

Dallas Zoning Districts

R-7.5(A) - Single Family 7,500 Square Feet District

(4718 Kildare Avenue Dallas Texas 75216 is defined by this zone)

The attached documents list the general guidelines to the Yard, Lot and Space Regulations. There may be exceptions to this information. See **51A-4.100** of the Dallas Development Code for specific details.

Front Yard

Minimum front yard is: 25 feet

Side Yard

Minimum side yard is: 5 feet single family structures

10 feet for other permitted structures

Rear Yard

Minimum rear yard is: 5 feet for single family structures and

15 feet for other permitted structures

Setbacks may be greater or lesser due to exceptions in the Dallas Development Code, exceptions include, but not limited to, platted building lines and more restrictive zoning district setbacks in the same block.

Height

Maximum structure height is: 30 feet

Dwelling Unit Density

No maximum dwelling unit density

Floor Area Ratio

No maximum floor area ratio

Lot Coverage

Maximum lot coverage is: 45% for residential structures

25% for nonresidential structures

Note:

1. Above ground parking structures are included in lot coverage calculations;
2. Surface parking lots and underground parking structures are not

Lot Size

Minimum lot area for residential use is: 7,500 square feet

Stories

No maximum number of stories

Off-Street Parking

See Use Regulations for Off-Street Parking Requirements

Off-Street Loading

See Use Regulations for Off-Street Loading Requirements

Landscape Regulations

See Article X

Additional Provisions

Electrical service for single family uses. In this district, 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 district when, in the opinion of the board, the special exception will:one

not be contrary to the public interest;

not adversely affect neighboring properties; and

not be used to conduct a use not permitted in this district

Primary Use

Single Family Residential

For additional information about the Yard, Lot and Space Regulations, please call Building Inspection, 214-948-4480 and ask for Zoning.

SEC. 51A-4.101. NEW ZONING DISTRICTS ESTABLISHED.

(1) Residential districts.

- (A) A(A) Agricultural district.
- (B) R-1ac(A) Single family district 1 acre.
- (C) R-1/2ac(A) Single family district 1/2 acre.
- (D) R-16(A) Single family district 16,000 square feet.
- (E) R-13(A) Single family district 13,000 square feet.
- (F) R-10(A) Single family district 10,000 square feet.
- (G) R-7.5(A) Single family district 7,500 square feet.**
- (H) R-5(A) Single family district 5,000 square feet.
- (I) D(A) Duplex district.
- (J) TH-1(A) Townhouse district 1.
- (K) TH-2(A) Townhouse district 2.
- (L) TH-3(A) Townhouse district 3.
- (M) CH Clustered housing district.
- (N) MF-1(A) Multifamily district 1.
- (O) MF-1(SAH) Multifamily district 1 affordable.
- (P) MF-2(A) Multifamily district 2.
- (Q) MF-2(SAH) Multifamily district 2 affordable.
- (R) MF-3(A) Multifamily district 3.
- (S) MF-4(A) Multifamily district 4.
- (T) MH(A) Manufactured home district.

(2) Office districts.

- (A) NO(A) Neighborhood office district.
- (B) LO-1 Limited office district 1.
- (C) LO-2 Limited office district 2.
- (D) LO-3 Limited office district 3.
- (E) MO-1 Mid-range office district 1.

- (F) MO-2 Mid-range office district 2.
- (G) GO(A) General office district.
- (3) Retail districts.
 - (A) NS(A) Neighborhood service district.
 - (B) CR Community retail district.
 - (C) RR Regional retail district.
- (4) Commercial service and industrial districts.
 - (A) CS Commercial service district.
 - (B) LI Light industrial district.
 - (C) IR Industrial / research district.
 - (D) IM Industrial/ manufacturing district.
- (5) Central area districts.
 - (A) CA-1(A) Central area district 1.
 - (B) CA-2(A) Central area district 2.
- (6) Mixed use districts.
 - (A) MU-1 Mixed use district 1.
 - (B) MU-1(SAH) Mixed use district 1 affordable.
 - (C) MU-2 Mixed use district 2.
 - (D) MU-2(SAH) Mixed use district 2 affordable.
 - (E) MU-3 Mixed use district 3.
 - (F) MU-3(SAH) Mixed use district 3 affordable.
- (7) Multiple commercial districts.
 - (A) MC-1 Multiple commercial district 1.
 - (B) MC-2 Multiple commercial district 2.
 - (C) MC-3 Multiple commercial district 3.
 - (D) MC-4 Multiple commercial district 4.
- (8) Special purpose districts.
 - (A) C Conservation district.
 - (B) PD Planned development district.
 - (C) P(A) Parking district.

(9) Overlay districts.

- (A) AF suffix Airport flight path overlay district.
- (B) CP suffix Core pedestrian precinct overlay district.
- (C) H suffix Historic overlay district.
- (D) ID suffix Institutional overlay district.
- (E) D suffix D liquor control overlay district.
- (F) D-1 suffix D-1 liquor control overlay district.
- (G) SP suffix Secondary pedestrian precinct overlay district.
- (H) MD suffix Modified delta overlay district.

(10) Urban corridor districts.

- (A) UC-1 Urban corridor district 1.
- (B) UC-2 Urban corridor district 2.
- (C) UC-3 Urban corridor district 3.

(Ord. Nos. 19455; 19786; 20360; 21663; 24718)

SEC. 51A-4.102. RESERVED. (Ord. 19455)

SEC. 51A-4.103. ZONING DISTRICT MAP.

(a) The boundaries of zoning districts are recorded on a set of separately numbered, sectional zoning district maps of the city. The original set of zoning district maps, bearing the signature of the director and the attestation of the city secretary, is the official zoning district map of the city and may not be changed in any manner. The official zoning district map is made a part of and incorporated into this chapter.

(b) The director shall file the official zoning district maps in the office of the city secretary. The director shall place additional copies of the original set of zoning district maps in the offices of the city secretary, the director, and the building official. The director shall keep the additional copies up to date by posting or causing to be posted to the maps any subsequent zoning district amendment.

(c) An ordinance that changes a zoning district must state the map number where the district is located.

(d) In case of any question involving a district designation within the city, the updated copy of the official zoning district map on file in the office of the city secretary is presumed correct, and the person challenging the accuracy of that copy has the burden of presenting the official zoning map, together with the ordinances amending the map, to prove the inaccuracy of the updated copy. (Ord. 19455; 20729)

SEC. 51A-4.104. ZONING DISTRICT BOUNDARIES.

(a) When uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules apply:

(1) Boundaries indicated as approximately following the center lines of streets, highways, or alleys are construed to follow those center lines.

(2) Boundaries indicated as approximately following platted lot lines are construed as following those lot lines.

(3) Boundaries indicated as approximately following city limits are construed as following city limits.

(4) Boundaries indicated as following railroad lines are construed as following the established center line of a railroad right-of-way. If no center line is established, the boundary is midway between the railroad right-of-way lines.

(5) Boundaries indicated as following shore lines are construed to follow shore lines. If the shore line changes, the boundaries are construed as moving with the actual shore line.

(6) Boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water are construed to follow those center lines. The center line is interpreted as being midway between the shore lines of the body of water. If the center line changes, the boundaries are construed as moving with the center line.

(7) Boundaries indicated as parallel to or extensions of the features described in Subsections (a)(1) through (a)(6) are construed as being parallel to or extensions of the features.

(8) Boundaries indicated as dividing a lot or tract are construed to be located as shown on the zoning district map.

(b) Distances not specifically indicated on a zoning district map are determined by the scale of the map.

(c) Whenever a street, alley, or other public way is vacated by official action of the city council, the zoning district line adjoining each side of the street, alley, or other public way automatically extends to the center line of the vacated street, alley, or public way.

(d) When there is a question as to the boundary of a tract and that question cannot be resolved by the application of Subsections (a) through (c), the board of adjustment shall determine the boundary by interpreting the official zoning district map and ordinances amending the map.

(e) When there is a question as to whether or how a tract is zoned and that question cannot be resolved by the application of this section, the tract is temporarily classified as an agricultural district, and the tract is subject to the same regulations as provided for annexed territory temporarily zoned. (Ord. 19455)

SEC. 51A-4.105. INTERPRETATION OF DISTRICT REGULATIONS.

(a) The following rules apply in interpreting the district regulations:

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

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

(3) The symbols *[L]* and *[SUP]* appearing together after a listed use mean that the use is permitted by right as a limited use; otherwise it is permitted by specific use permit only.

(4) 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.)

(5) 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.)

(b) If there is a conflict between the text of the district regulations and the charts or any other graphic display in this chapter, the text of the district regulations controls.

(c) If there is a conflict between the text of the district regulations and the text of the use regulations (Division 51A-4.100, et seq.), the text of the use regulations controls. (Ord. Nos. 19455; 19786)

SEC. 51A-4.112. SINGLE FAMILY DISTRICTS.

(f) R-7.5(A) district. (4718 Kildare)

(1) Purpose. This district comprises a major portion of the existing single family dwelling development of the city and is considered to be the proper zoning classification for large areas of the undeveloped land remaining in the city appropriate for single family dwelling use. This district is intended to be composed of single family dwellings together with public and private schools, churches, and public parks essential to create basic neighborhood units. Limited portions of these neighborhood units may consist of denser residential zoning classifications which are shown on the zoning district map or which later may be created by amendments to the map.

(2) Main uses permitted.

(A) Agricultural uses.

--Crop production.

(B) Commercial and business service uses.

None permitted.

(C) Industrial uses.

--Gas drilling and production. *[SUP]*

--Temporary concrete or asphalt batching plant. *[By special*

authorization of the building official.]

(D) 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]

(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.

None permitted.

(H) Recreation uses.

--Country club with private membership. [SUP]

--Private recreation center, club, or area. [SUP]

--Public park, playground, or golf course.

(I) Residential uses.

--Handicapped group dwelling unit. *[See Section 51A-4.209(3.1).]*

--Single family.

(J) Retail and personal service uses.

None permitted.

(K) Transportation uses.

--Private street or alley. [SUP]

--Transit passenger shelter. *[See Section 51A-4.211.]*

--Transit passenger station or transfer center. [SUP]

(L) 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] (*utility and public service, not amateur. Amateur Radio towers are defined separately in city code. Please see appendix A for example*)

--Tower/antenna for cellular communication. [See Section 51A-4.212 (10.1).]

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

(M) Wholesale, distribution, and storage uses.

--Recycling drop-off container. [See Section 51A-4.213 (11.2).]

--Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]

(3) Accessory uses. **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.

(A) The following accessory uses are not permitted in this district:

--Accessory helistop.

--Accessory medical/infectious waste incinerator.

--Accessory outside display of merchandise.

--Accessory outside sales.

--Accessory pathological waste incinerator.

(B) In this district, the following accessory uses are permitted by SUP only:

--Accessory community center (private).

(Amateur radio towers are permitted and are not required to have SUP in this zone.)

(4) 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. In the event of a conflict between this subsection and Division 51A-4.400, Division 51A-4.400 controls.)

(A) Front yard. Minimum front yard is 25 feet.

(B) Side and rear yard.

(i) Minimum side and rear yard for single family structures is five feet.

(ii) Minimum side yard for other permitted structures is 10 feet.

(iii) Minimum rear yard for other permitted structures is 15 feet.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio. No maximum floor area ratio.

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

(F) Lot coverage.

(i) Maximum lot coverage is:

(aa) 45 percent for residential structures; and

(bb) 25 percent for nonresidential structures.

(ii) Surface parking lots and underground parking structures are not included in lot coverage calculations.

(G) Lot size.

(i) Minimum lot area for residential use is 7,500 square feet.

(ii) Repealed by Ord. 20441.

(iii) Repealed by Ord. 20441.

(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. In this district, off-street parking must be provided at or below ground level.

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations. See Article X.

(8) Additional provisions.

(A) Electrical service for single family uses. In this district, 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 district when, in the opinion of the board, the special exception will:

- (i) not be contrary to the public interest;
- (ii) not adversely affect neighboring properties; and
- (iii) not be used to conduct a use not permitted in this district.

SEC. 51A-4.217. ACCESSORY USES.

(7) Amateur communication tower.

(A) Definition: A tower with an antenna that transmits amateur radio, citizen band, or both spectrums, or that receives any portion of a radio spectrum.

(B) District restrictions:

(i) This accessory use is not permitted in NO(A), NS(A), and P(A) districts.

(ii) An SUP is required for this accessory use in MF-3(A) and MF-4(A) districts.

(My district is R-7.5A and less than 60FT. No SUP is required under this section)

(C) Required off-street parking: None.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) In all districts where this accessory use is permitted except MF-3(A) and MF-4(A) districts, a person may erect one amateur communication tower that exceeds the maximum height specified in Section 51A-4.408 if the

amateur communication tower:

(aa) does not exceed 60 feet in height;

(bb) is setback an additional 12 inches from the required front, side, and rear yards for each additional eighteen inches of height above the maximum height specified in Section 51A-4.408;

(cc) has a maximum horizontal cross-sectional area of three square feet;

(dd) has no more than two antennae above the maximum height specified in Section 51A-4.408 with a maximum volume of 900 cubic feet for a single antenna and 1400 cubic feet for two antennae. In this provision, antenna volume is the space within an imaginary rectangular prism which contains all extremities of the antenna;

(ee) does not encroach into the required front, side, or rear yard. A guy wire and anchor point for a tower is prohibited in the required front yard and is also prohibited in the required side and rear yards unless the guy wire and anchor point is attached to the top of a structural support that is no less than six feet in height. If a structural support for a guy wire and anchor point is used, the structural support may project into the required side and rear yards no more than two feet, measured from the setback line. In this provision, a structural support for an anchor point is any pole, post, strut, or other fixture or framework necessary to hold and secure an anchor point or within three feet of the side or rear property line. If an alley abuts a rear property line, a guy wire and anchor point may extend to the rear property line; and

(ff) has a minimum space between antennae above the maximum height specified in Section 51A-4.408 of eight feet or more as measured vertically between the highest point of the lower antenna and the lowest point of the higher antenna.

(ii) The board of adjustment may allow a special exception from the requirements of Subsection (E)(i) with the exception of Subsection (E)(i)(aa),

if the board finds that the special exception would not adversely affect neighboring property and would be in harmony with the general purpose and intent of this section.

(iii) In all residential districts where this accessory use is permitted except MF-3(A) and MF-4(A) districts, a person may erect an amateur communication tower **over 60** feet and not above 100 feet in height if authorized by a specific use permit. **(Application is for only 50FT)**

(iv) This accessory use may occupy up to 25 percent of the area of the lot containing the main use.

(v) This accessory use is prohibited in all residential districts in the area between the street and the facade of any main or accessory structure. (This area includes, but may be greater than, the front yard.)

(vi) The owner or operator of an amateur communication tower shall remove the tower within six months of the date that the tower ceased to operate as an amateur radio, citizen band, or radio spectrum authorized by the Federal Communications Commission. Upon failure of the owner or operator to remove the tower within the prescribed period, the building official shall notify the city attorney to pursue enforcement remedies against that owner or operator for failure to remove the tower.

SEC. 51A-4.408. MAXIMUM BUILDING HEIGHT.

(the plans and permit already applied for are designed to comply with this section without an SUP. SUP required for towers over 60FT)

(a) Special height provisions.

(1) Structures for utility and public service uses and institutional uses may be erected to any height consistent with the Federal Aviation Administration air space limitations, airport flight overlay district regulations, residential proximity slope height restrictions, and the building code. Exceptions:

(A) No portion of a structure that exceeds the maximum structure height specified in the district regulations (Divisions 51A-4.100 et seq.) may be located above a residential proximity slope. See Section 51A-4.412.

(B) Local utility transmission and distribution lines and supporting structures are exempt from residential proximity slope height restrictions.

(C) A mounted cellular antenna, as defined in Paragraph 51A-4.212(10.1), attached to a utility structure is exempt from residential proximity slope height restrictions if the utility structure is greater than 65 feet in height. For purposes of this subparagraph, a utility structure means an electrical transmission distribution tower, an elevated water storage tank, and any other structure operated by a municipality, a transit authority, or a certificated, franchised, or licensed utility company in connection with provision of the utility.

(D) A monopole cellular tower, as defined in Paragraph 51A-4.212(10.1), is exempt from residential proximity slope height restrictions if a specific use permit is required for the monopole cellular tower use.

(2) In a district in which building height is limited to 36 feet or less, the following structures may project a maximum of 12 feet above the maximum structure height specified in the district regulations (Divisions 51A-4.100 et seq.):

(A) Structures on top of a building:

- (i) Elevator penthouse or bulkhead.
 - (ii) Mechanical equipment room.
 - (iii) Cooling tower.
 - (iv) Tank designed to hold liquids.
 - (v) Ornamental cupola or dome.
 - (vi) Skylights.
 - (vii) Clerestory.
 - (viii) Visual screens which surround roof mounted mechanical equipment.
 - (ix) Chimney and vent stacks.
 - (x) Amateur communications tower.
 - (xi) Parapet wall, limited to a height of four feet.
- (B) Structures at grade level:
- (i) Amateur communications tower.

Note: The heights allowed in Subsection (a)(2) are subject to any residential proximity slope height restrictions that may be contained in the district regulations for a particular district. (See Divisions 51A-4.100 et seq.).

(3) The maximum building height requirements in a planned development district are controlled by the planned development district regulations.

(4) In single family, duplex, townhouse, MF-1(A), MF-1(SAH), MF-2(A), and MF-2(SAH) districts:

(A) no dormer eaves may project above the maximum structure height specified in the district regulations (Divisions 51A-4.100 et seq.); and

(B) the highest point of a structure with a gable, hip, gambrel, or dome roof may not project more than 12 feet above the maximum height specified in the district regulations (Divisions 51A-4.100 et seq.).

(5) and (6) Reserved.

(b) Schedule of maximum building heights.

(1) Except as otherwise provided in this section, a person shall not erect, alter, or convert any structure or part of a structure to exceed the maximum height standards in the district regulations (Divisions 51A-4.100 et seq.). A schedule of maximum building heights is contained in Section 51A-4.410. (Ord. Nos. 19455; 20037; 21663; 22639; 24543; 26578)

Appendix A:

This example for the MF-3 district shows that if an Amateur Radio Antenna requires a SUP, it is so stated in the code.

(c) MF-3(A) district.

(1) Purpose. To provide for the development and protection of midrise, medium density multifamily residential dwellings built on one lot. This district is not intended to be located in areas of low density residential development.

(2) Main uses permitted.

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(L) Utility and public service uses. (not Amateur Radio – that is below.)

--Electrical substation. [SUP]

--Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).]

--Police or fire station. [SUP]

--Post office. [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]

(M) Wholesale, distribution, and storage uses.

--Recycling drop-off container. [See Section 51A-4.213 (11.2).]

--Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]

(3) Accessory uses. 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.

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(B) In this district, the following accessory uses are permitted by SUP only:

--Accessory helistop.

-- Amateur communication tower.