

ARTICLE 595.

PD 595.

**SOUTH DALLAS/FAIR PARK
SPECIAL PURPOSE DISTRICT**

SEC. 51P-595.101. LEGISLATIVE HISTORY.

PD 595 was established by Ordinance No. 24726, passed by the Dallas City Council on September 26, 2001. (Ord. 24726)

SEC. 51P-595.102. PROPERTY LOCATION AND SIZE.

PD 595 is established on property generally bounded by the Union Pacific (DART) Railroad, the Southern Pacific Railroad, C.F. Hawn Freeway, the D.P.&L. Company easement, Central Expressway (S.M. Wright Freeway), the Southern Pacific Railroad, the Santa Fe Railroad, R.L. Thornton Freeway, Second Avenue, Parry Avenue, Robert B. Cullum Boulevard, Fitzhugh Avenue, Gaisford Street, and the common line between City Blocks 1820 and D/1821. PD 595 excludes the following planned development districts: 276, 320, 331, 354, 363, 477, 489, 513, 552, 557, 597, 660, 716, 729, 730, 746, 747, 764, 793, 806, 813, 849, 853, 856, and 871. The size of PD 595 is approximately 3551.738 acres. (Ord. Nos. 24726; 25351; 26034; 26037; 26351; 26365; 26875; 27252; 27518; 27580; 27612; 27635; 27679; 28208; 28223; 28269; 28288; 28328; 28697; 29052)

SEC. 51P-595.103. CREATION OF SUBDISTRICTS.

This district is divided into the following residential and nonresidential subdistricts:

- (1) Residential subdistricts.
 - (A) R-7.5(A) Single Family Subdistrict.
 - (B) R-5(A) Single Family Subdistrict.
 - (C) R-3.8(A) Single Family Subdistrict.
 - (D) D(A) Duplex Subdistrict.
 - (E) TH(1)(A) Townhouse Subdistrict.
 - (F) TH(2)(A) Townhouse Subdistrict.
 - (G) TH(3)(A) Townhouse Subdistrict.
 - (H) MF-1(A) Multifamily Subdistrict.
 - (I) MF-2(A) Multifamily Subdistrict.

(2) Nonresidential subdistricts.

(A) NC Neighborhood Commercial Subdistrict. The NC Neighborhood Commercial Subdistrict is characterized by small institutional and community service, office, and retail and personal service uses primarily serving nearby residential areas. The scale, intensity, and design of structures is similar to surrounding residential areas so as to minimize the impact on surrounding neighborhoods. Some uses are allowed only in the NC(E) Neighborhood Commercial Enhanced Subdistrict.

(B) CC Community Commercial Subdistrict. The CC Community Commercial Subdistrict is characterized by a mix of commercial and business service, institutional and community service, office, and retail and personal service uses serving both nearby residential areas and the broader South Dallas/Fair Park community. This subdistrict includes single-story and multi-story office development, large footprint buildings, and both surface parking and parking structures. Some uses are allowed only in the CC(E) Community Commercial Enhanced Subdistrict.

(C) RS-MU Regional Service Mixed Use Subdistrict. The RS-MU Regional Service Mixed Use Subdistrict is characterized by regional serving mixed use developments serving South Dallas/Fair Park and the surrounding region. This subdistrict should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares. Some uses are allowed only in the RS-MU(E) Regional Service Mixed Use Enhanced Subdistrict.

(D) F Form Subdistricts. The F Form Subdistricts are characterized by mixed use developments that comply with Article XIII, "Form Districts." These subdistricts are intended to create walkable urban neighborhoods where higher-density mixed use housing types promote less dependence on the automobile. These subdistricts should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares.

(E) RS-C Regional Service Commercial Subdistrict. The RS-C Regional Service Commercial Subdistrict is characterized by commercial developments providing goods and services to other businesses in South Dallas/Fair Park and the surrounding region. This subdistrict should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares.

(F) RS-I Regional Service Industrial Subdistrict. The RS-I Regional Service Industrial Subdistrict is characterized by industrial developments serving South Dallas/Fair Park and the surrounding region. This subdistrict should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares.

(G) P(A) Parking Subdistrict. (Ord. Nos. 24726; 28860)

SEC. 51P-595.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 595A: land use chart.
- (2) Exhibit 595B: development standards summary chart. (Ord. 28860)

SEC. 51P-595.104.

DEFINITIONS.

Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In this district:

(1) **BODY PIERCING** means piercing of body parts, other than ears, to allow the insertion of jewelry.

(2) **CATERING SERVICE** means a facility for the preparation and storage of food and food utensils for off-premise consumption and service. No meals may be served on the premises of a catering service.

(3) **DISTRICT** means the entire planned development district (the South Dallas/Fair Park Special Purpose District) created by this article.

(4) **FOOD OR BEVERAGE STORE** means a retail store for the sale of food and beverages. The term "food or beverage store" includes a grocery, delicatessen, convenience store, and specialty foods store. This use does not include other uses in this article that are specifically listed.

(5) **GENERAL MERCHANDISE STORE** means a retail store for the sale of general merchandise. Typical general merchandise includes clothing and other apparel, equipment for hobbies and sports, gifts, flowers and household plants, dry goods, toys, furniture, antiques, books and stationery, pets, drugs, auto parts and accessories, and similar consumer goods. This use does not include other uses in this article that are specifically listed.

(6) **LIVE-WORK UNIT** means an interior space with street-level access that combines residential with office or retail and personal service uses. For purposes of spacing or proximity regulations, a live-work unit is considered a non-residential use.

(7) **MARKET GARDEN** means an area used for the raising or harvesting of agricultural crops such as vegetables, fruit, trees, grain, field forage, and other plant crops intended to provide food or fiber; or aquaponics facilities that include crop and fish production.

(8) **MASSAGE ESTABLISHMENT** and **MASSAGE** mean a massage establishment or massage as defined by Texas Occupation Code Chapter 455, as amended.

(9) **MIXED USE PROJECT** means a development on one building site with a combination of office, residential, and retail and personal service uses.

(10) **PUBLIC OR PRIVATE SCHOOL** means a public or private school as defined in Section 51A-4.204(17), as amended. A recreational or athletic facility owned or operated by a school for use by students is considered a public or private school.

(11) **SUBDISTRICT** means one of the subdistricts referred to in Section 51P-595.103 of this article.

(12) **TATTOO OR BODY PIERCING STUDIO** means a business in which tattooing or body piercing is performed. **TATTOOING** means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(13) **TOBACCO SHOP** means a retail store principally for the sale of cigars, cigarettes, pipes, tobacco, and other related items. (Ord. Nos. 24726; 28860)

SEC. 51P-595.105.

INTERPRETATIONS.

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

(b) The provisions of Section 51A-4.702, “Planned Development (PD) District Regulations,” relating to site plans, conceptual plans, development plans, development schedules, and landscape plans do not apply to this district.

(c) Section 51A-2.101, “Interpretations,” applies to this article.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A-4.218, “Limited Uses.”)

(3) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only. [“SUP” means “specific use permit.” For more information regarding specific use permits, see Section 51A-4.219, “Specific Use Permit (SUP).”]

(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, “Site Plan Review.” (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800, “Development Impact Review.”)

(5) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, “Site Plan Review,” a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800, “Development Impact Review.”)

(e) If there is a conflict, the text of this article controls over the charts or any other graphic display attached to this ordinance. (Ord. 24726)

[Editor’s Note: Exhibit C (Land Use Chart) and Exhibit D (Development Standards Summary Charts) of Ordinance No. 24726 are labelled Exhibits 595A and 595B, respectively, and are included at the completion of the text of this article. Exhibit A of Ordinance No. 24726 and Exhibit B of Ordinance No. 24881 are not included as part of this article. For a graphic depiction and property descriptions of the district and its subdistricts at the time of its creation, see Ordinance Nos. 24726 and 24881. For a current graphic depiction of the subdistricts of PD 595, see Zoning Map Nos. J-8, J-9, K-7, K-8, K-9, L-8, and L-9.]

SEC. 51P-595.106. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE R-7.5(A) SINGLE FAMILY SUBDISTRICT.

(a) Except as provided in this section, See Section 51A-4.112(f), “R-7.5(A) District,” for the use regulations and development standards for the R-7.5(A) Single Family Subdistrict.

(b) Market garden is permitted by SUP.

(c) Surface accessory remote parking is permitted by SUP for institutional uses only. Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply. (Ord. Nos. 24726; 28860)

SEC. 51P-595.107. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE R-5(A) SINGLE FAMILY SUBDISTRICT.

(a) Except as provided in this section, See Section 51A-4.112(g), “R-5(A) District,” for the use regulations and development standards for the R-5(A) Single Family Subdistrict.

(b) Market garden is permitted by SUP.

(c) Surface accessory remote parking is permitted by SUP for institutional uses only. Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply. (Ord. Nos. 24726; 28860)

SEC. 51P-595.107.1. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE R-3.8(A) SINGLE FAMILY SUBDISTRICT.

(a) Purpose. This classification creates a single family dwelling district which is appropriate in minimum area requirements for affordable single family housing development and which, at the same time, provides a reasonable standard of light, air, and similar living amenities. It is intended that the R-3.8(A) classification be added by amendment in specific areas where higher density single family residence development is shown to be appropriate because of existing development and the adequacy of utilities and where redevelopment of substandard areas at increased single family density is appropriate.

(b) Main uses permitted.

(1) Agricultural uses.

- Crop production.
- Market garden. [SUP]

(2) Commercial and business service uses.

None permitted.

(3) Industrial uses.

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

- (4) 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]
- (5) Lodging uses.
- None permitted.
- (6) Miscellaneous uses.
- Carnival or circus (temporary). [*By special authorization of the building official.*]
 - Temporary construction or sales office.
- (7) Office uses.
- None permitted.
- (8) Recreation uses.
- Country club with private membership. [SUP]
 - Private recreation center, club, or area. [SUP]
 - 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.*]
 - Single family.
- (10) Retail and personal service uses.
- None permitted.
- (11) Transportation uses.
- Private street or alley. [SUP]
 - Transit passenger shelter. [*See Section 51A-4.211.*]
 - Transit passenger station or transfer center. [SUP]
- (12) 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]*

(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.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

(c) Accessory uses.

(1) 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.

(2) The following accessory uses are not permitted in this subdistrict:

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

(3) In this subdistrict, the following accessory uses are permitted by SUP only:

- Accessory community center (private).

(4) Surface accessory remote parking is permitted by SUP for institutional uses only. Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply.

(d) 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, Yard, Lot, and Space Regulation.” In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

- (1) Front yard. Minimum front yard is 15 feet.
- (2) Side and rear yard. Minimum side and rear yard is:
 - (A) five feet for single family structures; and
 - (B) 10 feet for other permitted structures.
- (3) Dwelling unit density. No maximum dwelling unit density.
- (4) Floor area ratio. No maximum floor area ratio.

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

(6) Lot coverage.

(A) Maximum lot coverage is 50 percent for residential structures; and 25 percent for nonresidential structures.

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

(7) Lot size. Minimum lot size is 3,800 square feet

(8) Stories. No maximum number of stories.

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

(f) Environmental performance standards. See Article VI.

(g) Landscape regulations. See Article X.

(h) Electrical service for single family uses. In this subdistrict, 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 subdistrict 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. (Ord. 28860)

SEC. 51P-595.108. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE D(A) DUPLEX SUBDISTRICT.

(a) Except as provided in this section, See Section 51A-4.113, “Duplex [D(A)] District,” for the use regulations and development standards for the D(A) Duplex Subdistrict.

(b) Market garden is permitted by SUP.

(c) Surface accessory remote parking is permitted by SUP for institutional uses only. Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply. (Ord. Nos. 24726; 28860)

SEC. 51P-595.109. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE TH(1)(A), TH(2)(A), AND TH(3)(A) TOWNHOUSE SUBDISTRICTS.

(a) Except as provided in this section, See Section 51A-4.114, “Townhouse [TH-1(A), TH-2(A), and TH-3(A)] Districts,” for the use regulations and development standards for the TH(1)(A), TH(2)(A), and TH(3)(A) Townhouse Subdistricts.

(b) Market garden is permitted by SUP.

(c) Surface accessory remote parking is permitted by SUP for institutional uses only. Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply. (Ord. Nos. 24726; 28860)

SEC. 51P-595.110. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE MF-1(A) MULTIFAMILY SUBDISTRICT.

(a) Except as provided in this section, See Section 51A-4.116(a), “MF-1(A) and MF-1(SAH) districts,” for the use regulations and development standards for the MF-1(A) Multifamily Subdistrict.

(b) Market garden is permitted by SUP.

(c) Surface accessory remote parking is permitted by SUP for institutional uses only. Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply. (Ord. Nos. 24726; 28860)

SEC. 51P-595.111. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE MF-2(A) MULTIFAMILY SUBDISTRICT.

(a) Except as provided in this section, See Section 51A-4.116(b) “MF-2(A) and MF-2(SAH) districts,” for the use regulations and development standards for the MF-2(A) Multifamily Subdistrict.

(b) Market garden is permitted by SUP.

(c) Surface accessory remote parking is permitted by SUP for institutional uses only. Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply. (Ord. Nos. 24726; 28860)

SEC. 51P-595.112. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE NC NEIGHBORHOOD COMMERCIAL SUBDISTRICT.

(a) Main uses permitted.

(1) Agricultural uses.

- Community garden.
- Market garden. [SUP]

- (2) Commercial and business service uses.
- Catering service. *[SUP]*
- (3) Industrial uses.
- None permitted.
- (4) Institutional and community service uses.
- Adult day care facility.
 - Child-care facility.
 - Church.
 - Community service center. *[SUP]*
 - Library, art gallery, or museum.
 - Public or private school. *[SUP]*
- (5) Lodging uses.
- None permitted.
- (6) Miscellaneous uses.
- Temporary construction or sales office.
- (7) Office uses.
- Financial institution without drive-in window.
 - Medical clinic or ambulatory surgical center. *[Plasma or blood donation center prohibited.]*
 - Office.
- (8) Recreation uses.
- Private recreation center, club, or area. *[SUP]*
 - Public park, playground, or golf course.
- (9) Residential uses.
- Live-work unit. *[Only one dwelling unit per lot.]*
- (10) Retail and personal service uses.
- Auto service center. *[By SUP in NC(E) Enhanced only.]*
 - Commercial parking lot or garage. *[SUP]*
 - Dry cleaning or laundry store.
 - Furniture store. *[5,000 square feet or less.]*
 - General merchandise store. *[Must be 3,500 square feet or less.]*
 - Mortuary, funeral home, or commercial wedding chapel. *[SUP]*
 - Motor vehicle fueling station. *[By SUP in NC(E) Enhanced only.]*
 - Personal service uses. *[Massage establishment and tattoo or body piercing studio prohibited.]*
 - Restaurant without drive-in or drive-through service. *[RAR]*

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4), "Local utilities."]*
- Police or fire station. *[SUP]*
- Post office. *[SUP]*
- Tower/antenna for cellular communication. *[SUP]*

(13) Wholesale, distribution, and storage uses.

None permitted.

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any area 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, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are not permitted in this subdistrict:

- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory outside storage.

(c) 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, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard.

(A) Except as otherwise provided in this paragraph, a front yard is not required.

(B) If a front yard is provided, it must be a minimum of 15 feet with landscaping provided in accordance with Section 51P-595.118, "Landscaping."

(C) A front yard of up to five feet may be provided to the extent needed to accommodate a wider than standard sidewalk for any portion of the wider sidewalk that cannot be placed in the right-of-way.

(2) Side yard. The minimum side yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, but if a setback is provided it must be at least 5 feet.

(3) Rear yard. The minimum rear yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, but if a setback is provided it must be at least 5 feet.

(4) Floor area ratio. The maximum floor area ratio is 0.5.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a 1-to-3 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.

(B) Maximum height. Unless further restricted under Subparagraph (A), the maximum structure height is 30 feet.

(6) Lot coverage. The maximum lot coverage is 40 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. The maximum number of stories above grade is two. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (5).

(d) Off-street parking and loading.

(1) In general. Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Except as provided in this subsection, consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(2) Parking setback. Required off-street parking is prohibited within 30 feet of the public street curb.

(3) Parking screening.

(A) Required off-street parking must be screened from the street using the methods listed in Section 51A-4.301(f)(5).

(B) Required off-street parking must be screened from adjoining residential property by screening as described in Section 51A-4.301(f)(3).

(C) A perimeter landscape buffer strip complying with Section 51A-10.125(b)(1), "Perimeter Landscape Buffer Strip," must be provided on the residential side of any screening required by this subsection. Perimeter landscape buffer strip materials must comply with Section 51A-10.125(b)(7), "Buffer Plant Materials."

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. See Article X, except as modified by Section 51P-595.118, "Landscaping." (Ord. Nos. 24726; 27322; 28860)

SEC. 51P-595.113. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE CC COMMUNITY COMMERCIAL SUBDISTRICT.

(a) Main uses permitted.

(1) Agricultural uses.

- Community garden.
- Market garden. *[SUP]*

(2) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.
- Job or lithographic printing. *[3,500 square feet or less.]*
- Medical or scientific laboratory. *[SUP]*

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

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

(5) Lodging uses.

- Hotel or motel. *[SUP]*

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

-- Alternative financial establishment. *[SUP]*

-- Financial institution without drive-in window.

-- Financial institution with drive-in window. *[DIR]*

-- Medical clinic or ambulatory surgical center. *[SUP required for plasma or blood donation center.]*

-- Office.

(8) Recreation uses.

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

-- Public park, playground, or golf course.

(9) Residential uses.

-- Live-work unit. *[Only one dwelling unit per lot.]*

(10) Retail and personal service uses.

-- Alcoholic beverage establishments. *[SUP]*

-- Ambulance service. *[RAR]*

-- Animal shelter or clinic without outside run. *[RAR]*

-- Auto service center. *[SUP]*

-- Business school.

-- Commercial amusement (inside). *[SUP]*

-- Commercial parking lot or garage. *[SUP]*

-- Dry cleaning or laundry store.

-- Food or beverage store. *[SUP if less than 5,000 square feet.]*

-- Furniture store.

-- General merchandise store.

-- Home improvement center; lumber, brick, or building materials sales yard. *[DIR]*

-- Household equipment and appliance repair.

-- Liquor store. *[In CC(E) Enhanced only.]*

-- Mortuary, funeral home, or commercial wedding chapel.

-- Motor vehicle fueling station.

-- Nursery, garden shop, or plant sales.

-- Personal service uses. *[Massage establishment and tattoo or body piercing studio are prohibited.]*

-- Restaurant without drive-in or drive-through service. *[RAR]*

-- Restaurant with drive-in or drive-through service. *[DIR]*

-- Swap or buy shop. *[SUP]*

-- Theater.

-- Tobacco shop. *[SUP]*

-- Vehicle display, sales, and service. *[SUP]*

(11) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP or city council resolution.]*

(12) Utility and public service uses.

- Electrical substation. *[SUP]*
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4), "Local utilities."]*
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1), "Tower/antenna for cellular communication." Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]*

(13) Wholesale, distribution, and storage uses.

- Mini-warehouse. *[SUP]*
- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any area 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, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are prohibited:

- Accessory outside display of merchandise.
- Accessory outside storage.

(c) 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, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard.

(A) Except as otherwise provided in this paragraph, a front yard is not required.

(B) If a front yard is provided, it must be a minimum of 15 feet with landscaping provided in accordance with Section 51P-595.118, "Landscaping."

(C) A front yard of up to five feet may be provided to the extent needed to accommodate a wider than standard sidewalk for any portion of the wider sidewalk that cannot be placed in the right-of-way.

(2) Side yard. The minimum side yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, but if a setback is provided it must be at least 5 feet.

(3) Rear yard. The minimum rear yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, but if a setback is provided it must be at least 5 feet.

(4) Floor area ratio. The maximum floor area ratio is:

(A) .75 for office uses;

(B) 0.5 for retail uses; and

(C) .75 for all uses combined.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a 1-to-3 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.

(B) Maximum height. Unless further restricted under Subparagraph (A), the maximum structure height is 54 feet.

(6) Lot coverage. The maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. The maximum number of stories above grade is four. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (5).

(d) Off-street parking and loading.

(1) In general. Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Except as provided in this subsection, consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(2) Parking setback. Required off-street parking is prohibited within 30 feet of the public street curb.

(3) Parking screening.

(A) Required off-street parking must be screened from the street using the methods listed in Section 51A-4.301(f)(5).

(B) Required off-street parking must be screened from adjoining residential property by screening as described in Section 51A-4.301(f)(3).

(C) A perimeter landscape buffer strip complying with Section 51A-10.125(b)(1), "Perimeter Landscape Buffer Strip," must be provided on the residential side of any screening required by this subsection. Perimeter landscape buffer strip materials must comply with Section 51A-10.125(b)(7), "Buffer Plant Materials."

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. See Article X, except as modified by Section 51P-595.118, "Landscaping." (Ord. Nos. 24726; 27322; 28860)

SEC. 51P-595.114. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE RS-MU REGIONAL SERVICE MIXED USE SUBDISTRICT.

(a) Main uses permitted.

(1) Agricultural uses.

- Community garden.
- Market garden. *[SUP]*

(2) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.
- Job or lithographic printing. *[3,500 square feet or less.]*

(3) Industrial uses.

- Industrial (inside) for light manufacturing. *[In R-MU(E) Enhanced only.]*

(4) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. *[SUP]*
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*

- Convent or monastery.
- Halfway house. [SUP]
- Hospital. [RAR]
- Library, art gallery, or museum.
- Public or private school. [RAR]

(5) Lodging uses.

- Hotel or motel. [SUP]

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

- Alternative financial establishment. [SUP]
- Financial institution without drive-in window.
- Financial institution with drive-in window. [DIR]
- Medical clinic or ambulatory surgical center. [SUP required for plasma or blood donation center.]
- Office.

(8) Recreation uses.

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

(9) Residential uses.

- Live-work unit. [Only one dwelling unit per lot.]
- Multifamily. [Must be a component of a mixed use project. May not exceed 85 percent of the floor area.]
- Retirement housing. [Must be a component of a mixed use project. May not exceed 85 percent of the floor area.]

(10) Retail and personal service uses.

- Alcoholic beverage establishments. [SUP]
- Ambulance service. [RAR]
- Animal shelter or clinic without outside run. [RAR]
- Auto service center. [RAR]
- Business school.
- Car wash. [SUP]
- Commercial amusement (inside). [See Section 51A-4.210(b)(7). Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]
- Commercial parking lot or garage. [SUP]
- Dry cleaning or laundry store.
- Food or beverage store. [SUP if less than 5,000 square feet.]
- Furniture store.
- General merchandise store.

- Home improvement center; lumber, brick, or building materials sales yard. *[RAR]*
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Outside sales. *[SUP]*
- Personal service uses. *[Massage establishment and tattoo or body piercing studio prohibited.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Swap or buy shop. *[SUP]*
- Theater.
- Tobacco shop. *[SUP]*
- Vehicle display, sales, and service. *[RAR]*

(11) Transportation uses.

- Commercial bus station and terminal. *[DIR]*
- Heliport. *[SUP]*
- Helistop. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution.]*

(12) Utility and public service uses.

- Electrical substation.
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4), "Local utilities."]*
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1), "Tower/antenna for cellular communication." Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]*
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

- Mini-warehouse. *[SUP]*
- Office showroom/warehouse. *[In RS-MU(E) Enhanced only.]*
- Recycling buy-back center. *[SUP]*
- Recycling collection center. *[SUP]*
- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*
- Warehouse. *[In RS-MU(E) Enhanced only.]*

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any area 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, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory use is not permitted in this subdistrict:

-- Accessory outside storage.

(c) 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, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard. The minimum front yard is 15 feet.

(2) Side yard. The minimum side yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, but if a setback is provided it must be at least 10 feet.

(3) Rear yard. The minimum rear yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, but if a setback is provided it must be at least 10 feet.

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

(5) Floor area ratio. The maximum floor area ratio is:

(A) 1.5 for office uses;

(B) 0.5 for retail uses;

(C) 0.85 for residential uses; and

(D) 1.5 for all uses combined.

(6) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a 1-to-3 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.

(B) Maximum height. Unless further restricted under Subparagraph (A), the maximum structure height is 90 feet.

(7) Lot coverage. The maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. No minimum lot size.

(9) Stories. The maximum number of stories above grade is seven. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (6).

(d) Off-street parking and loading.

(1) In general. Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Except as provided in this subsection, consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(2) Parking setback. Required off-street parking is prohibited within 30 feet of the public street curb.

(3) Parking screening.

(A) Required off-street parking must be screened from the street using the methods listed in Sections 51A-4.301(f)(5).

(B) Required off-street parking must be screened from adjoining residential property by screening as described in Section 51A-4.301(f)(3).

(C) A perimeter landscape buffer strip complying with Section 51A-10.125(b)(1), "Perimeter Landscape Buffer Strip," must be provided on the residential side of any screening required by this subsection. Perimeter landscape buffer strip materials must comply with Section 51A-10.125(b)(7), "Buffer Plant Materials."

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. See Article X, except as modified by Section 51P-595.118, "Landscaping." (Ord. Nos. 24726; 27322; 28860)

SEC. 51P-595.114.1.

USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE F FORM SUBDISTRICTS.

(a) In general.

(1) Property within the F Form Subdistricts must be identified as Walkable Urban Mixed Use (WMU-3,-5,-8,-12,-20,-40), Walkable Urban Residential (WR-3,-5,-8,-12,-20,-40), Residential Transition (RTN). Property within the F Form Subdistricts may also be subject to the Shopfront Overlay (-SH), Height Map Overlay (-HM), or Parking Management Overlay (-PM).

(2) Except as provided in this section, see Article XIII, "Form Districts," for use regulations and development standards.

(3) If there is a conflict between the provision of this section and Article XIII, this section controls.

(b) Main uses permitted.

(1) The use regulations in this section must be read together with use categories in Section 51A-13.306. A use that is allowed for a particular development type in Section 51A-13.306 is allowed in this district only if it is also listed in this subsection. A specific use permit is required if it is required by either this subsection or Section 51A-13.306.

(2) Except as provided in this subsection, the following are the only main uses permitted in the F Form Subdistricts.

(1) Agricultural uses.

- Community garden.
- Market garden. *[SUP]*

(2) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.
- Job or lithographic printing. *[3,500 square feet or less.]*
- Medical or scientific laboratory. *[SUP]*

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. *[SUP]*
- Child-care facility.
- Church.
- College, university, or seminary. *[SUP]*
- Community service center. *[SUP]*
- Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*

- Convent or monastery.
 - Library, art gallery, or museum.
 - Public or private school. *[SUP]*
- (5) Lodging uses.
- Hotel or motel. *[SUP]*
- (6) Miscellaneous uses.
- Temporary construction or sales office.
- (7) Office uses.
- Alternative financial establishment. *[SUP]*
 - Financial institution without drive-in window.
 - Financial institution with drive-in window. *[SUP]*
 - Medical clinic or ambulatory surgical center. *[SUP required for plasma or blood donation center.]*
 - Office.
- (8) Recreation uses.
- Private recreation center, club, or area. *[SUP]*
 - Public park, playground, or golf course.
- (9) Residential uses.
- College dormitory, fraternity, or sorority house.
 - Duplex.
 - Group residential facility. *[SUP required if spacing component of Section 51A-4.209(b)(3) is not met.]*
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
 - Live-work unit. *[Only one dwelling unit per lot.]*
 - Multifamily.
 - Retirement housing.
 - Single family.
- (10) Retail and personal service uses.
- Alcoholic beverage establishments. *[SUP]*
 - Ambulance service. *[RAR]*
 - Animal shelter or clinic without outside runs. *[RAR]*
 - Auto service center. *[SUP]*
 - Business school.
 - Commercial amusement (inside). *[SUP]*
 - Commercial parking lot or garage. *[SUP]*
 - Dry cleaning or laundry store.
 - Food or beverage store *[SUP if less than 5,000 square feet.]*
 - Furniture store.
 - General merchandise store.

- Home improvement center; lumber, brick, or building materials sales yard. *[DIR]*
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Massage establishment and tattoo or body piercing studio are prohibited.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[SUP]*
- Swap or buy shop. *[SUP]*
- Theater.
- Tobacco shop. *[SUP]*

(11) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP or city council resolution.]*

(12) Utility and public service uses.

- Electrical substation. *[SUP]*
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4), "Local utilities."]*
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1), "Tower/antenna for cellular communication." Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]*

(13) Wholesale, distribution, and storage uses.

- Mini-warehouse. *[SUP]*
- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*

(c) Alternative site plan.

(1) The alternative site plan process allows flexibility as necessary to meet the contingencies of development by allowing limited alteration to the building placement requirements of the form districts.

(2) Except as provided in this subsection, the provision of Section 51A-13.703 apply.

(3) Only the building setback requirements and parking setback requirements of the building placement provisions of the form districts may be altered by an alternative site plan.

(4) An application, on a form provided for that purpose, must be made to the director with a fee equal to the fee for an amendment to a specific use permit. The process for consideration and approval of an alternative site plan is the same as the process for amending a specific use permit.

(5) The city council shall approve an alternative site plan if the city council finds that the alternative site plan will:

(A) locate all proposed buildings as close as reasonably possible to the building placement requirements of the form districts, given the unique requirements of a development due to multiple street frontages, the size and depth of the lot, or the parking requirements of the proposed uses;

(B) contribute to, enhance, or promote walkable urban neighborhoods and pedestrian safety;

(C) compliment or be compatible with the surrounding development and community facilities; and

(D) not be detrimental to public health, safety or general welfare. (Ord. 28860)

SEC. 51P-595.115. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE RS-C REGIONAL SERVICE COMMERCIAL SUBDISTRICT.

(a) Main uses permitted.

(1) Agricultural uses.

- Community garden.
- Market garden. [SUP]

(2) Commercial and business service uses.

- Building repair and maintenance shop. [RAR]
- Catering service.
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing. [RAR]
- Labor hall. [SUP]
- Machine or welding shop. [RAR]
- Machinery, heavy equipment, or truck sales and service. [RAR]
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance. [RAR]

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

- Church.

- (5) Lodging uses.
- None permitted.
- (6) Miscellaneous uses.
- Temporary construction or sales office.
- (7) Office uses.
- Alternative financial establishment. [SUP]
-- Financial institution without drive-in window.
-- Financial institution with drive-in window. [RAR]
-- Medical clinic or ambulatory surgical center. [SUP required for plasma or blood donation center.]
-- Office.
- (8) Recreation uses.
- Country club with private membership.
-- Public park, playground, or golf course.
- (9) Residential uses.
- Live-work unit. [Only one dwelling unit per lot.]
- (10) Retail and personal service uses.
- Alcoholic beverage establishments. [SUP]
-- Animal shelter or clinic with outside run. [SUP]
-- Auto service center. [RAR]
-- Business school.
-- Car wash. [SUP]
-- Commercial amusement (inside). [See Section 51A-4.210(b)(7). Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]
-- Commercial amusement (outside). [DIR]
-- Commercial parking lot or garage. [SUP]
-- Home improvement center; lumber, brick, or building materials sales yard. [RAR]
-- Household equipment and appliance repair.
-- Motor vehicle fueling station.
-- Nursery, garden shop or plant sales.
-- Outside sales. [SUP]
-- Restaurant without drive-in or drive-through service. [RAR]
-- Restaurant with drive-in or drive-through service. [DIR]
-- Swap or buy shop. [SUP]
-- Taxidermist.
-- Vehicle display, sales, and service. [RAR]
- (11) Transportation uses.
- Heliport. [SUP]

- Helistop. [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center. [By SUP or city council resolution.]

(12) Utility and public service uses.

- Electrical substation.
- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4), "Local utilities."]
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication. [See Section 51A-4.212(10.1), "Tower/antenna for cellular communication." Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]
- Utility or government installation other than listed. [SUP]

(13) Wholesale, distribution, and storage uses.

- Building mover's temporary storage yard. [SUP]
- Contractor's maintenance yard. [RAR]
- Freight terminal. [RAR]
- Manufactured building sales lot. [RAR]
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage (with visual screening). [RAR]
- Recycling buy-back center. [SUP]
- Recycling collection center. [SUP]
- Recycling drop-off container. [SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]
- Recycling drop-off for special occasion collection. [SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]
- Vehicle storage lot. [SUP]
- Warehouse. [RAR]

(b) Accessory uses. As a general rule, an accessory use is permitted in any area 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, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(c) 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, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard. The minimum front yard is 15 feet.

(2) Side yard. The minimum side yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, but if a setback is provided it must be at least 10 feet.

(3) Rear yard. The minimum rear yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, but if a setback is provided it must be at least 10 feet.

(4) Floor area ratio. The maximum floor area ratio is:

(A) 1.0 for office uses;

(B) 0.5 for retail uses; and

(C) 1.0 for all uses combined.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a 1-to-3 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.

(B) Maximum height. Unless further restricted under Subparagraph (A), the maximum structure height is 45 feet.

(6) Lot coverage. The maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. The maximum number of stories above grade is three. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (5).

(d) Off-street parking and loading.

(1) In general. Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Except as provided in this subsection, consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(2) Parking setback. Required off-street parking is prohibited within 30 feet of the public street curb.

(3) Parking screening.

(A) Required off-street parking must be screened from the street using the methods listed in Section 51A-4.301(f)(5).

(B) Required off-street parking must be screened from adjoining residential property by screening as described in Section 51A-4.301(f)(3).

(C) A perimeter landscape buffer strip complying with Section 51A-10.125(b)(1), "Perimeter Landscape Buffer Strip," must be provided on the residential side of any screening required by this subsection. Perimeter landscape buffer strip materials must comply with Section 51A-10.125(b)(7), "Buffer Plant Materials."

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. See Article X, except as modified by Section 51P-595.118, "Landscaping." (Ord. Nos. 24726; 27322; 28860)

SEC. 51P-595.116. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE RS-I REGIONAL SERVICE INDUSTRIAL SUBDISTRICT.

(a) Main uses permitted.

(1) Agricultural uses.

- Community garden.
- Market garden. [SUP]

(2) Commercial and business service uses.

- Building repair and maintenance shop. [RAR]
- Bus or rail transit vehicle maintenance or storage facility.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing. [RAR]
- Labor hall. [SUP]
- Machine or welding shop. [RAR]
- Machinery, heavy equipment, or truck sales and service. [RAR]
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance. [RAR]

(3) Industrial uses.

- Industrial (inside) not potentially incompatible. [RAR]
- Industrial (inside) potentially incompatible. [SUP]
- Industrial (inside) for light manufacturing.
- Industrial (outside) not potentially incompatible. [SUP]

- (4) Institutional and community service uses.
- Church.
- (5) Lodging uses.
- None permitted.
- (6) Miscellaneous uses.
- Temporary construction or sales office.
- (7) Office uses.
- Alternative financial establishment. *[SUP]*
 - Financial institution without drive-in window.
 - Financial institution with drive-in window. *[RAR]*
 - Medical clinic or ambulatory surgical center.
 - Office.
- (8) Recreation uses.
- Country club with private membership.
 - Public park, playground, or golf course.
- (9) Residential uses.
- Live-work unit. *[Only one dwelling unit per lot.]*
- (10) Retail and personal service uses.
- Car wash. *[SUP]*
 - Motor vehicle fueling station.
 - Nursery, garden shop or plant sales.
 - Pawn shop.
 - Vehicle display, sales, and service. *[RAR]*
- (11) Transportation uses.
- Heliport. *[SUP]*
 - Helistop. *[SUP]*
 - Transit passenger shelter.
 - Transit passenger station or transfer center. *[By SUP or city council resolution.]*
- (12) Utility and public service uses.
- Electrical substation.
 - Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4), "Local utilities."]*
 - Police or fire station.
 - Post office.
 - Tower/antenna for cellular communication.

-- Utility or government installation other than listed. [SUP]

(13) Wholesale, distribution, and storage uses.

- Auto auction.
- Building mover's temporary storage yard. [SUP]
- Contractor's maintenance yard. [RAR]
- Freight terminal. [RAR]
- Manufactured building sales lot. [RAR]
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage (with visual screening). [RAR]
- Recycling buy-back center. [SUP]
- Recycling collection center. [SUP]
- Recycling drop-off container. [SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]
- Recycling drop-off for special occasion collection. [SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]
- Warehouse. [RAR]

(b) Accessory uses. As a general rule, an accessory use is permitted in any area 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, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(c) 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, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard. The minimum front yard is 15 feet.

(2) Side yard. The minimum side yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, but if a setback is provided it must be at least 10 feet.

(3) Rear yard. The minimum rear yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, but if a setback is provided it must be at least 10 feet.

(4) Floor area ratio. The maximum floor area ratio is:

(A) 1.0 for office uses;

(B) 0.5 for retail uses; and

(C) 1.0 for all uses combined.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a 1-to-3 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.

(B) Maximum height. Unless further restricted under Subparagraph (A), the maximum structure height is 70 feet.

(6) Lot coverage. The maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. The maximum number of stories above grade is five. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (5).

(d) Off-street parking and loading.

(1) In general. Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Except as provided in this subsection, consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(2) Parking setback. Required off-street parking is prohibited within 30 feet of the public street curb.

(3) Parking screening.

(A) Required off-street parking must be screened from adjoining residential property by screening as described in Section 51A-4.301(f)(3).

(B) A perimeter landscape buffer strip complying with Section 51A-10.125(b)(1), "Perimeter Landscape Buffer Strip," must be provided on the residential side of any screening required by this subsection. Perimeter landscape buffer strip materials must comply with Section 51A-10.125(b)(7), "Buffer Plant Materials."

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. See Article X, except as modified by Section 51P-595.118, "Landscaping." (Ord. Nos. 24726; 27322; 28860)

SEC. 51P-595.117.

USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE P(A) PARKING SUBDISTRICT.

(a) Main uses permitted. The uses permitted in this subdistrict are the same as those uses permitted in the P(A) Parking District, subject to the same conditions applicable in the P(A) Parking District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the P(A) Parking District only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the P(A) Parking District is subject to DIR in this subdistrict; etc.

(b) Accessory uses. None permitted.

(c) Parking screening.

(1) Required off-street parking must be screened from adjoining residential property by screening as described in Section 51A-4.301(f)(3).

(2) A perimeter landscape buffer strip complying with Section 51A-10.125(b)(1), "Perimeter Landscape Buffer Strip," must be provided on the residential side of any screening required by this subsection. Perimeter landscape buffer strip materials must comply with Section 51A-10.125(b)(7), "Buffer Plant Materials."

(d) Additional provisions.

(1) The parking subdistrict must be either contiguous to or perpendicularly across from an adjoining street or alley from a main use.

(2) The owner of a lot in a parking subdistrict contiguous to a residential subdistrict or an A, A(A), R, R(A), D, D(A), TH, TH(A), CH, MF, MF(A), MH, or MH(A) district shall provide and maintain a minimum front yard of ten feet.

(3) See Subsection 51A-4.302(b) for procedures for establishing a parking subdistrict. (Ord. 24726)

SEC. 51P-595.118.

LANDSCAPING.

(a) In general. The regulations in this section must be read together with the regulations contained in Article X, "Landscape and Tree Preservation Regulations." In the event of a conflict between this section and Article X, this section controls.

(b) Front yard landscaping. If a 15-foot front yard is provided in the NC Neighborhood Commercial Subdistrict or the CC Community Commercial Subdistrict, it must be landscaped as follows:

(1) At least 40 percent of the front yard must be landscaped with trees, shrubs, or a combination of trees and shrubs that have the potential to attain a minimum height of 30 inches within a three-year time period.

(2) One tree having a caliper of at least three and one-half inches, or two trees each having a caliper of at least one and one-half inches, must be provided in the front yard for each 30 feet of lot frontage, exclusive of driveways, visibility triangles, and points of ingress or egress.

(3) No more than 60 percent of the front yard may be landscaped with walkways, plazas, courtyards, or other non-plant decorative landscape features.

(4) An underground irrigation system must be provided in the front yard. (Ord. 24726)

SEC. 51P-595.119. SIGNS.

(a) Signs within the residential subdistricts must comply with the provisions for non-business zoning districts contained in Article VII, “Sign Regulations.”

(b) Signs within the nonresidential subdistricts must comply with the provisions for business zoning districts contained in Article VII, “Sign Regulations.” (Ord. 24726)

SEC. 51P-595.120. ADDITIONAL PROVISIONS.

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

(b) Development and use of property within the district must comply with all applicable federal and state laws and regulations, and with all applicable ordinance, rules, and regulations of the city.

(c) Outside storage areas must be screened from the public right-of-way. See Section 51A-4.602(b), “Required Screening.” (Ord. Nos. 24726; 26102)

SEC. 51P-595.121. 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 or a certificate of occupancy for a use in this district 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. Nos. 24726; 26102)