

ARTICLE 316.

PD 316.

Jefferson Area Special Purpose District

SEC. 51P-316.101. LEGISLATIVE HISTORY.

PD 316 was established by Ordinance No. 20389, passed by the Dallas City Council on July 26, 1989. Ordinance No. 20389 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Ordinance No. 20389 was amended by Ordinance No. 21319, passed by the Dallas City Council on June 10, 1992; Ordinance No. 22202, passed by the Dallas City Council on September 28, 1994; Ordinance No. 22705, passed by the Dallas City Council on March 13, 1996; Ordinance No. 22726, passed by the Dallas City Council on April 10, 1996; Ordinance No. 23772, passed by the Dallas City Council on January 27, 1999; and Ordinance No. 25026, passed by the Dallas City Council on September 11, 2002. (Ord. Nos. 10962; 19455; 20389; 21319; 22202; 22705; 22726; 23772; 25026; 25850)

SEC. 51P-316.102. PROPERTY LOCATION AND SIZE.

PD 316 is established on property generally bounded by an alley between Trenton Street and Sunset Street and Jefferson Boulevard on the north, Beckley Avenue on the east, an alley between Page Avenue and Twelfth Street on the south, and an alley between Polk Street and Willomet Avenue on the west. The size of PD 316 is approximately 176.03 acres. (Ord. Nos. 20389; 22202; 25850)

SEC. 51P-316.103. DEFINITIONS AND INTERPRETATIONS.

(a) Definitions.

(1) Unless the context clearly indicates otherwise, in this article:

(A) AREA means one of the areas referred to in Section 51P-316.105 of this article.

(B) DIR means development impact review pursuant to Division 51A-4.800.

(C) LARGE TREE means a tree of a species which normally reaches a height of 30 feet or more upon maturity.

(D) MUP means a mixed use project as defined in Section 51P-316.106 of this article.

(E) OWNER means the owner or owners, from time to time, of property in this district.

(F) PARAGRAPH means the first division of a subsection. Paragraphs are designated by arabic numerals in parentheses, e.g. "(1)".

(G) PARKWAY means that portion of the street right-of-way located between the street curb and the front lot line.

(H) PROJECTED STREET CURB means the future location of the street curb consistent with the city's thoroughfare plan, as determined by the director of public works and transportation.

(I) RAR means residential adjacency review pursuant to Division 51A-4.800.

(J) SECTION means a section of this article.

(K) SUBPARAGRAPH means the first division of a paragraph. Subparagraphs are designated by capital letters in parentheses, e.g. "(A)".

(L) SUBSECTION means the first division of a section. Subsections are designated by lower case letters in parentheses, e.g. "(a)".

(M) SUP means specific use permit.

(N) THIS DISTRICT means the entire PD created by Ordinance No. 20389, as amended.

(O) USE CATEGORY means the group of uses defined in any one of the following sections: Sections 51A-4.201 through 51A-4.217. The name of the use category corresponds to the section title. For example, "Retail and Personal Service" is a use category consisting of those uses defined in Section 51A-4.210, which is entitled "Retail and Personal Service Uses."

(2) Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In the event of a conflict, this section controls.

(b) Interpretations.

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

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

(3) Section 51A-2.101, "Interpretations," applies to this article.

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

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

(B) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only.

(C) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(D) 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. ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800.)

(E) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, 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.)

(F) The symbol *[MUP]* appearing after a listed use means that the use is permitted only as part of a mixed use project. (For more information regarding mixed use projects generally, see Section 51P-316.106 of this article.) (Ord. Nos. 20389; 25850)

SEC. 51P-316.104. NAME OF DISTRICT.

PD 316 is to be known as the Jefferson Area Special Purpose District. (Ord. Nos. 20389; 25850)

SEC. 51P-316.105. CREATION OF SEPARATE AREAS AND SUBAREAS.

This district is divided into eight areas: Areas 1, 2, 3, 4, 5, 6, 7, and 8. In addition, Area 1 contains eight subareas: Subareas 1a, 1b, 1c, 1d, 1e, 1f, 1g, and 1h; Area 2 contains two subareas: Subareas 2a and 2b; Area 4 contains one subarea: Subarea 4a; and Area 7 contains one subarea: Subarea 7a. Except for Subareas 1h and 2b, the boundaries of all areas, including the subareas in Area 1, Area 2, Area 4, and Area 7, are verbally described in Exhibit B of Ordinance No. 20389, as amended. A map showing the boundaries of the various areas, including the subareas in Area 1, Area 2, Area 4, and Area 7, is labelled Exhibit 316A. In the event of a conflict, the verbal descriptions in Exhibits A and B of Ordinance No. 20389, as amended, and the descriptions in Section 1 of the ordinances creating Subarea 2b and creating Subarea 1h control over the graphic description in Exhibit 316A. *[Note: The area and subarea map labelled Exhibit 316A is supplemented and amended by the Subarea 2b map labelled Exhibit 316B and the Subarea 1h map labelled Exhibit 316C.]* (Ord. Nos. 25026; 25850; 25991; 26008)

SEC. 51P-316.106. MIXED USE PROJECTS.

(a) In general. Single or multiple uses may be developed on one site in this district; however, in order to encourage a mixture of uses and promote innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel, density bonuses are awarded to developments in Areas 1, 2, 3, 4, 6, and 7 that qualify as "mixed use projects" as defined in Subsection (b). If a development does not qualify as an MUP, it is limited to a "base" dwelling unit density and floor area ratio. When a development qualifies as an MUP, it earns a higher maximum dwelling unit density and floor area ratio. Additional FAR bonuses are incrementally awarded to encourage the inclusion of "residential" as part of an MUP. The exact increments of increase vary depending on the use categories mixed and the area or subarea that the MUP is in. For more information regarding the exact increments of increase, consult the yard, lot, and space regulations in this article governing the particular area or subarea of interest.

(b) Qualifying as a mixed use project. To qualify as a MIXED USE PROJECT (MUP), a development must contain uses in two or more of the following categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

AREA 1

<u>Use Category</u>	<u>Percent of Total Floor Area</u>
Office	15 percent
Residential	15 percent or 20 dwelling units, whichever is greater
Retail and personal service	10 percent

AREA 2

<u>Use Category</u>	<u>Percent of Total Floor Area</u>
Lodging	15 percent or 75 units, whichever is greater
Office	15 percent
Residential	10 percent or 15 dwelling units, whichever is greater
Retail and personal service	5 percent

AREAS 3 and 4

<u>Use Category</u>	<u>Percent of Total Floor Area</u>
Office	15 percent
Residential	10 percent or 10 dwelling units, whichever is greater
Retail and personal service	5 percent

AREAS 6 and 7

<u>Use Category</u>	<u>Percent of Total Floor Area</u>
Office, or retail and personal service, or both	20 percent
Residential	20 percent

(c) **Mixed use project (MUP) regulations.**

(1) If an MUP is proposed, a project plan must be submitted to and approved by the building official.

(2) If an MUP is constructed in phases:

(A) the first phase must independently qualify as an MUP under Subsection

(b); and

(B) each subsequent phase combined with all previous phases already completed or under construction must also qualify as an MUP under Subsection (b).

(3) An MUP may consist of two or more building sites if they are developed under a unified development plan. The plan must be:

- (A) signed by or on behalf of all of the owners of the property involved;
- (B) approved by the building official; and
- (C) filed in the deed records of the county where the property is located.

(4) When an MUP consists of multiple building sites, its development standards and off-street parking and loading requirements are calculated by combining the sites and treating them as a single building site. (Ord. Nos. 20389; 25850)

SEC. 51P-316.107. ADDITIONAL PROVISIONS APPLICABLE TO CERTAIN USES.

The "additional provisions" in Division 51A-4.200 apply to all uses in this district. The following additional provisions supplement and are cumulative of the additional provisions in that division for the specific main and accessory uses listed below:

(1) Accessory outside display of merchandise. This use may not:

- (A) extend more than four feet from the main structure; or
- (B) reduce the unobstructed width of a sidewalk to less than six feet.

(2) Accessory outside sales. This use may not:

- (A) extend more than four feet from the main structure;
- (B) reduce the unobstructed width of a sidewalk to less than six feet; or
- (C) occur more than three days during any given month.

(3) Vehicle display, sales, and service. This use must be contained entirely within a building. (Ord. Nos. 20389; 25850)

SEC. 51P-316.108. USE REGULATIONS AND DEVELOPMENT STANDARDS.

(a) Area 1 (Central Area).

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

(2) Main uses permitted.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

-- Catering service.
-- Custom business services.
-- Electronics service center.
-- Medical or scientific laboratory.
-- Tool or equipment rental.

(C) Industrial uses.

-- Inside industrial, excluding high risk or hazardous industrial uses.
-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

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

(E) Lodging uses.

-- None permitted.

(F) Miscellaneous uses.

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

(G) Office uses.

-- Financial institution without drive-in window.
-- Medical clinic or ambulatory surgical center. *[SUP]*
-- Office.

(H) Recreation uses.

-- Private recreation center, club, or area. *[SUP]*
-- Public park, playground, or golf course.

(I) Residential uses.

- Duplex. [MUP]
- Multifamily. [MUP]
- Retirement housing. [MUP]
- Single family. [MUP]

(J) Retail and personal service uses.

- Alcohol beverage establishment. [SUP]
- Auto service center.
- Business school.
- Commercial amusement (inside). *[By SUP only for an amusement center, as defined in Chapter 6A of the Dallas City Code, with a floor area of 2,500 square feet or more.]*
- Commercial parking lot or garage. [MUP]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet. *[In Subareas 1e and 1g only. A development plan that meets the requirements of Section 51A-4.702(f) must be submitted to and approved by the city plan commission. The director shall give notice of the commission's consideration of the plan in the official newspaper of the city at least 10 days before the date it is scheduled for action by the commission.]*
- Home improvement center, lumber, brick or building materials sales yard.
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Nursery, garden shop, or plant sales.
- Pawn shop.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- *In Subareas 1b and 1f only:* Restaurant with drive-in or drive-through service. [DIR]
- Taxidermist.
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service (inside).

(K) Transportation uses.

- Helistop. [SUP]
- Surface parking.
- Transit passenger shelter.

(L) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation. [SUP]
- Local utilities.
- Police or fire station.

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

(M) Wholesale, distribution, and storage uses.

- Office showroom/warehouse.
- Warehouse.

(3) Accessory uses.

(A) 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. For more information regarding accessory uses, consult Section 51A-4.217.

(B) The following accessory use are not permitted in this area:

- Accessory community center (private).
- Accessory outside storage.
- Amateur communication tower.
- Private stable.

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

- Accessory helistop.

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

(A) Front yard.

(i) In Subareas 1a, 1c, 1d, and 1g, maximum front yard setback is 10 feet.

(ii) In Subareas 1b, 1f, and 1h, minimum front yard setback is 10 feet, and maximum front yard setback is 25 feet.

(iii) In Subarea 1e, minimum front yard setback is 10 feet.

(iv) In all subareas, an additional 20-foot "urban form" front yard setback is required for that portion of a structure above 30 feet in height.

(B) Side and rear yard.

(i) No side or rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

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

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

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

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

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

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

(E) Height. Maximum structure height is:

- (i) 200 feet in Subarea 1a;
- (ii) 135 feet in Subareas 1b, 1f, and 1h;
- (iii) 90 feet in Subarea 1c;
- (iv) 60 feet in Subareas 1d and 1g; and
- (v) 90 feet in Subarea 1e, except for the area extending 137.5 feet north of the Jefferson Boulevard right-of-way line, within which area maximum structure height is 135 feet.

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

(G) Lot size. No minimum lot size.

(H) Stories.

- (i) Maximum number of stories above grade is:

- (aa) 15 in Subarea 1a;
- (bb) 10 in Subareas 1b, 1f, and 1h;
- (cc) seven in Subarea 1c; and
- (dd) four in Subareas 1d and 1g.

(ii) Parking garages are exempt from the requirements of Subparagraph (H)(i), but must comply with the height regulations in Subparagraph (E).

(5) Off-street parking and loading.

(A) 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.

(B) No additional off-street parking or loading is required for a use that is established, converted, or expanded in a structure existing on July 26, 1989. This paragraph does not apply to expansions of a structure existing on July 26, 1989.

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations.

(A) In general. Landscaping must be provided on all property in accordance with Article X. If and when Article X applies to a lot, the following subparagraphs must also be complied with.

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

(C) Screening of off-street parking. All off-street surface parking lots and loading areas, excluding those located in Subarea 1e and driveways used for ingress or egress, must be screened from the street in compliance with the provisions contained in Section 51A-4.301.

(D) Additional landscape regulations for Subarea 1e.

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

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

(iii) A publicly accessible special pedestrian facility or feature such as a plaza, covered walkway, fountain, open pavilion or gazebo, or seating area must be provided on a portion of the site adjacent to Jefferson Boulevard.

(8) Additional provisions.

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

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

- (i) a minimum average width of 10 feet; and
- (ii) a minimum unobstructed width of six feet.

(C) Off-street parking restriction along Jefferson Boulevard.

(i) In general. If a lot has frontage on Jefferson Boulevard:

(aa) no off-street parking is permitted on that lot unless at least 90 percent of the front 30 feet of the lot is covered by a building of at least one story; and

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

(ii) Exception. Off-street parking is permitted on a lot not meeting the requirements set out in Subparagraph (i)(aa) of this subparagraph, if the lot is located in Subareas 1e or 1g and contains a general merchandise or food store use that is greater than 3,500 square feet, or if the lot is located in Subarea 1f, or Subarea 1h. Vehicular access to the parking from Jefferson Boulevard, or to Jefferson Boulevard from the parking, is permitted in Subarea 1f.

(D) Window and door openings. At least 30 percent of the area of the street wall along Jefferson Boulevard for the first story must consist of transparent material (such as glass or plexiglass).

(E) Use and development of Subarea 1h must comply with the development/landscape plan (Exhibit 316D).

(b) Area 2 (Office/Mixed Use [High Density]).

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

(2) Main uses permitted.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.
- Medical or scientific laboratory. *[L]*

(C) Industrial uses.

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

(D) Institutional and community service uses.

- Child-care facility. *[L]*
- Church.
- College, university, or seminary. *[SUP]*
- Community service center. *[L]*
- Establishment for the care of alcoholic, narcotic, and psychiatric patients. *[L]* or *[SUP]*
- Institution for special education. *[SUP]*
- Library, art gallery, or museum.
- Private school or open-enrollment charter school. *[In Subarea 2b only and by SUP only.]*

(E) Lodging uses.

- Hotel or motel.

(F) Miscellaneous uses.

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

(G) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[DIR]*
- Medical clinic or ambulatory surgical center. *[In Subarea 2a, limited to a maximum of 10 percent of the floor area of any building.]*
- Office.

(H) Recreation uses.

- Private recreation center, club, or area. *[L]*
- Public park, playground, or golf course.

(I) Residential uses.

- Duplex. *[MUP]*
- Multifamily. *[MUP]*

- Retirement housing. *[MUP]*
- Single family. *[MUP]*

(J) Retail and personal service uses.

- Bar, lounge, or tavern. *[MUP] and [SUP]*
- Business school. *[MUP]*
- Car wash (limited to one automatic bay). *[MUP]*
- Commercial amusement (inside). *[MUP] and [SUP when operated as an amusement center, as defined in Chapter 6A of the Dallas City Code, with a floor area of 2,500 square feet or more.]*
- Commercial parking lot or garage. *[MUP]*
- Dry cleaning or laundry store. *[MUP]*
- Furniture store 3,500 square feet or less (limited to 20 percent of the building floor area). *[MUP]*
- General merchandise or food store 3,500 square feet or less (limited to 20 percent of the building floor area). *[MUP]*
- Motor vehicle fueling station. *[MUP]*
- Nursery, garden shop, or plant sales. *[MUP]*
- Personal service uses. *[MUP]*
- Restaurant without drive-in or drive-through service. *[MUP]*
- Theater. *[MUP]*

(K) Transportation uses.

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

(L) Utility and public service uses.

- Commercial radio or television transmitting station. *[L]*
- Electrical substation. *[SUP]*
- Local utilities.
- Post office. *[L]*
- Radio, television, or microwave tower. *[SUP]*
- Utility or government installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

- None permitted.

(3) Accessory uses.

(A) 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. For more information regarding accessory uses, consult Section 51A-4.217.

(B) The following accessory uses are not permitted in this area:

- Accessory outside display of merchandise.

- Accessory outside sales.
- Accessory outside storage.
- Amateur communication tower.
- Private stable.

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

(A) Front yard.

- (i) Minimum front yard is 15 feet.
- (ii) An additional 20-foot "urban form" front yard setback is required for that portion of a structure above 30 feet in height.

(B) Side and rear yard.

- (i) Minimum side and rear yard is:
 - (aa) 20 feet where adjacent to or directly across an alley from a residential district; and
 - (bb) no side and rear yard required in all other cases; however, if a side or rear yard is provided, it must be a minimum of 10 feet.
- (ii) An additional side and rear yard "tower spacing" setback of one foot for each two feet in height above 30 feet is required for that portion of a structure above 30 feet in height up to a total setback of 30 feet. This subparagraph does not require a total side or rear yard setback greater than 30 feet.

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

<u>MUP TYPE</u>	<u>MAXIMUM DU DENSITY (du/acre)</u>
Mix of 2 categories	100
Mix of 3 categories	120

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

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

MAXIMUM FLOOR AREA RATIO

<u>Use Categories</u>	<u>Base (no MUP)</u>	<u>MUP=2 (no Res)</u>	<u>MUP=2 (with Res)</u>	<u>MUP=3 (no Res)</u>	<u>MUP=3 (with Res)</u>
Lodging	0.7	1.0	1.2	1.3	1.6
Office	2.0	2.6	3.0	3.2	3.75
Residential	---	---	2.6	---	3.2
Retail and personal service	<u>0.5</u>	<u>0.7</u>	<u>0.9</u>	<u>0.9</u>	<u>1.1</u>
TOTAL DEVELOPMENT	2.0	3.4	4.0	4.0	4.5

(E) Height. Maximum structure height is:

- (i) 270 feet in the portion of Area 2 north of Twelfth Street; and
- (ii) 200 feet in the portion of Area 2 south of Twelfth Street.

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

(G) Lot size. No minimum lot size.

(H) Stories.

(i) Maximum number of stories above grade is:

- (aa) 20 in the portion of Area 2 north of Twelfth Street; and
- (bb) 15 in the portion of Area 2 south of Twelfth Street.

(ii) Parking garages are exempt from the requirements of Subparagraph (H)(i), but must comply with the height regulations in Subparagraph (E).

(5) 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.

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations.

(A) In general. Landscaping must be provided on all property in accordance with Article X. If and when Article X applies to a lot, the following subparagraphs must also be complied with.

(B) Street trees. Street trees must be provided within 30 feet from the projected street curb. The trees must be large trees having a caliper of at least two and one-half inches. The number of trees required is one for each 25 feet of lot frontage. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For

more information regarding the parkway landscape permit requirement, consult Section 51P-316.109 of this article.

(C) Screening of off-street parking. All off-street surface parking lots and loading areas, excluding driveways used for ingress or egress, must be screened from the street. For more information regarding this requirement, see Section 51A-4.301.

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

(c) Areas 3 and 4 (Office/Mixed Use [Medium Density]).

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

(2) Main uses permitted.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

-- Medical or scientific laboratory.

(C) Industrial uses.

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

(D) Institutional and community service uses.

-- Adult day care facility.

-- Child-care facility.

-- Church.

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

-- Community service center.

-- Convalescent and nursing homes and related institutions.

-- Hospital. *[SUP]*

-- Institution for special education. *[SUP]*

-- Library, art gallery, or museum.

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

(E) Lodging uses.

-- None permitted.

- (F) Miscellaneous uses.
- Carnival or circus (temporary). *[By special authorization of the building official.]*
 - Temporary construction or sales office.
- (G) Office uses.
- Financial institution without drive-in window.
 - Financial institution with drive-in window. *[DIR]*
 - Medical clinic or ambulatory surgical center.
 - Office.
- (H) Recreation uses.
- Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (I) Residential uses.
- Duplex. *[MUP]*
 - Multifamily. *[MUP]*
 - Retirement housing.
 - Single family. *[MUP]*
- (J) Retail and personal service uses.
- Bar, lounge, or tavern. *[MUP] and [SUP]*
 - Business school. *[MUP]*
 - Commercial amusement (inside). *[MUP] and [SUP when operated as an amusement center, as defined in Chapter 6A of the Dallas City Code, with a floor area of 2,500 square feet or more.]*
 - Commercial parking lot or garage. *[MUP]*
 - Dry cleaning or laundry store. *[MUP]*
 - Furniture store 3,500 square feet or less (limited to 20 percent of the building floor area). *[MUP]*
 - General merchandise or food store 3,500 square feet or less (limited to 20 percent of the building floor area). *[MUP]*
 - Household equipment and appliance repair. *[MUP]*
 - Nursery, garden shop, or plant sales. *[MUP]*
 - Personal service uses. *[MUP]*
 - Restaurant without drive-in or drive-through service. *[MUP]*
 - Temporary retail use. *[MUP]*
 - Theater. *[MUP]*
- (K) Transportation uses.
- Surface parking.
 - Transit passenger shelter.

(L) Utility and public service uses.

- Local utilities.
- Police or fire station.
- Post office.
- Utility or government installation other than listed. [SUP]

(M) Wholesale, distribution, and storage uses.

- Warehouse. *[In Subarea 4a only. This use must be in compliance with a city plan commission-approved site plan that complies with the site plan requisites of Section 51A-4.803. The plan must be submitted to the director of development services. The director shall review the plan and formulate a recommendation for the city plan commission within 30 calendar days of the date of its submission.]*

(3) Accessory uses.

(A) 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. For more information regarding accessory uses, consult Section 51A-4.217.

(B) The following accessory uses are not permitted in these areas:

- Accessory helistop.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory outside storage.
- Amateur communication tower.
- Private stable.

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

(A) Front yard.

- (i) Minimum front yard is 15 feet.
- (ii) An additional 20-foot "urban form" front yard setback is required for that portion of a structure above 30 feet in height.

(B) Side and rear yard.

- (i) Minimum side and rear yard is:
 - (aa) 20 feet where adjacent to or directly across an alley from a residential district; and

(bb) no side and rear yard required in all other cases; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

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

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

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

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

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

MAXIMUM FLOOR AREA RATIO

<u>Use Categories</u>	<u>Base (no MUP)</u>	<u>MUP=2 (no Res)</u>	<u>MUP=2 (with Res)</u>	<u>MUP=3 (no Res)</u>	<u>MUP=3 (with Res)</u>
Office	1.0	1.25	1.5	1.5	1.75
Residential	---	---	1.25	---	1.5
Retail and personal service	0.8	1.0	1.0	1.0	1.0
Warehouse	<u>0.5</u>	<u>0.5</u>	<u>0.5</u>	<u>0.5</u>	<u>0.5</u>
TOTAL DEVELOPMENT	1.0	1.7	2.0	2.0	2.25

(E) Height. Maximum structure height is 90 feet.

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

(G) Lot size. No minimum lot size.

(H) Stories. Maximum number of stories above grade is seven. Parking garages are exempt from this requirement, but must comply with the height regulations in Subparagraph (E).

(5) 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 (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations.

(A) In general. Landscaping must be provided on all property in accordance with Article X. If and when Article X applies to a lot, the following subparagraphs must also be complied with.

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

(C) Screening of off-street parking. All off-street surface parking lots and loading areas, excluding driveways used for ingress or egress, must be screened from the street. For more information regarding this requirement, see Section 51A-4.301.

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

(d) Area 5 (Townhouse/Office).

(1) Purpose. To provide for the development and protection of medium density residential dwellings and low density office uses.

(2) Main uses permitted.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

-- None permitted.

(C) Industrial uses.

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

(D) Institutional and community service uses.

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

- Child-care facility. [SUP]
 - Church.
 - Community homes for disabled persons.
 - Institution for special education. [SUP]
 - Public or private school. [SUP]
- (E) Lodging uses.
- None permitted.
- (F) Miscellaneous uses.
- Carnival or circus (temporary). [By special authorization of the building official.]
 - Temporary construction or sales office.
- (G) Office uses.
- Office.
- (H) Recreation uses.
- Public park, playground, or golf course.
- (I) Residential uses.
- Duplex.
 - Single family.
- (J) Retail and personal service uses.
- None permitted.
- (K) Transportation uses.
- Surface parking.
 - Transit passenger shelter.
- (L) Utility and public service uses.
- Local utilities.
- (M) Wholesale, distribution, and storage uses.
- None permitted.
- (3) Accessory uses.

(A) 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. For more information regarding accessory uses, consult Section 51A-4.217.

(B) The following accessory uses are not permitted in this area:

- Accessory helistop.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory outside storage.
- Amateur communication tower.
- Private stable.

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

(A) Front yard. Minimum front yard setback is 15 feet.

(B) Side and rear yard. No side or rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(C) Dwelling unit density. Maximum dwelling unit ("DU") density is 12 dwelling units per acre.

(D) Floor area ratio. Maximum floor area ratio is 0.7.

(E) Height. Maximum structure height is 36 feet.

(F) Lot coverage. Maximum lot coverage is 45 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. Minimum lot size is 2,000 square feet per dwelling unit.

(H) Stories. No maximum number of stories.

(5) 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.

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations.

(A) In general. Landscaping must be provided on all property in accordance with Article X. If and when Article X applies to a lot, the following subparagraphs must also be complied with.

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

(C) Screening of off-street parking. All off-street surface parking lots and loading areas, excluding driveways used for ingress or egress, must be screened from the street. For more information regarding this requirement, see Section 51A-4.301.

(8) Additional provisions.

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

(B) Limit on attached units. No group of attached units may exceed eight in number.

(e) Areas 6 and 7 (Residential/Office Mix).

(1) Purpose. To provide for the development of low to moderate density residential uses with provisions for limited office and personal service uses; to encourage innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel; and to encourage adaptive reuse of existing structures as well as new development that is compatible with the existing urban form.

(2) Main uses permitted.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

-- Electronics service center.

(C) Industrial uses.

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

(D) Institutional and community service uses.

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

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

-- Church.

-- Community home for disabled persons.

-- Convalescent and nursing home and related institutions.

-- Institution for special education. *[SUP]*

-- Library, art gallery, or museum.

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

(E) Lodging uses.

-- None permitted.

- (F) Miscellaneous uses.
 - Carnival or circus (temporary). *[By special authorization of the building official.]*
 - Temporary construction or sales office.
- (G) Office uses.
 - Office.
- (H) Recreation uses.
 - Public park, playground, or golf course.
- (I) Residential uses.
 - Duplex.
 - Multifamily.
 - Retirement housing.
 - Single family.
- (J) Retail and personal service uses.
 - Dry cleaning or laundry store. *[MUP except in Subarea 7a where no MUP is required.]*
 - General merchandise or food store 3,500 square feet or less. *[MUP]*
 - Nursery, garden shop, or plant sales. *[MUP]*
 - Personal service uses. *[MUP]*
- (K) Transportation uses.
 - Surface parking.
 - Transit passenger shelter.
- (L) Utility and public service uses.
 - Local utilities.
- (M) Wholesale, distribution, and storage uses.
 - None permitted.

(3) Accessory uses.

(A) Generally speaking, 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. For more information regarding accessory uses, consult Section 51A-4.217.

- (B) The following accessory uses are not permitted in these areas:
 - Accessory helistop.

- Accessory outside display of merchandise.
- Accessory outside sales.
- Amateur communication tower.
- Occasional sales (garage sales).
- Private stable.

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

(A) Front yard. Minimum front yard setback is 15 feet.

(B) Side and rear yard. Minimum side and rear yard is five feet.

(C) Dwelling unit density. Maximum dwelling unit ("DU") density varies depending on whether the development is an MUP as follows:

<u>DEVELOPMENT TYPE</u>	<u>MAXIMUM DU DENSITY (du/acre)</u>
No MUP	18
MUP	30

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

[Note: The first column is the base FAR, which applies when there is no MUP. The second column (MUP/no Res) is the FAR for an MUP when no category is "residential." The second column (MUP/with Res) is the FAR for an MUP with a mix of "residential" plus one or more other use categories.]

<u>Use Categories</u>	<u>MAXIMUM FLOOR AREA RATIO</u>		
	<u>Base (no MUP)</u>	<u>MUP (no Res)</u>	<u>MUP (with Res)</u>
Office	0.5	0.5	1.0
Residential	0.5	---	1.0
Retail and personal service	<u>0.5</u>	<u>0.5</u>	<u>1.0</u>
TOTAL DEVELOPMENT	0.5	0.5	1.0

(E) Height. Maximum structure height is:

- (i) 54 feet for structures containing a residential use; and
- (ii) 30 feet for all other structures.

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

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

(5) 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.

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations.

(A) In general. Landscaping must be provided on all property in accordance with Article X. If and when Article X applies to a lot, the following subparagraphs must also be complied with.

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

(C) Screening of off-street parking. All off-street surface parking lots and loading areas, excluding driveways used for ingress or egress, must be screened from the street. For more information regarding this requirement, see Section 51A-4.301.

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

(f) Area 8 (Retail/Neighborhood Service).

(1) Purpose. To accommodate convenience retail shopping services and professional offices principally servicing and compatible in scale and intensity of use with adjacent residential uses.

(2) Main uses permitted.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

-- Electronics service center.

(C) Industrial uses.

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

(D) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- Institutional for special education. *[SUP]*
- Library, art gallery, or museum.
- Public or private school. *[SUP]*

(E) Loading uses.

- None permitted.

(F) Miscellaneous uses.

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

(G) Office uses.

- Financial institution without drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(H) Recreation uses.

- Private recreation center, club, or area. *[SUP]*
- Public park, playground, or golf course.

(I) Residential uses.

- None permitted.

(J) Retail and personal service uses.

- Auto service center. *[RAR]*
- Dry cleaning or laundry store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Temporary retail use.
- Theater.

(K) Transportation uses.

- Surface parking.
- Transit passenger shelter.

(L) Utility and public service uses.

- Electrical substation. [SUP]
- Local utilities.

(M) Wholesale, distribution, and storage uses.

- None permitted.

(3) Accessory uses.

(A) 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. For more information regarding accessory uses, consult Section 51A-4.217.

(B) The following accessory uses are not permitted in this area:

- Accessory community center (private).
- Accessory game court (private).
- Accessory helistop.
- Amateur communication tower.
- Home occupation.
- Private stable.
- Swimming pool (private).

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

(A) Front yard. Minimum front yard setback is 15 feet.

(B) Side and rear yard. No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(C) Dwelling unit density. Not applicable.

(D) Floor area ratio. Maximum floor area ratio is 0.5.

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

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

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

(5) 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.

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations.

(A) In general. Landscaping must be provided on all property in accordance with Article X. If and when Article X applies to a lot, the following subparagraphs must also be complied with.

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

(C) Screening of off-street parking. All off-street surface parking lots and loading areas, excluding driveways used for ingress or egress, must be screened from the street. For more information regarding this requirement, see Section 51A-4.301.

(8) Development impact review. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this area if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation. (Ord. Nos. 20389; 21319; 22202; 22705; 22726; 25026; 25850; 25991; 26008)

SEC. 51P-316.109.

LANDSCAPING IN THE PARKWAY.

(a) Private license granted. The city council hereby grants a private license to the owners of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. A property owner 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 in accordance with Subsection (b) of this section. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or whenever the purpose or use of this license is likely to become a nuisance.

(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 in the parkway. An application for a parkway landscape permit, if required, must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting proposed.

(2) Upon receipt of the application and any required fees, the director 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 director determines that the construction and planting proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the

director shall issue a parkway landscape permit to the property owner; otherwise, the director 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 director's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorization 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 director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees in the public right-of-way. (Ord. Nos. 20389; 25850)

SEC. 51P-316.110. REASSESSMENT CLAUSE.

The city staff shall reassess the off-street parking and loading provisions for Area 1 in this district two years after July 26, 1989, and every two years thereafter to determine how well those provisions are working and whether revisions should be made at that time. (Ord. Nos. 20389; 25850)

SEC. 51P-316.111. PAVING.

All paved area, 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. (Ord. Nos. 22202; 25850)

SEC. 51P-316.112. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use on this PD 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. 22202; 25850)

SEC. 51P-316.113. ZONING MAP.

PD 316 is located on Zoning Map Nos. L-6 and L-7. (Ord. Nos. 20389; 25850)