

12-7-12

ORDINANCE NO. 28860

An ordinance amending Article 595, "PD 595," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; amending Sections 51P-595.103, 51P-595.104, 51P-595.106, 51P-595.107, 51P-595.108, 51P-595.109, 51P-595.110, 51P-595.111, 51P-595.113, 51P-595.114, 51P-595.115, and 51P-595.116 of Article 595; adding new Sections 51P-595.103.1, 51P-595.107.1, and 51P-595.114.1; deleting Section 51P-595.122; waiving the two-year waiting period for applications for specific use permits for uses made nonconforming by this ordinance; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; and

WHEREAS, the city council finds that it is in the public interest to amend Article 595 as specified in this ordinance; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Section 51P-595.103, "Creation of Subdistricts," of Article 595, "PD 595," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

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“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[~~D~~]) TH(1)(A) Townhouse Subdistrict.
- (E[~~E~~]) TH(2)(A) Townhouse Subdistrict.
- (G[~~F~~]) TH(3)(A) Townhouse Subdistrict.
- (H[~~G~~]) MF-1(A) Multifamily Subdistrict.
- (I[~~H~~]) 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.

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(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[E]) 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[F]) P(A) Parking Subdistrict."

SECTION 2. That Article 595, "PD 595," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Section 51P-595.103.1, "Exhibits," of to read as follows:

"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."

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SECTION 3. That Section 51P-595.104, "Definitions," of Article 595, "PD 595," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

**"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[2]) ~~FOOD OR BEVERAGE STORE [3,500 SQUARE FEET OR LESS]~~ means a retail store ~~[with a floor area of 3,500 square feet or less]~~ 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[3]) ~~GENERAL MERCHANDISE STORE [3,500 SQUARE FEET OR LESS]~~ means a retail store ~~[with a floor area of 3,500 square feet or less]~~ 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.

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(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[4]) 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."

SECTION 4. That Section 51P-595.106, "Use Regulations and Development Standards in the R-7.5(A) Single Family Subdistrict," of Article 595, "PD 595," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

**"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, S[s]ee 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."

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SECTION 5. That Section 51P-595.107, “Use Regulations and Development Standards in the R-5(A) Single Family Subdistrict,” of Article 595, “PD 595,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

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

(a) Except as provided in this section, S[s]ee Section 51A-4.112(g), “R-5(A) D[d]istrict,” 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.”

SECTION 6. That Article 595, “PD 595,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Section 51P-595.107.1, “Use Regulations and Development Standards in the R-3.8(A) Single Family Subdistrict,” to read as follows:

**“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.

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(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.

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(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.]

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(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.

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(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."

SECTION 7. That Section 51P-595.108, "Use Regulations and Development Standards in the D(A) Duplex Subdistrict," of Article 595, "PD 595," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

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

(a) Except as provided in this section, S[s]ee 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.”

SECTION 8. That Section 51P-595.109, “Use Regulations and Development Standards in the TH(1)(A), TH(2)(A), and TH(3)(A) Townhouse Subdistricts,” of Article 595, “PD 595,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

**“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, S[s]ee 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.”

SECTION 9. That Section 51P-595.110, “Use Regulations and Development Standards in the MF-1(A) Multifamily Subdistrict,” of Article 595, “PD 595,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

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

(a) Except as provided in this section, S[s]ee 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.”

SECTION 10. That Section 51P-595.111, “Use Regulations and Development Standards in the MF-2(A) Multifamily Subdistrict,” of Article 595, “PD 595,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

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

(a) Except as provided in this section, S[s]ee 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.”

SECTION 11. That Subsection (a), “Main Uses Permitted,” of Section 51P-595.112, “Use Regulations and Development Standards in the NC Neighborhood Commercial Subdistrict,” of Article 595, “PD 595,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(a) Main uses permitted.

(1) Agricultural uses.

- Community garden.
- Market garden. [SUP]  
~~[None permitted.]~~

(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] ~~[RAR]~~

(5) Lodging uses.

- [—] None permitted.

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.

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- 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.] [~~None permitted.~~]
- (10) Retail and personal service uses.
- Auto service center. [By SUP in NC(E) Enhanced only.]
  - [-- Car wash. [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]

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- (13) Wholesale, distribution, and storage uses.

[—] None permitted.”

SECTION 12. That Subsection (a), “Main Uses Permitted,” and Subsection (b), “Accessory Uses,” of Section 51P-595.113, “Use Regulations and Development Standards in the CC Community Commercial Subdistrict,” of Article 595, “PD 595,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

- “(a) Main uses permitted.

- (1) Agricultural uses.

-- Community garden.  
 -- Market garden. [SUP]  
 -- ~~[None permitted.]~~

- (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.

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- Library, art gallery, or museum.
  - Public or private school. [SUP [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.
- 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.] [None permitted.]
- (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 [RAR]]
  - Business school.
  - [– Car wash. [DIR]]
  - Commercial amusement (inside). [SUP [~~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 [RAR]]
  - Dry cleaning or laundry store.
  - Food or beverage store [~~3,500 square feet or less~~]. [SUP if less than 5,000 square feet.]

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- Furniture store.
  - General merchandise store [3,500 square feet or less].
  - [-- ~~General merchandise or food store greater than 3,500 square feet.~~]
  - 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 [RAR]]*
- (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. [See Section 51A-4.213(11.2).]]*

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(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 ~~[is permitted only with a solid screening fence and plant material screening]:~~

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

SECTION 13. That Subsection (a), "Main Uses Permitted," of Section 51P-595.114, "Use Regulations and Development Standards in the RS-MU Regional Service Mixed Use Subdistrict," of Article 595, "PD 595," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"(a) Main uses permitted.

(1) Agricultural uses.

- Community garden.
- Market garden. [SUP]  
~~[None permitted.]~~

(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.]*

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(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.]*

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(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 [RAR]]*
- 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 [RAR]]*
- Dry cleaning or laundry store.
- Food or beverage store ~~[3,500 square feet or less]~~. *[SUP if less than 5,000 square feet.]*
- Furniture store.
- General merchandise store ~~[3,500 square feet or less]~~.
- ~~[-- General merchandise or food store greater than 3,500 square feet.]~~
- Home improvement center; lumber, brick, or building materials sales yard. *[RAR]*
- Household equipment and appliance repair.
- ~~[-- Liquor store.]~~
- 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.

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- 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. [See Section 51A-4.213(11.2).]]*
- Warehouse. *[In RS-MU(E) Enhanced only.]*

SECTION 14. That Article 595, "PD 595," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Section 51P-595.114.1, "Use Regulations and Development Standards in the F Form Subdistricts," of to read as follows:

“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.

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(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.

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- 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.

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- 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

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

SECTION 15. That Subsection (a), “Main Uses Permitted,” of Section 51P-595.115, “Use Regulations and Development Standards in the RS-C Regional Service Commercial Subdistrict,” of Article 595, “PD 595,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(a) Main uses permitted.

(1) Agricultural uses.

- Community garden.
- Market garden. [SUP]
- ~~[None permitted.]~~

(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.

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- (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.] [None  
~~permitted.~~]
- (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 [RAR]]
  - 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 [RAR]]
  - Home improvement center; lumber, brick, or building materials sales yard. [RAR]
  - Household equipment and appliance repair.
  - [—] ~~Liquor store.~~
  - Motor vehicle fueling station.

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- 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. [See Section 51A-4.213(11.2).]]*

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

SECTION 16. That Subsection (a), “Main Uses Permitted,” of Section 51P-595.116, “Use Regulations and Development Standards in the RS-I Regional Service Industrial Subdistrict,” of Article 595, “PD 595,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(a) Main uses permitted.

(1) Agricultural uses.

- Community garden.
- Market garden. [SUP]
- ~~[None permitted.]~~

(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.

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- 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.]* ~~[None permitted.]~~
- (10) Retail and personal service uses.
  - Car wash. *[SUP [RAR]]*
  - [–] ~~Liquor store.~~
  - 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.

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- 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. [See Section 51A-4.213(11.2).]]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied. [See Section 51A-4.213(11.3).]]*
- Warehouse. *[RAR]*

SECTION 17. That Section 51P-595.122, "Zoning Map," of Article 595, "PD 595," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is deleted as follows:

**~~"[SEC. 51P-595.122. ZONING MAP.~~**

~~PD 595 is located on Zoning Map Nos. 45V, 45Z, 46N, 46P, 46Q, 46R, 46S, 46T, 46U, 46V, 46W, 46X, 46Y, 46Z, 47N, 47S, 47W, 56A, 56B, 56C, 56D, 56F, 56G, 56H, 56M, and 56L.]"~~

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SECTION 18. That the land use chart, Exhibit 595A, and the development standards summary chart, Exhibit 595B, of Article 595, "PD 595," of Chapter 51P of the Dallas City Code, are replaced by the Exhibit 595A and Exhibit 595B attached to this ordinance.

SECTION 19. That the two-year limitation in Section 51A-4.701(d) of the Dallas Development Code is waived for applications for specific use permits for any use permitted by this ordinance until December 12, 2014. That the two-year limitation in Section 51A-4.701(d) of the Dallas Development Code is waived for applications for rezoning to any subdistrict permitted by this ordinance until December 12, 2014.

SECTION 20. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 21. That Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.


SECTION 22. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 23. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By

  
Assistant City Attorney

Passed

DEC 12 2012

# Exhibit 595A – Land Use Chart

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For use regulations for the R(A), D(A), TH(A), and MF(A) residential Subdistricts consult Sections 51P-595.106 through 51P-595.111 of this Chapter and the use regulations in Section 51A-4.200. For development standards for the F, Form Subdistrict, consult Section 51P-595-114.1 of this Chapter and Article XIII of Chapter 51A.

PLEASE NOTE: The use charts on the following pages are intended for use as a guide only. It is necessary to review the text of this Chapter and Section 51A-4.200 of Chapter 51A for specific regulations.

## LEGEND

<b>NC</b>	<b>Neighborhood Commercial</b>
<b>CC</b>	<b>Community Commercial</b>
<b>RS-MU</b>	<b>Regional Service – Mixed Use</b>
<b>RS-C</b>	<b>Regional Service – Commercial</b>
<b>RS-I</b>	<b>Regional Service - Industrial</b>

	Use prohibited
◆	Use permitted by right
<b>R</b>	Use permitted subject to residential adjacency review
<b>D</b>	Use permitted subject to development impact review
<b>S</b>	Use permitted by specific use permit
◈	Use permitted subject to size, height or other restrictions, and may require a specific use permit (See subdistrict regulations in this article and use regulations in 51A-4.200)
+	Use permitted by right in designated enhanced subdistricts only (See subdistrict regulations in this ordinance)
✱	Use permitted by specific use permit in enhanced subdistricts only (See subdistrict regulations in this article)

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**Exhibit 595A – Land Use Chart**

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SUB-DISTRICTS	NC	CC	RS-MU	RS-C	RS-I
LAND USES					
<b>Agricultural</b>					
Animal production					
Commercial stable					
Community Garden	◆	◆	◆	◆	◆
Crop production					
Market Garden	S	S	S	S	S
Private stable					
<b>Commercial and Business Service</b>					
Building repair and maintenance shop				R	R
Bus or rail transit vehicle maintenance or storage facility					◆
Catering service	S	◆	◆	◆	
Commercial cleaning or laundry plant					
Custom business services		◆	◆	◆	
Custom woodworking, furniture construction, or repair				◆	◆
Electronics service center		◆	◆	◆	◆
Job or lithographic printing		◆	◆	R	R
Labor hall				S	S
Machine or welding shop				R	R
Machinery, heavy equipment, or truck sales and service				R	R
Medical or scientific laboratory		S		◆	◆
Technical school				◆	◆
Tool or equipment rental				◆	◆
Vehicle or engine repair or maintenance				R	R
<b>Industrial</b>					
Industrial (inside) not potentially incompatible					R
Industrial (inside) for potentially incompatible					S
Industrial (inside) for light manufacturing			+		◆
Industrial (outside) not potentially incompatible					S
Industrial (outside) potentially incompatible					
Medical/infectious waste incinerator					
Metal salvage facility					

## Exhibit 595A – Land Use Chart

SUB-DISTRICTS	NC	CC	RS-MU	RS-C	RS-I
LAND USES					
Mining					
Municipal waste incinerator					
Organic compost recycling facility					
Outside salvage or reclamation					
Pathological waste incinerator					
Temporary concrete or asphalt batching plant					
<b>Institutional and Community Service</b>					
Adult day care facility	◆	◆	◆		
Cemetery or mausoleum		S	S		
Child-care facility	◆	◆	◆		
Church	◆	◆	◆	◆	◆
College, university, or seminary		S	◆		
Community service center	S	S	◆		
Convalescent and nursing homes, hospice care, and related institutions		S	S		
Convent or monastery		◆	◆		
Foster home					
Halfway house			S		
Hospital			R		
Library, art gallery, or museum	◆	◆	◆		
Public or private school	S	S	◆		
<b>Lodging</b>					
Hotel or motel		S	S		
Lodging or boarding house					
Overnight general purpose shelter					
<b>Miscellaneous</b>					
Carnival or circus (temporary)					
Hazardous waste management facility					
Placement of fill material					
Temporary construction or sales office	◆	◆	◆	◆	◆
<b>Office</b>					
Alternative financial establishment		S	S	S	S
Financial institution without drive-in window	◆	◆	◆	◆	◆
Financial institution with drive-in window		D	D	R	R

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**Exhibit 595A – Land Use Chart**

123031

SUB-DISTRICTS	NC	CC	RS-MU	RS-C	RS-I
LAND USES					
Medical clinic or ambulatory surgical center	◆	◆	◆	◆	◆
Office	◆	◆	◆	◆	◆
<b>Recreation</b>					
Country club with private membership			◆	◆	◆
Private recreation center, club, or area	S	S	◆		
Public park, playground, or golf course	◆	◆	◆	◆	◆
<b>Residential</b>					
College dormitory, fraternity or sorority house					
Duplex					
Group residential facility					
Handicapped group dwelling unit					
Live-work unit (only one unit per lot)	◆	◆	◆	◆	◆
Manufactured home park, manufactured home subdivision, or campground					
Multifamily			◆		
Residential hotel					
Retirement housing			◆		
Single family					
<b>Retail and Personal Service</b>					
Alcoholic beverage establishments		S	S	S	
Ambulance service		R	R		
Animal shelter or clinic without outside run		R	R		
Animal shelter or clinic with outside run				S	
Auto service center	✱	S	R	R	
Business school		◆	◆	◆	
Car wash			S	S	S
Commercial amusement (inside)		S	◆	◆	
Commercial amusement (outside)				D	
Commercial parking lot or garage	S	S	S	S	
Drive-in theater					
Dry cleaning or laundry store	◆	◆	◆		
Food or beverage store		◆	◆		
Furniture store	◆	◆	◆		

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**Exhibit 595A – Land Use Chart**

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SUB-DISTRICTS	NC	CC	RS-MU	RS-C	RS-I
LAND USES					
General merchandise store	◆	◆	◆		
Home improvement center; lumber, brick, or building materials sales yard		D	R	R	
Household equipment and appliance repair		◆	◆	◆	
Massage establishment and tattoo or body piercing studio					
Liquor store		+			
Mortuary, funeral home, or commercial wedding chapel	S	◆	◆		
Motor vehicle fueling station	*	◆	◆	◆	◆
Nursery, garden shop, or plant sales		◆	◆	◆	◆
Outside sales			S	S	
Pawn shop					◆
Personal service uses (other than massage establishment and tattoo or body piercing studio)	◆	◆	◆		
Restaurant without drive-in or drive-through service	R	R	R	R	
Restaurant with drive-in or drive-through service		D	D	D	
Surface parking					
Swap or buy shop		S	S	S	
Taxidermist				◆	
Temporary retail use					
Theater		◆	◆		
Tobacco shop		S	S		
Vehicle display, sales, and service		S	R	R	R
<b>Transportation</b>					
Airport or landing field					
Commercial bus station and terminal			D		
Heliport			S	S	S
Helistop			S	S	S
Private street or alley					
Railroad passenger station					
Railroad yard, roundhouse, or shops					
STOL (short takeoff or landing port)					
Transit passenger shelter	◆	◆	◆	◆	◆

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Exhibit 595A – Land Use Chart

123031

SUB-DISTRICTS	NC	CC	RS-MU	RS-C	RS-I
LAND USES					
Transit passenger station or transfer center		S	S	S	S
<b>Utility and Public Service</b>					
Commercial radio or TV transmitting station					
Electrical generating plant					
Electrical substation		S	◆	◆	◆
Local utilities	◆	◆	◆	◆	◆
Police or fire station	S	◆	◆	◆	◆
Post office	S	◆	◆	◆	◆
Radio, television, or microwave tower					
Refuse transfer station					
Sanitary landfill					
Sewage treatment plant					
Tower/antenna for cellular communication	S	◆	◆	◆	◆
Utility or government installation other than listed			S	S	S
Water treatment plant					
<b>Wholesale, Distribution, and Storage</b>					
Auto auction					◆
Building mover's temporary storage yard				S	S
Contractor's maintenance yard				R	R
Freight terminal				R	R
Livestock auction pens or sheds					
Manufactured building sales lot				R	R
Mini-warehouse		S	S	◆	◆
Office showroom/warehouse			+	◆	◆
Outside storage (with visual screening)				R	R
Outside storage (without visual screening)					
Petroleum product storage and wholesale					
Recycling buy-back center			S	S	S
Recycling collection center			S	S	S
Recycling drop-off container		◆	◆	◆	◆

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**Exhibit 595A – Land Use Chart**

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SUB-DISTRICTS	NC	CC	RS-MU	RS-C	RS-I
LAND USES					
Recycling drop-off for special occasion collection				◊	◊
Sand, gravel, or earth sales and storage					
Trade center					
Vehicle storage lot				S	
Warehouse			+	R	R

**Accessory Uses**

For accessory use regulations see the subdistrict regulations in this Article and use regulations in 51A-4.200.

**Exhibit 595B – Development Standards Summary Chart**

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For development standards for the R(A), D(A), TH(A) and MF(A), Residential sub-districts consult Sections 51P-595.106 through 51P-595.111 of this Chapter and the development standards in Section 51A-4.100. For development standards for the F, Form Subdistrict, consult Section 51P-595-114.1 of this Chapter and Article XIII of Chapter 51A.

PLEASE NOTE: The development standards on the following page are intended for use as a guide only. It is necessary to review the text of this Chapter and of Section 51A-4.400 of Chapter 51A for specific standards.

**LEGEND**

<b>NC</b>	<b>Neighborhood Commercial</b>
<b>CC</b>	<b>Community Commercial</b>
<b>RS-MU</b>	<b>Regional Service – Mixed Use</b>
<b>RS-C</b>	<b>Regional Service – Commercial</b>
<b>RS-I</b>	<b>Regional Service - Industrial</b>

# Exhibit 595B – Development Standards Summary Chart

Development Standards	NC	CC	RS-MU	RS-C	RS-I
<b>Minimum Yard Requirements</b>					
Front yard					
Minimum required	0 <sup>1</sup>	0 <sup>1</sup>	15	15	15
Minimum width if > 0 (with landscaping required)	15	15	-	-	-
Side yard					
Minimum required	0 <sup>2</sup>	0 <sup>2</sup>	0 <sup>2</sup>	0 <sup>2</sup>	0 <sup>2</sup>
Minimum width if > 0	5	5	10	10	10
Rear yard					
Minimum required	0 <sup>2</sup>	0 <sup>2</sup>	0 <sup>2</sup>	0 <sup>2</sup>	0 <sup>2</sup>
Minimum width if > 0	5	5	10	10	10
<b>Density</b>	-	-	-	-	-
<b>Floor Area Ratio</b>					
Office uses		0.75	1.5	1.0	1.0
Retail uses		0.5	0.5	0.5	0.5
Residential uses		-	0.85	-	-
All uses combined		0.75	1.5	1.0	1.0
<b>Height of structure in feet</b>	30	54	90	45	70
<b>Lot Coverage</b>	40%	60%	80%	80%	80%
<b>Lot Size</b>	-	-	-	-	-
<b>Stories</b>	2	4	7	3	5

- Up to 5 foot may be provided to accommodate a wider sidewalk.
- 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.