

SEC. 51-4.206.

RELIGIOUS USES.

Religious uses are subject to the following regulations:

(1) Church.

(A) Definition: A facility principally used for people to gather together for public worship, religious training, or other religious activities. This use does not include home study meetings or other religious activities conducted in a privately occupied residence.

(B) Districts permitted: Residential and nonresidential districts.

(C) Required off-street parking:

(i) Number of spaces required. One space for each four fixed seats in the sanctuary or auditorium. If fixed benches or pews are provided, each 18 inches of length of the fixed bench or pew constitutes one fixed seat for purposes of this paragraph. If portions of seating areas in the sanctuary or auditorium are not equipped with fixed seats, benches, or pews, the parking requirement for those portions is one space for each 28 square feet of floor area.

(ii) Definitions. For purposes of this subsection, “remote parking” means required off-street parking provided on a lot not occupied by the main use. “Shared parking” means the use of the same off-street parking stall to satisfy the off-street parking requirements for two or more uses.

(iii) Reconciliation with Section 51-4.301. Except as otherwise expressly provided in this subsection, the off-street parking regulations in Section 51-4.301 apply to this use. In the event of a conflict between this subsection and Section 51-4.301, this subsection controls.

(iv) Remote and shared parking. A church may use remote and/or shared parking to satisfy up to 50 percent of its off-street parking requirements, provided that the remote and/or shared parking is on a lot that is:

(aa) dedicated to parking use by an instrument filed with the building official and approved by the city attorney’s office;

(bb) located in a nonresidential or parking district, as these districts are defined both in this chapter and in Chapter 51A; and

(cc) located within 600 feet (including streets and alleys) of the lot occupied by the church. The distance measured is the shortest distance between the lots.

(v) Distance extension with shuttle service. A remote parking lot for a church may be located up to one and one-half miles (including streets and alleys) from the lot occupied by the church if a shuttle service is provided to transport persons between the church and the remote parking lot. The shuttle service must be approved by the director of public works and transportation.

(vi) Remote parking agreement. An agreement authorizing a church to use remote parking may be based on a lease of the remote parking spaces if:

(aa) the lease is for a minimum term of three years; and

(bb) the agreement provides that both the owner of the lot occupied by the church and the owner of the remote lot shall notify the city of Dallas in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) A church may permit passengers of mass transportation and car pools to park on the church parking lot.

(ii) The following structures, when located on top of a church building, are excluded from the height measurement of the church building:

(aa) Belfries.

(bb) Bell towers.

(cc) Campaniles.

(dd) Carillons.

(ee) Crosses.

(ff) Cupolas.

(gg) Spires.

(hh) Steeples.

(2) Rectory.

- (A) Definition: A dwelling unit for a minister, priest, or rabbi.
- (B) Districts permitted: Residential and nonresidential districts.
- (C) Required off-street parking: Same as that required for an equivalent dwelling unit in the district in which the rectory is located.
- (D) Required off-street loading: None.
- (E) Additional provisions:
 - (i) A rectory located on a church site is part of the church and is included in the calculations of all zoning requirements for the church.
 - (ii) A rectory not on the church site must comply with the residential requirements of the district in which it is located.

(3) Convent or monastery.

- (A) Definition: The living quarters or dwelling units for a religious order or for the congregation of persons under religious vows.
- (B) Districts permitted: Multiple-family, office, commercial, and central area districts; specific use permit required in single-family, duplex, TH, agricultural, and industrial districts.
- (C) Required off-street parking: One space for each three residents; a minimum of two spaces required.
- (D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 50,000	NONE
50,000 to 100,000	1
100,000 to 300,000	2
Each additional 200,000 or fraction thereof	1 additional

(4) Cemetery or mausoleum.

- (A) Definition:
 - (i) A cemetery is a place designated for burial of the dead.

(ii) A mausoleum is a building with places for the entombment of the dead.

(B) Districts permitted: Specific use permit required in residential and nonresidential districts except O-1, NO, LO, MO, and GO districts where use is not permitted.

(C) Required off-street parking: Two spaces.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 50,000	NONE
50,000 to 100,000	1
100,000 to 300,000	2
Each additional 200,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) Cemeteries are subject to Chapter 11 of this code.

(5) Reserved. (Ord. Nos. 18849; 19058; 19305; 19455; 27404)

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