Z - 012 - 291 (RB)

DALLAS, TEXAS

GENERAL

The Code ensures that all new buildings are harmonious with each other and within the language of the traditional town planning. The Code further assures that the community achieves a neighborhood structure having the following characteristics:

- The neighborhood is limited in size by a five-minute walking distance from edge to center.
- Residences, shops, workplaces, and civic buildings are included in close proximity.
- A variety of thoroughfares serve the needs of the pedestrian and the automobile equitably.
- Public open spaces in the form of squares, parks, and playgrounds provide places for informal social activity and recreation.
- Building frontages in disciplined alignment define the public spaces.
- Civic buildings reinforce the identity of the community, providing places for purposeful assembly.

In matters of urban structure, the provisions of the Code shall take precedence over the Dallas City Code including chapter 51A, the Dallas Redevelopment Code. In matters of health and safety, the Dallas Code shall take precedence over the provisions of this Code.

Variances to provisions of the Regulating Plan are considered unique and not to set a precedent for future waivers and exceptions. A variance is the allowance of a practice consistent with the general intent but not a specific provision of the Regulating Plan.

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The Code consists of five documents to be used in conjunction:

REGULATING PLAN

A map showing the various zoning categories with precision. The Regulating Plan also shows the form and location of public open spaces, and the type and categories of the various thoroughfares.

URBAN STANDARDS

A matrix of text and/or diagrams that regulates those aspects of private buildings which affect the public realm. The urban standards vary according to the zoning categories of the Regulating Plan. The urban standards define the streetscape and the building use. The standards defining streetscape encourage the provision of certain building types and frontage elements which influence social behavior. Building function is a matrix of text that describes the uses permitted in each of the zoning categories. The uses include residential, lodging, office, retail, and manufacturing, each to various degrees, with emphasis on mixed use wherever possible. Parking needs are correlated to the various uses.

THOROUGHFARE STANDARDS

A matrix of drawings, specifications, and dimensions that assembles vehicular and pedestrian ways into sets, specified in both capacity and character. These specify roadways, sidewalks, planters, street trees, and street lights. The combinations range from urban to rural. They are assigned to appropriate locations in the Regulating Plan.

USE STANDARDS

A matrix of uses referenced by the Urban Standards that designates the general category of the right permitted in each of the zoning categories. The uses include residential, lodging, office, retail, civic and manufacturing, each to various degrees, with emphasis on allowing flexibility whenever possible (note: page 16). Uses are fully identified in the table of permitted uses. Parking requirements are correlated to various combinations of use, and are accumulative according to zone. Parking requirements are contained in the approved parking regulations.

LANDSCAPE STANDARDS

A list of plant species with instructions regarding their location and planting param. The lists are separated into those pertaining to public areas and to private lots. The planting lists are coordinated toward achieving a coherent forestation of the urban fabric. The selection and disposition of the planting is intended to support the urban-to-rural transect and to ensure an ecosystem harmonious with the region.

CODE B

PROCESS 6

EXHIBIT 655B
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