

ARTICLE 800.

PD 800.

SEC. 51P-800.101. LEGISLATIVE HISTORY.

PD 800 was established by Ordinance No. 27372, passed by the Dallas City Council on October 22, 2008. (Ord. 27372)

SEC. 51P-800.102. PROPERTY LOCATION AND SIZE.

PD 800 is established on property generally bounded by Industrial Boulevard, Cadiz Street, Rock Island Street, and the Union Pacific Railroad. The size of PD 800 is approximately 60.59 acres. (Ord. 27372)

SEC. 51P-800.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this district:

(1) A-FRAME SIGN means a portable detached premise sign that is hinged at the top and is made of durable, rigid materials such as wood, plastic, or metal.

(2) ANTIQUE SHOP means an establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design, or sentiment.

(3) ART GALLERY means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.

(4) ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking, and for the sale of the products to the general public.

(5) BLADE SIGN means a sign that projects perpendicularly from a main building facade and is visible from both sides.

(6) BUILD-TO ZONE means the location shown on the form-based urban design standards where a street-facing facade must be constructed on a lot.

(7) INTERNAL STREET means a minor street, public or private, that is located within the boundaries of the district.

(8) MEANDERS means those portions of the old Trinity River channel that are outside of the levees.

(9) MEWS means a multimodal street for pedestrian or low-speed vehicular traffic.

(10) PEDESTRIAN-ORIENTED USE means any retail and personal service, residential, office, or lodging use permitted as a main use. A pedestrian-oriented use does not include a commercial parking lot or garage.

(11) PRIMARY STREET means an internal street designated on the conceptual plan that is designed for the highest level of pedestrian activity.

(12) SECONDARY STREET means an internal street designated on the conceptual plan that is a minor street designed for a low level of vehicular activity.

(13) STREET WALL means the vertical plane of facades within a block face that frame the public space.

(14) TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space.

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

(c) This district is considered to be a nonresidential zoning district. (Ord. 27372)

SEC. 51P-800.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 800A: conceptual plan.
- (2) Exhibit 800B: form-based urban design standards. (Ord. 27372)

SEC. 51P-800.105. CONCEPTUAL PLAN AND FORM-BASED URBAN DESIGN STANDARDS.

(a) Development and use of the Property must comply with the conceptual plan (Exhibit 800A) and the form-based urban design standards (Exhibit 800B). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. If there is a conflict between the text of this article and the form-based urban design standards, the text of this article controls. If there is a conflict between the conceptual plan and the form-based urban design standards, the conceptual plan controls.

(b) The location of internal streets other than Primary Street and Hotel Street are approximate and may be adjusted in the development plan as long as the block standards in Section 51P-800.120 are met. (Ord. 27372)

SEC. 51P-800.106. DEVELOPMENT PLAN.

(a) A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls. If there is a conflict between the development

plan and the conceptual plan, the conceptual plan controls. If there is a conflict between the development plan and the form-based urban design standards, the form-based urban design standards control.

- (b) The development plan may be on a single drawing and must clearly indicate:
- (1) any proposed public or private streets and alleys;
 - (2) building sites;
 - (3) areas proposed for dedication or reserved as parks, open space, parkways, playgrounds, utility and garbage easements, school sites, street widenings, or street changes;
 - (4) the points of ingress and egress from existing public streets;
 - (5) an accurate survey of the boundaries of the site;
 - (6) topography of the site with contour intervals of not less than five feet, or spot grades where relief is limited;
 - (7) location of proposed land uses;
 - (8) the location of buildings and the minimum distance between buildings and between buildings and property lines, street and alley rights-of-way, and private streets;
 - (9) the arrangement of off-street parking and loading, indicated as a ratio of off-street parking and loading area to building area if all off-street parking and loading areas are indicated for the site and there is an example that demonstrates a common feasible method of providing the off-street parking and loading;
 - (10) any special traffic regulation facilities proposed or required;
 - (11) screening, landscaping, and major tree groupings to be retained if this information is essential to the proper arrangement of the development in relation to adjacent property and internal land uses;
 - (12) each phase of development if separate phases are proposed;
 - (13) all public and private right-of-way lines and easements;
 - (14) location of existing and proposed public and private utilities; and
 - (15) build-to zones.

(c) If the director determines that one or more of the items listed in Subsection (b) is unnecessary to allow for a complete review of the proposed development, the director shall waive the required item. In making this determination, the director shall consider existing property conditions and the extent of the changes necessitated by the proposed development.

(d) The commission may require elevations and perspective drawings for buildings more than 12 feet in height that are not used for single family or duplex uses.

(e) The applicant shall submit a preliminary plat with the development plan. The commission shall process the preliminary plat and the development plan simultaneously.

(f) The applicant shall submit a legal instrument establishing a plan for the use and permanent care and maintenance of any common area before the development plan may be approved. The legal instrument must be approved as to form by the city attorney, and by the commission as to the suitability for the proposed use of the common area. (Ord. 27372)

SEC. 51P-800.107. SITE PLAN.

A site plan that complies with the requirements of this article must be submitted to the building official before an application is made for a building permit. The site plan must include:

- (1) existing and proposed building entrances, exits, service areas, and windows;
- (2) all public and private right-of-way lines and easements;
- (3) the location, type, size, and height of perimeter fencing, screening, and buffering elements proposed or required;
- (4) all provisions to be made to direct and detain storm water;
- (5) mitigation to erosion during construction;
- (6) location, type, orientation, size, and height of light standards;
- (7) location of existing and proposed signs;
- (8) location of existing and proposed exterior loudspeakers and sound amplifiers;
- (9) the existing and proposed locations for all mechanical equipment capable of producing high levels of noise;
- (10) pedestrian zones and circulation, including the location and description of amenities provided, including:
 - (A) enhanced pavement,
 - (B) benches,
 - (C) trash receptacles,
 - (D) pedestrian street lamps,
 - (E) awnings and canopies,
 - (F) bicycle parking, and
 - (G) tree grates;
- (11) demonstration of eligibility for off-street parking reductions if requested by the applicant;
- (12) location of existing and proposed public and private utilities;

- (13) build-to zones and curb lines; and
- (14) any other information that the building official determines is necessary. (Ord. 27372)

SEC. 51P-800.108. MAIN USES PERMITTED.

(a) In general. The following uses are the only main uses permitted:

(1) Agricultural uses.

None permitted.

(2) Commercial and business services uses.

- Catering service.
- Custom business services.
- Custom woodworking, furniture construction or repair. *[SUP. Limited to inside only. Outside storage is prohibited.]*
- Job or lithographic printing.
- Medical or scientific laboratory. *[SUP. Prohibited at street level.]*
- Technical school. *[SUP. Prohibited at street level.]*

(3) Industrial uses.

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

(4) Institutional and community service uses.

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

(5) Lodging uses.

- Hotel or motel. *[No fewer than 80 guest rooms. Guest rooms are prohibited at street level.]*

(6) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- 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.
- 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.]*
- Multifamily.
- Residential hotel.
- Retirement housing.
- Single family. *[A minimum of four single family structures must be attached together.]*

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[SUP. See Section 51A-4.210(b)(4).]*
- Animal shelter or clinic without outside runs. *[Limited to inside only.]*
- Antique shop.
- Art gallery.
- Art or craft production facility.
- Business school.
- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B). Treat as if in a mixed use district.]*
- Commercial parking lot or garage. *[SUP. Limited to structured parking only.]*
- Dry cleaning or laundry store. *[On-site dry cleaning is prohibited.]*
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet. *[Uses greater than 50,000 square feet must: (1) be located on a minimum of two floors; (2) be integrated as part of a multi-story mixed use development with residential, office, or lodging uses located on upper floors; or (3) have a maximum street-level street frontage of 100 feet per block face, excluding ingress and egress points and visibility triangles with the remaining frontage being separate retail and personal service or office uses that have direct access to a sidewalk and a minimum depth of 30 feet, measured from the building facade.]*
- General merchandise or food store 100,000 square feet or more. *[SUP. Must: (1) be located on a minimum of two floors; (2) be integrated as part of a multi-story mixed use development with residential, office, or lodging uses located on upper floors; or (3) have a maximum street-level street frontage of 100 feet per block face, excluding ingress and egress points and visibility triangles with the remaining frontage being separate retail and personal service or office uses that have direct access to a*

sidewalk and a minimum depth of 30 feet, measured from the building facade.]

- Motor vehicle fueling station. *[SUP]*
- Nursery, garden shop, or plant sales. *[Limited to inside only. Outside storage is prohibited. Outside display is permitted but must be removed and placed inside a fully-enclosed building at the end of each business day.]*
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. *[Limited to inside only. Outside storage prohibited.]*

(11) Transportation uses.

- Helistop. *[SUP]*
- Private street or alley. *[Gated streets are prohibited. Mews may have ballards to prevent vehicular traffic.]*
- Railroad passenger station.
- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP]*

(12) Utility and public service uses.

- Commercial radio or television transmitting station. *[SUP]*
- Electrical substation. *[SUP]*
- Local utilities. *[Utility services by right. Communication exchange facility by SUP only.]*
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication. *[Limited to mounted only as defined in Section 51A-4.212(10.1)(A)(i) and only when integrated into the building facade or when mounted on the roof of a main structure and not visible from the street.]*
- Utility or government installation 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.]*

(b) Pedestrian-oriented uses.

(1) Primary Street and Hotel Street. A minimum of 75 percent of the street-level frontage, excluding pedestrian and vehicular ingress and egress points and visibility triangles, must be pedestrian-oriented uses that have a minimum depth of 30 feet measured from the building facade.

(2) Cadiz Street, Industrial Boulevard, and the meanders. A minimum of 50 percent of the street-level frontage, excluding pedestrian and vehicular ingress and egress points and visibility triangles, must be pedestrian-oriented uses that have a minimum depth of 30 feet measured from the building facade.

(c) Drive-through uses. To maintain the district's street wall and urban character, drive-through lanes, windows, or services are prohibited. (Ord. 27372)

SEC. 51P-800.109. 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 not permitted:

- Accessory medical/infectious waste incinerator.
- Accessory outside storage.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- Day home.
- General waste incinerator.
- Private stable.

(Ord. 27372)

SEC. 51P-800.110. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Front, side, or rear yards. No minimum front, side, or rear yard.

(b) Build-to zone.

(1) In general. Except as provided in this paragraph, the build-to zones are as shown on the form-based urban design standards. The build-to zone is an area between the property line or right-of-way line and the front building facade. For the meanders, Cadiz Street, and Industrial Boulevard, an area located within a public utility easement is exempt from the build-to zone requirements.

(2) Build-to zone. If a build-to zone is not shown on the conceptual plan or the form-based urban design standards, the maximum build-to zone is as follows:

- (A) Industrial Boulevard: 25 feet.
- (B) Internal streets: 10 feet.
- (C) The meanders: 50 feet.

(3) Building articulations. Buildings articulations, stairs, and stoops are permitted within the build-to zone.

(4) Facade required within the build-to zone. The minimum amount of lot frontage that must have a facade constructed within the build-to zone is as follows:

- (A) Industrial Boulevard, Hotel Street, and Primary Street: 75 percent.
- (B) The meanders: 50 percent.
- (C) Secondary streets: 30 percent.
- (D) All other internal streets: no minimum required.

(c) Density.

- (1) Maximum density. No maximum dwelling unit density.
- (2) Minimum density.

(A) For multifamily uses, minimum dwelling unit density is 40 units per acre for each building site.

(B) For a mixed use project, minimum dwelling unit density must be 40 units per acre for any portion of the project devoted to residential uses, as calculated using the following formula:

$$\frac{\text{residential floor area}}{\text{total project floor area}} \times 40 \text{ units per acre} \times \text{_____ acres} = \text{required number of dwelling units}$$

(d) Floor area ratio. Maximum floor area ratio is 20.0.

(e) Height.

(1) Maximum height. Maximum structure height is any legal height consistent with the Federal Aviation Administration air space limitations.

(2) Minimum height. All portions of a main structure must have a vertical facade that meets the following minimum structure heights:

- (A) For multifamily uses, minimum structure height is 36 feet.
- (B) For all other uses, minimum structure height is 30 feet.

(3) Measurement of height. Height is measured from grade at the abutting street level to the top of the vertical facade.

(f) Lot coverage. No maximum lot coverage.

(g) Lot size. No minimum lot size.

(h) Stories.

- (1) No maximum number of stories.
- (2) For structures with multifamily uses, minimum number of stories is three.

(i) Tower coverage. To prevent a canyon effect, any portion of the building above 75 feet in height may not exceed the following coverage for that block:

- (1) Blocks 1, 12, and 13. No maximum tower coverage.
- (2) All other blocks. Maximum tower coverage is 50 percent.

(j) Private open space.

(1) Purpose. Open space requirements are intended to provide relief from a dense urban environment, assist with pedestrian movement, and provide connections to public spaces.

(2) Requirements.

(A) Open space is required for all subdivisions. A minimum of five percent of the lot area or building site (minus street right-of-way) must be open space.

(B) Private open space must be developed and maintained by the owner. The general public may be restricted from using the open space.

(C) Except as provided in this paragraph, open space must be unobstructed to the sky.

(D) Open space may not have permanent structures except structures supporting pedestrian or outdoor recreational uses, including kiosks that provide information related to the open space; cabanas; shade structures; and security, audio-visual, or maintenance equipment. (Ord. 27372)

SEC. 51P-800.111. SITE LAYOUT AND DESIGN STANDARDS.

(a) Purpose. The site layout and design standards are intended to:

- (1) ensure that new development enhances the character of the Trinity River corridor;
- (2) ensure that increased density and height provides an urban environment; and
- (3) create and enhance the character and environment for pedestrians.

(b) Entrances.

(1) Street facing facades must be clearly visible from the street. The primary facade and primary entrance must face the street and must have an improved path connecting to the sidewalk.

(2) Street facing entrances on Hotel Street, Primary Street, and the meanders must be spaced a maximum of 75 linear feet apart. For the purposes of this section, the meanders is considered a street. Street facing entrances may be private entrances, but must have an improved path connecting to the sidewalk. For the meanders, an area located within a public utility easement is excluded from the 75 linear feet spacing calculations.

(3) For corner lots, primary entrances for retail and personal service uses may be oriented toward the corner.

(4) Primary entrances for retail and personal service uses must have two or more of the following architectural details:

- (A) Arcade.
- (B) Arch.
- (C) Awning.
- (D) Canopy.
- (E) Decorative elements such as tile work, molding, raised banding, or projected banding.
- (F) Display windows.
- (G) Integral planters or wing walls that incorporate landscaped areas or places for sitting.
- (H) Patio.
- (I) Porch.

(5) Residential dwelling units with direct access to the sidewalk must have raised or lowered entrances a minimum of two feet from grade.

(c) Facades.

(1) Street-facing facades must be similar to and compatible with the architectural design of other street-facing facades on the same block face.

(2) Street-facing facades exceeding 50 feet in length must have two of the following elements. Street-facing facades exceeding 100 feet in length must have four of the following elements.

(A) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches, a depth of at least eight inches, and may include columns, planters, arches, or niches.

(B) Architectural details such as raised bands, balconies, projected or bay windows, and cornices.

(C) Architecturally prominent public entrance.

(D) Attached tower or turret.

(E) Awnings.

(F) Change in color.

(G) Change in material.

(H) Change in texture.

(I) Change in height of at least 10 feet while complying with the minimum structure height. See Exhibit 800B (form-based urban design standards).

(d) Story dimensions.

(1) A minimum 10-foot floor-to-floor story dimension is required for the ground floor of residential structures.

(2) A minimum 14-foot floor-to-floor story dimension is required for the ground floor of nonresidential structures facing Primary Street. Parking structures are exempt from this story dimension requirement.

(e) Storefront treatments.

(1) For facades facing Cadiz Street, Hotel Street, Primary Street, the meanders, or Industrial Boulevard, no more than 10 continuous linear feet of a street-fronting, street-level facade may lack a transparent surface (e.g. a window or a transparent door). The purpose of this provision is to prevent long expanses of walls. This requirement does not apply to ground floor residential uses.

(2) Corner lots with structures that have a corner entrance must comply with the visibility triangle regulations in Section 51P-800.113.

(3) Windows on street-fronting, street-level structures with retail or personal service uses must be:

(A) clear and unpainted or made of similarly treated glass that provides a transparent surface (spandrel glass or back-painted glass is prohibited);

(B) a minimum of 50 percent of the street-fronting, street-level facade;

(C) located a maximum of three feet above the base of the structure; and

(D) at least 10 feet in height.

(f) Residential garage doors, non-residential loading-area service doors, and commercial parking garage entrances.

(1) Residential garage doors for individual dwelling units may not face Primary Street, Cadiz Street, Hotel Street, or Industrial Boulevard.

(2) Non-residential loading-area service doors may not face the meanders, Primary Street, Cadiz Street, Hotel Street, or Industrial Boulevard.

(3) A commercial parking garage vehicular entrance gate may face any street.

(4) A commercial parking garage vehicular entrance gate must be designed to provide adequate queuing area to prevent traffic hazards and stacking on streets.

(g) Pedestrian amenities.

(1) In general.

(A) Pedestrian amenities must be accessible to the public.

(B) Pedestrian amenities must be located at least seven feet away from a transit stop.

(C) Canopies, awnings, and street lamp fixtures must have a minimum clearance of eight feet in height above grade.

(D) Lamp fixtures may not exceed 14 feet in height. Light fixtures must be cut-off type luminaries that direct lighting downward.

(E) Except as provided, pedestrian amenities must be provided on each block and must be located within the curb-to-building area.

(F) For the meanders, pedestrian amenities must be provided on each block and must be located within the build-to zone or may be on public property in the meanders if approved by the director of public works and transportation.

(G) For Cadiz Street, pedestrian amenities must be provided on each block and located within the build to zone.

(H) For Industrial Boulevard, pedestrian amenities must be provided on each block and must be located within the two planting and amenities zones. The first planting and amenities zone begins at the street curb and extends to a depth of five feet. The second planting and amenities zone begins at the end of the sidewalk and extends to a depth of six feet.

(2) Cadiz Street, Hotel Street, Industrial Boulevard, Primary Street, and the meanders.

(A) The following pedestrian amenities must be provided:

- (i) at least one bench per 100 feet of street frontage;
- (ii) at least one trash receptacle per 100 feet of street frontage; and
- (iii) free-standing or wall-mounted street lamps as specified in the form-based urban design standards.

(B) At least one of the following pedestrian amenities must be provided on each block:

- (i) Awnings or canopies with a minimum overhang of four feet and a minimum length of 25 feet per 100 feet of building facade along the street frontage.
- (ii) At least one five-bicycle parking unit per 100 feet of street frontage.
- (iii) Public art, approved in writing by the director of the office of cultural affairs or the cultural affairs commission.

(3) All other internal streets. The following pedestrian amenities must be provided:

(A) at least one free-standing street lamp, street light suspended between structures, or wall-mounted street lamp per 60 feet of street frontage; and

(B) at least one trash receptacle per 100 feet of street frontage.

(4) Maintenance.

(A) A maintenance agreement for the street trees and pedestrian amenities must be provided. The agreement must be approved as to form by the city attorney and executed by the homeowners' association, merchants' association, or the property owner.

(B) The pedestrian amenities must be maintained in a state of good repair and neat appearance.

(h) Driveway design.

(1) Pedestrian crosswalks across ingress and egress driveways must be clearly marked by colored concrete or patterned or stamped concrete and approved by the director of public works and transportation. Pedestrian crosswalk markings on the same block frontage must be consistent.

(2) Curb cuts must be at least 12 feet but not more than 24 feet in length measured parallel to the frontage. (Ord. 27372)

SEC. 51P-800.112. STREET AND SIDEWALK STANDARDS.

(a) Street standards.

(1) Applicability. These street standards apply to internal streets only.

(2) Construction standards. Internal streets must be built in accordance with this subsection and with the right-of-way standards and pavement widths shown in the street sections in the form-based design standards. Curb neck-downs and landscape islands are permitted in the area designated for on-street parking.

(3) Street sections.

(A) Primary Street. Minimum right-of-way is 126 feet with a minimum pavement width of 96 feet from back-of-curb to back-of-curb.

(B) Hotel Street. Minimum right-of-way is 64 feet with a minimum pavement width of 44 feet from back-of-curb to back-of-curb.

(C) Secondary streets. Minimum right-of-way is 44 feet with a minimum pavement width of 24 feet from back-of-curb to back-of-curb.

(D) Mews. Minimum right-of-way is 20 feet. Mews may not be gated to pedestrians.

(b) Sidewalk standards.

(1) Applicability. The sidewalk standards in the form-based urban design standards apply to Primary Street, Hotel Street, Cadiz Street, Industrial Boulevard, the secondary streets, and the meanders.

(2) Hotel Street, mews, and secondary streets. Minimum sidewalk width is 10 feet with a minimum unobstructed width of six feet.

(3) Cadiz Street and Primary Street. Minimum sidewalk width is 15 feet with a minimum unobstructed width of 10 feet.

(4) Industrial Boulevard. Minimum sidewalk width is 10 feet. The sidewalk must be located between the two planting and amenities zones described in Section 51P-800.111(g)(1)(H).

(5) The meanders. Minimum sidewalk width is 15 feet with a minimum unobstructed width of 10 feet. The sidewalk may be located in the meanders only if approved by the director of public works and transportation.

(6) Curbs and grates. Street curbs and tree grates may not be counted as part of the unobstructed sidewalk width.

(7) Waiver. Sidewalk waivers are not permitted.

(c) Ingress and egress points. Ingress and egress points not shown on the conceptual plan may be approved if shown in a development plan. (Ord. 27372)

SEC. 51P-800.113. VISUAL OBSTRUCTION REGULATIONS.

(a) Except as provided in this section, the visual obstruction regulations in Section 51A-4.602(d) apply.

(b) Except at internal streets intersecting Industrial Boulevard or Cadiz Street, the visibility triangle is the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection.

(c) At internal streets intersecting Industrial Boulevard or Cadiz Street, the visibility triangle is the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 45 feet from the intersection. (Ord. 27372)

SEC. 51P-800.114. PARKING AND LOADING.

(a) Required parking. Except as provided in this subsection, one off-street parking space for each 300 square feet of floor area is required.

(1) Antique shop, art gallery, art or craft production facility, or furniture store use. One space per 1,000 square feet of floor area is required.

(2) Hotel use. One-half space per guest room plus one space per 200 square feet of meeting room is required.

(3) Alcoholic beverage establishment, commercial amusement (inside) for a dance hall, and restaurant use. One space per 150 square feet of floor area is required.

(4) Office use. One space per 400 square feet of floor area is required.

(5) Single family use. One space per dwelling unit with one or fewer bedrooms is required; two spaces per dwelling unit with more than one bedroom are required.

(6) Multifamily use. One space per dwelling unit with one or fewer bedrooms is required. One-and-a-half space per dwelling unit with two bedrooms and one-half space for each additional bedroom is required.

(7) Theater use. One space per 42 square feet of seating area.

(b) Handicapped parking. If more than 10 off-street parking spaces are required, handicapped parking must be provided in accordance with Section 51A-4.305.

(c) Parking reductions.

(1) Remote parking. Remote parking is permitted if it is located within 1,000 feet of the main use and complies with Division 51A-4.320.

(2) On-street parking.

(A) Except as provided in this paragraph, parallel and angled parking spaces are permitted as shown on the form-based urban design standards.

(B) Except for off-peak metered parallel parking in the curb lane, on-street parking spaces are prohibited on Cadiz Street and Industrial Boulevard. Off-peak metered parallel parking in the curb lane must be approved by the director of public works and transportation.

(C) On-street parking spaces on internal streets are prohibited within 60 feet of Cadiz Street or Industrial Boulevard.

(D) On-street parking on Primary Street is prohibited within 150 feet of Industrial Boulevard.

(E) On-street parking spaces are prohibited where maneuvering into or out of the space requires backing into any crosswalk, alley, or driveway. On-street parking spaces are prohibited where the vehicle may obstruct the required intersection, alley, or driveway visibility triangle.

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

(G) Except as provided in this paragraph, on-street parking spaces abutting building sites may be counted toward the off-street parking requirement of nonresidential and multifamily uses on that building site.

(i) On-street parking spaces may not be used to reduce the required parking for more than one use.

(ii) 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 it 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 a parking space ($8 \div 24 = \text{one-third}$). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(d) Special parking.

(1) In general. Except as provided in this paragraph, see Division 51A-4.320 for special parking requirements.

(2) Packed parking. Required off-street parking may be special parking, including packed parking that complies with Section 51A-4.329.

(3) Shared parking. An adjusted standard off-street parking requirement for a mixed-use development is calculated as follows:

(A) The standard parking requirements for each of the uses in the mixed-use development must be ascertained.

(B) The parking demand for each use is determined for each of the five times of day shown in the mixed-use development parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the mixed use development parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(C) The time of day columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted standard off-street parking requirement for the mixed-use development.

(D) A special exception for the number of required parking spaces may not be combined with a shared parking reduction.

Table 1: Shared Parking Table
(For calculating the parking requirement for shared parking)

Use Category	Morning	Noon	Afternoon	Late Afternoon	Evening
Residential uses	60%	60%	50%	70%	100%
Office related uses	100%	80%	100%	85%	35%
Retail related uses	60%	75%	70%	65%	70%
Bar and restaurant uses	20%	100%	30%	30%	100%
All other uses	100%	100%	100%	100%	100%

(4) Tandem parking. For residential uses, tandem parking may be counted toward required off-street parking.

(e) Fees. A property owner may charge occupants and customers a fee on a daily, hourly, or other basis for the use of required off-street parking located in a parking structure.

(f) Surface parking lot pedestrian pathways. Surface parking lots having more than two rows of parking across the width of the lot must have a pedestrian pathway system. The pedestrian pathway must be distinguished from the parking and driving surface by landscape barriers or a change in surface materials such as pavers or patterned concrete. Pedestrian pathways may not be distinguished by paint alone. Pedestrian pathways must be a minimum of four feet wide.

(g) Parking adjacent to Cadiz Street. A maximum of 20 parking spaces may be located between the street-facing building facade and the property line adjacent to Cadiz Street on Blocks 1 and 11 as shown on the conceptual plan. (Ord. 27372)

SEC. 51P-800.115. SCREENING REGULATIONS.

(a) In general. Except as provided in this section, the provisions of Section 51A-4.301(f) apply.

(b) Parking lots.

(1) Except at pedestrian openings and ingress and egress points, a minimum four-foot-high fence must be provided along the perimeter of surface parking lots that abut a right-of-way. A maximum of two pedestrian access points are permitted for each street frontage. Pedestrian access points may not exceed 10 feet in width. Surface parking lot screening is not required to be fully sight-obscuring.

(2) Materials for required fencing may include masonry and metal. To prevent visual monotony, at least 20 percent of a fence longer than 200 feet must have alternate materials, alternate textures, combination of materials, gates, offsets, openings, or landscape area between the fence and the sidewalk. Landscape areas must be a minimum of two-and-one-half feet wide and include a combination of ground cover, shrubs, and trees.

(c) Commercial parking garage structures. Except as provided in this subsection, an aboveground parking structure must have a facade that is similar in materials, architecture, and appearance to the facade of the main structure or the closest main structure. Breaks in the exterior parking structure facade not exceeding 40 feet in width are permitted at driveway and entryway locations. Openings in a parking structure facade may not exceed 50 percent of the total parking structure facade area. Parking structure facades abutting a railroad right-of-way are not required to have matching facade appearance.

(d) Off-street loading spaces.

(1) Loading spaces.

(A) Loading spaces must be screened with a solid fence.

(B) Screening materials must be consistent and compatible with the main structure and must include brick, stone, or concrete masonry; stucco; concrete; or wood.

(C) Screening must be at least as high as the objects being screened, but not less than six feet in height.

(2) Dumpsters and garbage storage areas.

(A) Dumpsters and garbage storage areas must be screened on all sides with a solid fence, except that one side may be a gate.

(B) Screening materials must be consistent and compatible with the main structure and must include brick, stone, or concrete masonry; stucco; concrete; or wood.

(C) Screening must be at least as high as the objects being screened, but not less than six feet in height.

(e) Partially sight-obscuring fencing.

(1) Except as provided in this section, fencing within the build-to zone along Cadiz Street, Hotel Street, Industrial Boulevard, and Primary Street must be no more than 50 percent sight-obscuring.

(2) Fencing in the landscape and stoop area may not exceed five feet in height and must be no more than 50 percent sight-obscuring. (Ord. 27372)

SEC. 51P-800.116.

ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27372)

SEC. 51P-800.117.

LANDSCAPING.

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

(b) Tree spacing. Trees must be planted no closer than two-and-a-half feet on center from the back of curb and must be spaced as uniformly as practicable. Large trees must be planted no closer than eight feet on center from a building wall and no closer than 20 feet on center from another large tree.

(c) Street trees.

(1) Location.

(A) Except as provided in this section, street trees must be provided as shown on the form-based urban design standards.

(B) For Industrial Boulevard, street trees must be planted in the planting and amenities zones described in Section 51P-800.111(g)(1)(H).

(C) Street trees may be counted towards site tree requirements.

(2) Number and size of trees required. The number and type of street trees is determined by street type adjacency.

(A) Primary Street. One street tree having a caliper of at least three inches must be provided for each 30 feet of street frontage. A maximum of 25 percent of the required street trees may be planted in the Primary Street median.

(B) Cadiz Street and Industrial Boulevard. One street tree having a caliper of at least three inches must be provided for each 30 feet of street frontage.

(C) Hotel Street. One street tree having a caliper of at least three inches must be provided for each 50 feet of street footage.

(D) Secondary streets. One street tree having a caliper of at least two inches must be provided for each 30 feet of street frontage.

(3) Tree species. Required street trees must be a species listed in this subsection. The following tree species are also recommended for use as non-required trees:

- Cedar elm
- 'Shumard' red oak
- Chinese pistachio
- Sweetgum
- Bald cypress
- Lacebark elm
- Caddo maple
- Chinquapin oak

Mexican plum
Texas persimmon
Desert willow
Redbud
Crape myrtle
Yaupon holly
Possumhaw
'Highrise' live oak
Pond cypress

(d) Tree survey. A tree survey must be submitted to the building official before any demolition or construction activity may occur on the Property.

(e) Landscape plan. A landscape plan that complies with the requirements of this article the must be submitted to the building official before an application is made for a building permit. The landscape plan must include:

- (1) date, scale, and north point;
- (2) names, addresses, and telephone numbers of both the property owner and the person preparing the plan;
- (3) location of existing boundary lines and dimensions of the lot, the zoning classification of the lot, the zoning classification of adjacent properties, and a vicinity map;
- (4) approximate centerlines of existing water courses; location of the 100-year flood plain; and approximate location of significant drainage features;
- (5) location and size of existing and proposed streets and alleys, utility easements, driveways, and sidewalks on or adjacent to the lot;
- (6) project name, primary street address, and lot and block description;
- (7) location, height, and material of proposed screening and fencing (with berms to be delineated by one-foot contours); and the location of existing and proposed loading and garage storage areas;
- (8) locations and dimensions of proposed landscape buffer strips;
- (9) a complete description of plant materials shown on the plan, including names (common and botanical name), locations, quantities, container and caliper sizes at installation, heights, spread, and spacing;
- (10) location and type of all existing trees over six inches in caliper on the lot and the location of all trees to remain on the building site, in the adjacent right-of-way, or within 15 feet of adjacent property, as well as plans to protect trees from damage during construction;
- (11) a complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area to be provided interior to parking areas, and the number and location of required off-street parking and loading spaces;
- (12) location of existing and proposed public and private utilities;

(13) size, height, location, and material of proposed seating, lighting, planters, sculptures, and water features;

(14) a description of proposed watering methods;

(15) location of visibility triangles on the lot (if applicable);

(16) location and dimensions of pedestrian amenities and enhanced pavement;

(17) adjacent parkway area and any landscaping within the parkway area; and

(18) any other information that the building official determines is necessary.

(f) Additional landscaping provisions.

(1) Planting areas in curb-protected landscaping islands must be covered with ground cover, natural mulch, crushed rock, or natural plant materials.

(2) Surface parking spaces may not be located more than 60 feet from a large canopy tree. Large canopy trees within parking areas must be planted in minimum five-foot by five-foot tree diamonds or in a landscaping island greater than five-foot by five-foot area that is protected with curbing.

(3) Article X design standards may be provided in the adjacent parkway.

(4) Irrigation systems that use and promote water conservation are encouraged.

(5) Use of structural soil systems is encouraged for providing root expansion areas.
(Ord. 27372)

SEC. 51P-800.118.

PRIVATE LICENSE GRANTED FOR LANDSCAPING AND PEDESTRIAN AMENITIES.

(a) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping and pedestrian amenities requirements of this article. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems or pedestrian amenities, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(4) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(b) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a parkway landscape permit to the property owner; otherwise, the building official shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the building official's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the building official's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. 27372)

SEC. 51P-800.119. SIGNS.

(a) In general. Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) Detached signs prohibited. Except for A-frame signs and movement control signs for parking, detached signs are prohibited.

(c) Signs in the public right-of-way. All signs located in or intruding into the public right-of-way must have approval by the director of public works and transportation to prevent conflict with government signs. If the director of public works and transportation determines that a previously-approved sign must be removed or relocated because of safety requirements or changing traffic conditions, the relocation or removal must be done at the owner's expense within 30 days.

(d) A-frame signs. The following regulations apply to A-frame signs:

- (1) A-frame signs may identify a business use.
- (2) The maximum size of an A-frame sign is 32 inches wide and 36 inches tall.
- (3) The maximum effective area for each side of an A-frame sign is 1,200 square inches.
- (4) An A-frame sign for a particular use may only be displayed during the hours of operation for that use.
- (5) A-frame signs may be located on the sidewalk if a minimum of four feet of unobstructed sidewalk area is provided, and all necessary licenses and permits have been obtained.
- (6) Only one A-frame sign is permitted for each business use.
- (7) A-frame signs must be separated by a minimum of 50 feet.
- (8) A-frame signs may not be located within 25 feet of an intersection or within a visibility triangle.

(e) Blade signs.

- (1) Blade signs are permitted.
- (2) Blade signs may not be internally illuminated.
- (3) Blade signs may be horizontal or vertical.
- (4) There is no limit on the number of blade signs.
- (5) The maximum area for blade signs is 30 square feet.

(6) Blade signs may be located no closer than 12 feet and no further than 25 feet from street level.

(7) A blade sign cannot project more than three feet into the right-of-way.

(8) A blade sign cannot be located closer than 15 feet to another projecting sign.
(Ord. 27372)

SEC. 51P-800.120. PLATTING.

(a) Turnarounds.

(1) Fire department-approved turnarounds are required if street connections are not provided by abutting property owners.

(2) Dead-end street requirements in Section 51A-8.506 may not be waived.

(b) Block standards. The following block standards apply during the platting process.

(1) Except as provided in this subsection, maximum block length is 600 feet, measured along the inner edge of each street right-of-way.

(2) A maximum block length of 800 feet is permitted if:

(A) at least one mid-block sidewalk is provided that connects to at least two streets and has a minimum unobstructed width of eight feet; or

(B) at least one midblock plaza is provided that is a minimum of 20 feet by 20 feet, abuts a street, and connects to a midblock crosswalk. The midblock plaza size requirement may include the sidewalk.

(c) Right-of-way. At the time of platting, sufficient right-of-way must be provided to allow for required traffic improvements in Section 51P-800.122. (Ord. 27372)

SEC. 51P-800.121. DART STATION PEDESTRIAN CONNECTION.

(a) The purpose of this section is to facilitate pedestrian activity by providing a safe and direct pedestrian link from the Property to the Cedars DART light rail station. This section works in conjunction with the site layout and design standards in Section 51P-800.111; the street and sidewalk standards in Section 51P-800.112, which promote pedestrian connectivity to mass transit; and the parking reductions in Section 51P-800.114, which are predicated on access from the Property to mass transit.

(b) If the director determines that pedestrian access from the Property to the Cedars DART light rail station is necessary, the property owner must provide a publicly dedicated area on the Property that allows for construction of an access point to a pedestrian bridge from the Property to the Cedars DART light rail station. (Ord. 27372)

SEC. 51P-800.122. TRAFFIC IMPROVEMENTS.

(a) Traffic signals must be provided at the intersection of Cadiz Street and Hotel Street before the issuance of a certificate of occupancy for the 786th dwelling unit or 135,000 square feet of retail and lodging uses on Blocks 1, 2, 3, 4, 9, 10, and 11 combined as shown on the conceptual plan.

(b) The following traffic improvements must be provided before the issuance of a certificate of occupancy for the 1,001st dwelling unit or 200,000 square feet of retail and lodging uses on Blocks 1 through 11 combined as shown on the conceptual plan:

(1) traffic signals at the intersection of Industrial Boulevard and Primary Street; and

(2) a median opening and double-left-turn lanes with a minimum storage length of 200 feet on southbound Industrial Boulevard at Primary Street.

(c) The following traffic improvements must be provided before the issuance of a certificate of occupancy for the 2,601st dwelling unit or 395,500 square feet of retail and lodging uses on Blocks 1 through 11 combined as shown on the conceptual plan:

(1) traffic signals at the intersection of Industrial Boulevard and Driveway No. 3; and

(2) a median opening and left-turn lanes (northbound and southbound) with a minimum storage length of 150 feet on Industrial Boulevard at Driveway No. 3.

(d) A median opening and left-turn lanes with a minimum storage length of 200 feet must be provided on northbound Industrial Boulevard at Primary Street before the issuance of a certificate of occupancy on Block 12 as shown on the conceptual plan. (Ord. 27372)

SEC. 51P-800.123. ADDITIONAL PROVISIONS.

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 27372)

SEC. 51P-800.124. 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 to authorize work, or a certificate of occupancy to authorize the operation of a use, 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. 27372)

SEC. 51P-800.125. ZONING MAP.

PD 800 is located on Zoning Map No. K-7. (Ord. 27372)