

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.

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(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]*