homes and related institutions. *[MUP]*

-- Library, art gallery, or museum.

-- Public or private school. *[SUP]*

(E) Lodging uses.

-- Bed and breakfast.

-- Boutique hotel.

-- Hotel or motel. *[Subarea 2 only; minimum of four stories required.]*

(F) Miscellaneous uses.

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

-- Temporary construction or sales office.

(G) Office uses.

-- Financial institution without drive-in window.

-- Financial institution with drive-in window. *[See Section 51P-316.108(a)(6)(D), "Additional Provisions."]*

-- Medical clinic or ambulatory surgical center. *[SUP on street level; otherwise, by right.]*

-- Office. *[Bail bond office use is prohibited.]*

(H) Recreation uses.

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

-- Public park, playground, or golf course.

(I) Residential uses.

-- Duplex. *[MUP]*

-- Handicapped group dwelling unit. *[MUP]*

-- Live/work unit.

-- Multifamily. *[MUP]*

-- Retirement housing. *[MUP]*

-- Single family. *[MUP]*

(J) Retail and personal service uses.

-- Alcohol beverage establishments. *[SUP. In Subareas 2 and 8 microbrewery, microdistillery, or winery by SUP and in Subarea 1 by right.]*

-- Artisan and specialty goods shop.

-- Business school.

-- Commercial amusement (inside). *[By right if located above the seventh story. By SUP only for an amusement center, as defined in Chapter 6A of the Dallas City Code, with a floor area of 2,500 square feet or more.]*

-- Commercial parking garage. *[Must include office or retail and personal service uses at street level facing Jefferson Boulevard for the first 30 feet of the building measured inward from the street-facing facade.]*

-- Dry cleaning or laundry store. *[MUP]*

-- Furniture store.

-- General merchandise or food store 3,500 square feet or less.

- General merchandise or food store greater than 3,500 square feet. *[SUP]*
- General merchandise or food store 100,000 square feet or more. *[By SUP only in Subarea 2.]*
- Home improvement center, lumber, brick or building materials sales yard. *[Maximum floor area of 10,000 square feet. No outdoor display or sales allowed.]*
- Household equipment and appliance repair.
- Liquor store 3,500 square feet or less.
- Liquor store greater than 3,500 square feet. *[SUP]*
- Liquor store 100,000 square feet or more. *[By SUP only in Subarea 2.]*
- Mortuary, funeral home, or commercial wedding chapel.
- Nursery, garden shop, or plant sales.
- Pawn shop.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Taxidermist.
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service (inside).

(K) Transportation uses.

- Helistop. *[SUP]*
- Transit passenger shelter.

(L) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation. *[SUP]*
- Local utilities.
- Police or fire station.
- Post office.
- Tower/antenna for cellular communications. *[See Section 51P.316.107, "Additional Provisions Applicable to Certain Uses."]*
- Utility or government installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

- Office showroom/warehouse.
- Warehouse. *[Prohibited at street level; otherwise, by right.]*

(3) Accessory uses.

(A) As a general rule, an accessory use is permitted in any subarea 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 not permitted:

- Accessory community center (private).
- Accessory medical/infectious waste incinerator.
- Accessory outside storage.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- Day home.
- Private stable.

(C) In this area, the following accessory use is permitted by SUP only:

- Accessory helistop.

(4) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this paragraph and Division 51A-4.400, this paragraph controls.

(A) Front yard.

(i) Subareas 1 and 8.

(aa) Except as provided in this paragraph, no front yard is required, however, if a front yard is provided, it must be 10 feet, and contain a minimum of one pedestrian amenity, such as a plaza, covered walkway, fountain, open pavilion, or gazebo; a trash receptacle; and seating for a minimum of six people per 100 feet of street frontage.

(bb) If a front yard is provided, articulations may project up to 18 inches into the front yard.

(ii) Subarea 2.

(aa) Except as provided in this subparagraph, minimum front yard is 10 feet.

(bb) Maximum front yard is 25 feet.

(cc) The front yard must contain a minimum of one pedestrian amenity, such as a plaza, covered walkway, fountain, open pavilion, or gazebo; a trash receptacle; and seating for a minimum of six people per 100 feet of street frontage.

(dd) Articulations may project up to 18 inches into the front yard.

(iii) Urban form setback. In Subareas 1, 2, and 8, an additional 20-foot "urban form" front yard setback is required for that portion of a structure above 30 feet in height.

(B) Side and rear yard.

(i) Except as provided in this subparagraph, no side or rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(ii) If the Property is adjacent to or directly across an alley from a residential district a minimum side and rear yard of 15 feet must be provided.

(iii) An additional side and rear yard "tower spacing" setback of one foot for each two feet in height above 30 feet is required for that portion of a structure above 30 feet in height up to a total setback of 30 feet. This subparagraph does not require a total side or rear yard setback greater than 30 feet.

(C) Dwelling unit density. Maximum dwelling unit ("DU") density varies depending on the type of MUP as follows:

<u>MUP TYPE</u>	<u>MAXIMUM DU DENSITY (du/acre)</u>
Mix of 2 categories	50
Mix of 3 categories	60

(D) Floor area ratio. Maximum floor area ratio varies depending on whether the development is an MUP as follows:

[Note: The first column is the base FAR, which applies when there is no MUP. The second column (MUP=2/no Res) is the FAR for an MUP with a mix of two use categories when neither category is "residential." The third column (MUP=2/with Res) is the FAR for an MUP with a mix of "residential" plus one other use category. The fourth column (MUP=3/no Res) is the FAR for an MUP with a mix of three or more use categories, none of which is "residential." The fifth column (MUP=3/with Res) is the FAR for an MUP with a mix of "residential" plus two or more other use categories.]

MAXIMUM FLOOR AREA RATIO

<u>Use Categories</u>	<u>Base (no MUP)</u>	<u>MUP=2 (no Res)</u>	<u>MUP=2 (with Res)</u>	<u>MUP=3 (no Res)</u>	<u>MUP=3 (with Res)</u>
Office	1.0	1.25	1.5	1.5	1.75
Residential	---	---	1.25	---	1.5
Retail and personal Service	0.8	1.0	1.0	1.0	1.0
TOTAL DEVELOPMENT	1.0	1.7	2.0	2.0	2.25

(E) Height.

(i) Subarea 1. Except as provided in this subparagraph, maximum structure height is 200 feet. If any portion of a structure is over 36 feet in height, that portion may not be located above a 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.

(ii) Subarea 2. Maximum structure height is 135 feet.

(iii) Subarea 8. Maximum structure height is 36 feet.

(F) Lot coverage. Maximum lot coverage is 100 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

(5) Landscape regulations.

(A) In general. Except as provided in this paragraph, landscaping must be provided in accordance with Article X.

(B) Street trees. Street trees must be provided within 30 feet of the projected street curb. The trees must be large trees having a caliper of at least two and one-half inches. The number of trees required is one for each 100 feet of lot frontage. Any lot with more than 25 feet but less than 100 feet of lot frontage must provide one tree. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-316.109.

(C) Screening of off-street parking. All off-street parking and loading areas, excluding those located in Subarea 2 and driveways used for ingress or egress, must be screened from the street in compliance with the provisions in Section 51A-4.301.

(D) Additional landscape regulations for Subarea 2.

(i) All off-street parking and loading areas, excluding driveways used for ingress or egress, must be screened from the street by evergreen shrubs at least three feet in height.

(ii) Large canopy trees must be planted at a density of one for each 30 feet of lot frontage along Jefferson Boulevard.

(6) Additional provisions.

(A) Development impact review. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation.

(B) Minimum sidewalk width. All lots must have a sidewalk along the street frontage with:

(i) a minimum average width of 10 feet; and

(ii) a minimum unobstructed width of six feet.

(C) Off-street parking restriction along Jefferson Boulevard. If a lot has frontage on Jefferson Boulevard:

(i) no off-street parking is permitted within the door yard; and

(ii) if off-street parking is provided on that lot, vehicular access to the parking from Jefferson Boulevard, or to Jefferson Boulevard from the parking, is prohibited.

(D) Uses with drive-in or drive-through window or service.

(i) The drive-in or drive through window or service must be located within the rear 50 percent of the lot and not visible from Jefferson Boulevard; and

(ii) ingress and egress for the drive-in or drive through window or service must be located on the rear 50 percent of the lot.

(E) Window and door openings. At least 60 percent of the area of the street wall along Jefferson Boulevard for the first story must have transparency (such as glass or plexiglass).

(b) Subareas 3, 3A, and 3B (Office/Mixed Use [High Density]).

(1) Purpose. To provide for the development of high density office and multifamily residential or limited retail uses in combination on single or contiguous building sites; to encourage innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel.

(2) Main uses permitted.

(A) Agricultural uses.

-- Crop production.

(B) Commercial and business service uses.

-- Catering service.

-- Custom business services.

-- Electronics service center.

-- Medical or scientific laboratory. [*SUP on street level; otherwise, by right.*]

(C) Industrial uses.

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

(D) Institutional and community service uses.

-- Child-care facility. [*L*]

-- Church.