

(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.