

**Zoning Summary**  
**Subdistrict H of PD 468**

- Site plan requirement (administered with Building Permit application for new floor area), tabulation box
- Permitted uses: Institutional, lodging, office, residential, variety of retail and personal services, etc. (see text of ordinance).
- Setbacks: 5 feet minimum-15 feet maximum front yard on primary street front yards (allows certain projections); 5 feet minimum on side streets; 15 feet side and rear yards abutting single family; otherwise 0'-5' side yard, 5' rear yard
- Density: No maximum or minimum density
- Height: Maximum 300 feet/20 stories
  - Ground story: minimum 15 feet; maximum 30 feet
  - Upper stories: minimum 10 feet; maximum 15 feet
  - Allows certain projections
- Lot coverage – 100 percent maximum
- Lot size – no minimum size; minimum width 16 feet
- Minimum building street frontage on primary streets = 50 percent
- Maximum continuous blank mall area on primary streets = 30 feet
- Open space requirement: 8 percent per 51A-13.303(b) (may include private open space)
- Parking – Chap. 51A (with specific ratios for certain defined uses); generally located anywhere within subdistrict
  - Reductions for on-street parking; transit; and mixed use
  - Master parking plan
- Site design requirements
  - Screening of parking
  - Screening of loading, trash storage
  - Garage screening regulations
  - Liner development required
  - Highly reflective glass (27 percent reflectivity): 25 percent façade maximum
  - Block standards: Perimeter not to exceed 1,600 feet (with exceptions: up to 2,400 feet)
  - Street standards
- Landscape: Article X with certain additional regulations
- Signage: Business signage and other regulations
- Tower orientation (see Sec. 51P-468.112):
- 100 feet tower separation
- If over 75 feet:
  - If floor plate is 12,500 SF or less-no dimension/orientation restrictions.
  - If floor plate is over 12,500 SF:
    - Longest dimension perpendicular to Trinity River (with up to 10 degrees variation)
    - No more than 130 feet width, 300 feet length
    - 30,000 SF maximum floor plate

*\* This is simply a summary of the most significant entitlements applicable in Subdistrict H. Reference should be made to the ordinance text of P.D. 468 for the complete text of the actual regulations, all of which should be carefully reviewed and read together.*