

# Memorandum



CITY OF DALLAS

DATE March 23, 2012

TO Members of the Transportation and Environment Committee:  
Linda L. Koop (Chair), Sheffie Kadane (Vice Chair), Sandy Greyson, Delia Jasso,  
Vonciel Jones Hill, Pauline Medrano

SUBJECT **Proposed Development Code Amendments to Parking Requirements  
for Certain Uses**

On Monday, March 26, 2012, the Transportation and Environment Council Committee will be briefed on Proposed Development Code Amendments to Parking Requirements for Certain Uses. The proposed amendments are a result of a year long review of the city's minimum parking requirements by the Zoning Ordinance Committee and the City Plan Commission. The City Plan Commission recommended approval of the proposed amendments on January 19, 2012. The material is attached for your review.

Please feel free to contact me if you need additional information.

A handwritten signature in black ink, appearing to read 'Ryan S. Evans'.

Ryan S. Evans  
Assistant City Manager

c: The Honorable Mayor and Members of the City Council  
Mary K. Suhm, City Manager  
Thomas P. Perkins, Jr. City Attorney  
Rosa Rios, City Secretary  
Craig Kinton, City Auditor  
Judge C. Victor Lander, Administrative Judge  
A.C. Gonzalez, First Assistant City Manager  
Jill Jordan, P.E., Assistant City Manager  
Forest Turner, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Edward Scott, Director, Controller's Office  
Frank Libro, Public Information Office  
Theresa O'Donnell, Director, Sustainable Development and Construction  
Rick Galceran, Director, Public Works  
Stephanie Cooper -Thompson, Assistant to the City Manager – Council Office

# Proposed Development Code Amendments to Parking Requirements for Certain Uses

City Council  
Transportation and Environment  
Committee

March 26, 2012



# Background

- The Zoning Ordinance Committee (ZOC) began looking at parking issues in the summer of 2010. The Committee identified a number of issues that impacted the discussion. These included:
  - Whether current parking ratios reflected actual demand.
  - The use of compact parking
  - The use of special parking (remote / packed)
  - The use of valet parking
  - The use of on-street parking and residential only parking
  - The prohibition on charging for required parking

# Background

- The Zoning Ordinance Committee elected to focus strictly on minimum parking requirements initially.
- The committee chose not to address minimum requirements for bar and restaurant parking either, since that was heavily influenced by other issues such as valet parking.

# Background

- Minimum parking requirements also impact such issues as heat island effects, impervious coverage, storm water management and landscaping.
- The committee made every effort to minimize unnecessary impervious coverage while ensuring that adequate parking was provided.
- The committee surveyed a variety of other cities and best practices from organizations such as ULI, ITE, and APA

# Background

- Committee meetings included discussions with representatives from city staff, developers, consultants, traffic and parking engineers, neighborhood representatives and other interested parties.
- The committee forwarded their recommendations to CPC who recommended approval of the proposed amendments on January 19, 2012.

# Background

- Other cities surveyed included;
  - Atlanta
  - Austin
  - Denver
  - Houston
  - Phoenix
  - San Antonio
- Other parking information provided from
  - Institute of Transportation Engineers
  - Urban Land Institute
  - American Planning Association

# ZOC/CPC Recommendations

1. Recommended modifications to minimum parking requirements of 17 uses.
2. Recommended allowing modifications to minimum parking requirements by Specific Use Permit for 4 uses.
3. Recommended allowing an administrative exception process for 10 uses.
4. Recommended allowing administrative Transit Oriented Development exception for all retail and personal service uses except restaurants and bars.
5. Recommended requiring landscaping for all parking, whether required parking or not.
6. Miscellaneous – Allow taxidermy use in industrial districts



# ZOC/CPC Recommendations

ORD SEC	USE	CURRENT PARKING REQUIREMENT	PROPOSED ADDITION/CHANGE
1 30	Multifamily	1 space per 500 square feet of dwelling unit floor area within the building site; not less than 1 space nor more than 2.5 spaces are required for each dwelling unit in a MF structure 36 feet in height or less; not less than one space nor more than 2 spaces are required for each dwelling unit in a MF structure over 36 ft. in height.	1 space per bedroom. An additional one-quarter space per unit must be provided for guest parking if the required parking is limited principally to residents
2 31	Retirement Housing	0.7 space per dwelling unit plus one space per 300 square feet of floor area not in a dwelling unit or suite	1 space per dwelling unit or suite
3 26	Child Care Facility	1 space for each 500 square feet of floor area	Added a provision providing that if an SUP is required for the use, the parking requirement may be established in the ordinance granting the SUP, otherwise 1 space for each 500 square feet of floor area
4 27	Church		Added a provision that for churches with less than 5,000 square feet of floor area located in a shopping center with greater than 20,000 square feet in floor area, one space per 333 square feet in floor area
5 29	Public or Private School		Added a provision providing that if an SUP is required for the use, the parking requirement may be established in the ordinance granting the SUP
6 32	Business School		Added a provision clarifying that personal services accessory to such use must be parked to the appropriate parking requirement
7 23	Technical School		Added a provision clarifying that personal services accessory to such use must be parked to the appropriate parking requirement

# ZOC/CPC Recommendations

ORD SEC	USE	CURRENT PARKING REQUIREMENT	PROPOSED ADDITION/CHANGE
8 28	Library, Art Gallery, Museum	1 space per 500 square feet of floor area	Library: no change Art Gallery or Museum: 1 space per 600 square feet of floor area
9 33	Inside Commercial Amusement		Added a provision that no special exception may be granted for a dance hall use.
10 40	Taxidermist	1 space per 300 square feet of floor area	1 space per 600 square feet of floor area
11 35	Furniture Store	1 space per 500 square feet of floor area	1 space per 500 square feet of floor area open to the public. 1 space per 1000 square feet of floor area for storage and warehouse areas not open to the public
12 38	Home Improvement Center	1 space per 200 square feet of floor area	1 space per 275 square feet of retail floor area, plus 1 space per 1000 square feet of site area exclusive of parking area
13 34	Car Wash	None	Single Unit-type car washes: None Tunnel Type Car Washes: 3 spaces
14 43	Open Storage Outside Storage	1 space per 2000 square feet of site area	1 space per 5000 square feet of site area, up to a maximum of five spaces
15 25	Outside Salvage	Minimum of 5 spaces	Added a provision providing that if an SUP is required for the use, the parking requirement may be established in the ordinance granting the SUP, otherwise a minimum of 5 spaces
16 41	Mini-Warehouse	1 space per 3000 square feet of floor area	Six spaces are required. Spaces may not be used for outside storage
17 42	Office/Showroom Warehouse	Office: One space per 333 square feet of floor area Showroom/Warehouse: One space per 1000 square feet of floor area	Office: No Change Showroom/Warehouse: One space per 1000 square feet of floor area for the first 20,000 square feet of floor area. One space per 4,000 square feet of floor area for any floor area in excess of 20,000 square feet

# ZOC/CPC Recommendations

ORD SEC	USE	CURRENT PARKING REQUIREMENT	PROPOSED ADDITION/CHANGE
18 44	Accessory Community Center (Private)	One space per 100 square feet of floor area	One space per 100 square feet of floor area, but none if this use is accessory to a multifamily use and is used primarily by residents
19	LI District		Added Taxidermist to the list of permitted uses
20	IR District		Added Taxidermist to the list of permitted uses
21	IM District		Added Taxidermist to the list of permitted uses
22	Job or Lithographic Printing	1 space per 300 square feet of floor area	1 space per 600 square feet of floor area
24	Metal Salvage Facility	1 space per 500 square feet of floor area A minimum of 5 spaces	Added a provision that the parking requirement may be established in the ordinance granting the SUP, otherwise a minimum of 5 spaces is required. Deleted 1 space per 500 square feet requirement.
36	General Merchandise or Food Store greater than 3,500 square feet	One space per 200 square feet of floor area	One space per 200 square feet of floor area for uses with less than 10,000 square feet of floor area. One space per 220 square feet of floor area for uses with a floor area of 10,000 square feet or greater, but less than 40,000 square feet. One space per 250 square feet of floor area for uses with a floor area of 40,000 square feet or greater, but less than 100,000 square feet.
37	General Merchandise or Food Store 100,000 square feet or more	One space per 200 square feet of floor area	One space per 300 square feet of floor area
39	Taxidermist		Revised to permit this use by right in CS, central area and industrial uses

# ZOC/CPC Recommendations

- Uses Eligible for Administrative Exception
  - Business school 25 percent
  - Technical school 25 percent
  - Industrial inside 50 percent
  - Industrial outside 50 percent
  - Office uses [*staff: >10,000 s/f*] 20 percent
  - Country club 25 percent
  - Private recreation center 25 percent
  - School 35 percent
  - Commercial amusement (inside) 50 percent  
(uses listed with specific parking requirements such as bingo parlor, bowling alley, children's amusement center, dance hall, motor track, and skating rink are not eligible)
  - Commercial amusement (outside) 50 percent
  - Trade center 25 percent
  - Warehouse > 100,000 s/f 50 percent  
(75 percent if adequate area reserved to meet full parking requirements on site)
  - Museum/Art gallery 50 percent

# ZOC/CPC Recommendations

- Transit Oriented Development Administrative Exception
  - Retail and personal service uses within 1,200 feet walking distance of a platform of a rail transit center
  - Retail and personal service uses within 600 feet of a transit trolley stop
  - Restaurants and bars not eligible for TOD exception
  - Staff recommends adding office uses

# ZOC/CPC Recommendations

- Administrative exceptions
  - In granting a reduction under Subsection (a), the director shall specify the occupancy to which the reduction applies. A reduction granted by the director for a particular occupancy automatically and immediately terminates if and when the certificate of occupancy for the use is amended, changed, or terminated.
  - The director may not grant a reduction to reduce the number of off-street parking spaces required in an ordinance granting or amending a specific use permit.
  - The director may not grant a reduction to reduce the number of off-street parking spaces required in the text or development plan of a planned development district.

# ZOC/CPC Recommendations

- Considerations for administrative exception
  - (1) The extent to which the parking spaces provided will be assigned, compact, remote, shared, or packed parking.
  - (2) The parking demand and trip generation characteristics for the occupancy for which the reduction is requested.
  - (3) The number of individuals employed on the site of the occupancy for which the reduction is requested.
  - (4) The number of company vehicles parked on the site of the occupancy for which the reduction is requested.
  - (5) Whether or not the subject property or the surrounding properties are part of a modified delta overlay district.

# ZOC/CPC Recommendations

- Considerations for administrative exception
  - (6) The current and probable future capacities of adjacent and nearby streets based on the city's thoroughfare plan.
  - (7) The availability of alternative transportation modes and availability, access, and distance to public transit and the likelihood of their use.
  - (8) The feasibility of parking mitigation measures and the likelihood of their effectiveness.
  - (9) The impact on adjacent residential uses.



# ZOC/CPC Recommendations

- In granting a reduction the director may:
  - (1) establish a termination date for the reduction or otherwise provide for the reassessment of conditions after a specified period of time;
  - (2) impose restrictions on access to or from the subject property;
  - (3) require that adequate lot area be available to comply with standard parking requirements; or
  - (4) impose any other reasonable condition that would have the effect of improving traffic safety or lessening congestion on the streets.

# Next Steps

- Schedule CPC recommended amendments to parking requirements for City Council action
- Receive direction from the Transportation and Environment Committee on next steps for remaining parking issues

# Issues and Questions Raised During Discussion

# Parking Issues

- Use of compact parking
- Use of special parking (remote / packed)
- Use of valet parking
- Use of on-street parking and residential only parking
- Prohibition on charging for required parking
- Parking Management Overlays

# Parking Issues

- Use of compact parking
  - Elimination of compact parking would create many non-conforming issues
  - Compact parking is easier to implement and maintain with uses that may assign parking such as office and multifamily (uses other than retail)
  - Compact parking in structured parking can accommodate unique physical constraints
  - Difficulty limiting compact spaces to compact vehicles

# Parking Issues

- Use of special parking (remote / packed)
  - Remote parking is a valuable tool in areas with older buildings and areas undergoing redevelopment
  - Remote parking is a valuable tool in implementing form based zoning
  - Current requirements for covenants running with the land present obstacles to finding remote parking
  - Provisions prohibiting remote parking in residential areas eliminate available parking associated with institutional uses, but avoids potential conflicts with residential areas

# Parking Issues

- Use of valet parking
  - Can be a valuable tool for managing parking
  - Facilitates use of remote and stacked parking making more efficient use of limited parking
  - Creates some conflict with provisions prohibiting charging for required parking if valet is only option
  - Valet operators may “reserve” required parking spaces for valet use
  - Only licensed when using public right-of-way for maneuvering

# Parking Issues

- Use of on-street parking and resident only parking
  - Permitting on-street parking to meet required parking recognizes available parking
  - On street parking may create conflicts with residential areas when business patrons utilize on street parking adjacent to residential uses (particularly uses open after 9:00 p.m.)



# Parking Issues

- Prohibition on charging for parking
  - Assists in reducing spillover of parking into residential areas if commercial uses were allowed to charge for required parking
  - May discourage development of structured parking
  - May be appropriate for some uses at appropriate locations (hotels, office buildings, structured parking)

# Parking Issues

- Parking management overlays
  - Parking management overlays were provided as an option in the form based zoning districts

**(b) Establishing a -PM Overlay.**

- (1) The applicant must submit a site plan that includes:
  - (A) a map and the legal description of the property within the proposed district;
  - (B) the location of existing and proposed parking spaces within the proposed district, including any on-street parking spaces;
  - (C) all uses the proposed district will serve;
  - (D) any parking reduction or parking special exception granted within the boundaries of the -PM overlay;
  - (E) the method of ingress and egress to each parking area;
  - (F) screening, lighting, and landscaping of each parking area;
  - (G) the entity responsible for managing the required parking within the proposed overlay, limited to the board of a public improvement district (PID), tax increment financing reinvestment zone (TIF), or parking authority, the city, or other governmental entity established under Texas law; and
  - (H) any other information the director determines is necessary for a complete review of the proposed overlay.
- (2) In establishing a -PM overlay, the city council may impose conditions to ensure adequate parking and efficient management of parking within the overlay.

ORDINANCE NO. \_\_\_\_\_

An ordinance amending Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," and Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by amending Sections 51-4.201, 51-4.204, 51-4.206, 51-4.207, 51-4.208, 51-4.210, 51-4.211, 51-4.212, 51-4.214, 51-4.217, 51A-1.123, 51A-4.202, 51A-4.203, 51A-4.204, 51A-4.209, 51A-4.210, 51A-4.213, 51A-4.217, 51A-4.311, and 51A-10.125 to amend the off-street parking requirements for certain uses, amend the parking special exception requirement, amend the parking lot tree requirement, and allow taxidermist uses in industrial districts; providing a new Section 51A-4.313 to provide for administrative parking reductions; 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; Now, Therefore,

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

SECTION 1. That Subparagraph (C) of Paragraph (3), "Multiple-Family," of Subsection (b), "Specific Residential Uses," of Section 51-4.201, "Residential Uses," of Division 51-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," of the Dallas City Code is amended to read as follows:

~~“(C) Required off-street parking: One space for each bedroom. An additional one-quarter space per unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents. [500 square feet of dwelling unit floor area within the building site except in CA-1 and CA-2 districts, only one space per dwelling unit is required.~~

~~(i) Only the floor area within a dwelling unit (excluding balconies) is included in the calculation of required off street parking.~~

~~(ii) Not less than one space nor more than two and one-half spaces are required for each dwelling unit in a multiple-family structure 36 feet or less in height.~~

~~(iii) Not less than one space nor more than two spaces are required for each dwelling unit in a multiple-family structure over 36 feet in height.]”~~

SECTION 2. That Subparagraph (C) of Paragraph (7), “Retirement Housing,” of Subsection (b), “Specific Residential Uses,” of Section 51-4.201, “Residential Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One [0.7] space[s] per dwelling unit or suite[, plus one space per 300 square feet of floor area not in a dwelling unit or suite].”

SECTION 3. That Subparagraph (C) of Paragraph (4), “Child-Care Facility,” of Section 51-4.204, “Community Service Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: If an SUP is required for this use, the off-street parking requirement may be established in the ordinance granting the SUP, otherwise o[0]ne space for each 500 square feet of floor area.”

SECTION 4. That Item (i), “Number of Spaces Required,” of Subparagraph (C) of Paragraph (1), “Church,” of Section 51-4.206, “Religious Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(i) Number of spaces required. Except as provided in this provision, one space for each four fixed seats in the sanctuary or auditorium. If fixed benches or pews are provided, each 18 inches of length of the fixed bench or pew constitutes one fixed seat for purposes of this paragraph. If portions of seating areas in the sanctuary or auditorium are not equipped with fixed seats, benches, or pews, the parking requirement for those portions is one space for each 28 square feet of floor area. For churches with less than 5,000 square feet of floor area located in a shopping center with greater than 20,000 square feet in floor area, one space per 333 square feet in floor area is required.”

SECTION 5. That Subparagraph (C) of Paragraph (1), “Public or Private School,” of Section 51-4.207, “Educational Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking:

(i) One and one-half spaces for each kindergarten/elementary school classroom;

(ii) Three and one-half spaces for each junior high/middle school classroom; and

(iii) Nine and one-half spaces for each senior high school classroom.

(iv) If an SUP is required for this use, the off-street parking requirement may be established in the ordinance granting the SUP.”

SECTION 6. That Subparagraph (C) of Paragraph (3), “Business School,” of Section 51-4.207, “Educational Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: 0.3 spaces for each fixed seat. If no fixed seats, then 0.3 spaces for each seven square feet of classroom. Any professional, personal service, or custom crafts uses accessory to a business school must be parked to the appropriate professional, personal service, and custom crafts use parking requirement.”

SECTION 7. That Subparagraph (C) of Paragraph (4), “Technical School,” of Section 51-4.207, “Educational Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: 0.3 spaces for each fixed seat. If no fixed seats, then 0.3 spaces for each seven square feet of classroom. Any professional, personal service, or custom crafts uses accessory to a technical school must be parked to the appropriate professional, personal service, and custom crafts use parking requirement.”

SECTION 8. That Subparagraph (C) of Paragraph (8), “Library, Art Gallery, or Museum,” of Section 51-4.207, “Educational Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: For a library, o[Ø]ne space per 500 square feet of floor area. For an art gallery or museum, one space per 600 square feet of floor area.”

SECTION 9. That Subparagraph (C) of Paragraph (6), “Inside Commercial Amusement,” of Section 51-4.208, “Recreation and Entertainment Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space for each 100 square feet of floor area. No special exception may be granted to the parking requirements for a dance hall.”

SECTION 10. That Subparagraph (C) of Paragraph (16), “Taxidermist,” of Section 51-4.210, “Professional, Personal Service, and Custom Craft Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space for each 600 [~~300~~] square feet of floor area.”

SECTION 11. That Subparagraph (C) of Paragraph (14), “Furniture Store,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space for each 500 square feet of floor area open to the public. One space for each 1,000 square feet of floor area for storage or warehouse areas not open to the public.”

SECTION 12. That Subparagraph (C) of Paragraph (18), “Home Improvement Center,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space for each 275 [200] square feet of retail floor area, plus one space for each 1,000 square feet of site area exclusive of parking area.”

SECTION 13. That Subparagraph (C) of Paragraph (11), “Car Wash,” of Section 51-4.212, “Motor Vehicle Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: Single-unit type car washes: n[N]one. Tunnel-type car washes must have three spaces. See the additional provisions [Subparagraph (E)] for off-street stacking requirements.”

SECTION 14. That Subparagraph (C) of Paragraph (4), “Open Storage,” of Section 51-4.214, “Storage and Waste Disposal Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space for each 5,000 [2,000] square feet of site area up to a maximum of five required spaces; a minimum of one space is required.”

SECTION 15. That Subparagraph (C) of Paragraph (5), “Outside Salvage or Reclamation,” of Section 51-4.214, “Storage and Waste Disposal Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: If an SUP is required for this use, the off-street parking requirement may be established in the ordinance granting the SUP, otherwise [One space for each 500 square feet of floor area;] a minimum of five spaces is required.”

SECTION 16. That Subparagraph (C) of Paragraph (11), “Mini-Warehouse,” of Section 51-4.214, “Storage and Waste Disposal Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: Six spaces are required. Spaces may not be used for outside storage, vehicle storage, or parking for vehicles for rent. [One space for each 3,000 square feet of floor area.]”

SECTION 17. That Subparagraph (C) of Paragraph (12), “Office/Showroom Warehouse,” of Section 51-4.214, “Storage and Waste Disposal Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) [~~Off-street parking:~~

(~~h~~) Required off-street parking:

(i[~~aa~~]) Office: One space per 333 square feet of floor area.

(ii[~~bb~~]) Showroom/warehouse: One space per 1,000 square feet of floor area for the first 20,000 square feet of floor area. One space per 4,000 square feet of floor area for any floor area in excess of 20,000 square feet.”

SECTION 18. That Subparagraph (C) of Paragraph (6), “Community Center (Private),” of Subsection (b), “Specific Accessory Uses,” of Section 51-4.217, “Accessory Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking:

(i) Except as provided in this subparagraph, o[~~o~~]ne space for each 100 square feet of floor area.



(ii) No off-street parking is required if this use is accessory to a multifamily use and is used primarily by residents.

SECTION 19. That Subparagraph (J), “Retail and Personal Service Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (b), “Light Industrial (LI) District,” of Section 51A-4.123, “Commercial Service and Industrial Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(J) Retail and personal service uses.

- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
- Animal shelter or clinic without outside runs.
- Animal shelter or clinic with outside runs. *[SUP may be required. See Section 51A-4.210(b)(2).]*
- Auto service center. *[RAR]*
- Business school.
- Car wash. *[RAR]*
- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
- Commercial motor vehicle parking. *[By SUP only if within 500 feet of a residential district.]*
- Commercial parking lot or garage. *[RAR]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store 100,000 square feet or more. *[SUP]*
- Home improvement center, lumber, brick or building materials sales yard. *[RAR]*
- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Personal service uses.
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Taxidermist.
- Temporary retail use.
- Theater.
- Truck stop. *[SUP]*

-- Vehicle display, sales, and service. [RAR]”

SECTION 20. That Subparagraph (J), “Retail and Personal Service Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (c), “Industrial/Research (IR) District,” of Section 51A-4.123, “Commercial Service and Industrial Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(J) Retail and personal service uses.

- Alcoholic beverage establishments. [See Section 51A-4.210(b)(4).]
- Animal shelter or clinic without outside runs.
- Animal shelter or clinic with outside runs. [SUP may be required. See Section 51A-4.210(b)(2).]
- Auto service center. [RAR]
- Business school.
- Car wash. [RAR]
- Commercial amusement (inside). [SUP may be required. See Section 51A-4.210(b)(7)(B).]
- Commercial motor vehicle parking. [By SUP only if within 500 feet of a residential district.]
- Commercial parking lot or garage. [RAR]
- Convenience store with drive-through. [SUP]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- Home improvement center, lumber, brick or building materials sales yard. [RAR]
- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Pawn shop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [DIR]
- Taxidermist.
- Temporary retail use.
- Theater.
- Truck stop. [SUP]
- Vehicle display, sales, and service. [RAR]”

SECTION 21. That Subparagraph (J), “Retail and Personal Service Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (d), “Industrial Manufacturing (IM) District,” of Section 51A-4.123, “Commercial Service and Industrial Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(J) Retail and personal service uses.

- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
- Animal shelter or clinic without outside runs.
- Animal shelter or clinic with outside runs. *[SUP may be required. See Section 51A-4.210(b)(2).]*
- Auto service center. *[RAR]*
- Car wash. *[RAR]*
- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
- Commercial motor vehicle parking. *[By SUP only if within 500 feet of a residential district.]*
- Commercial parking lot or garage. *[RAR]*
- Convenience store with drive-through. *[SUP]*
- Drive-in theater. *[SUP]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- Home improvement center, lumber, brick or building materials sales yard. *[RAR]*
- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Pawn shop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Taxidermist.
- Temporary retail use.
- Theater.
- Truck stop. *[SUP]*
- Vehicle display, sales, and service. *[RAR]*”

SECTION 22. That Subparagraph (C) of Paragraph (8), “Job or Lithographic Printing,” of Section 51A-4.202, “Commercial and Business Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 600 [~~300~~] square feet of floor area. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]”

SECTION 23. That Subparagraph (C) of Paragraph (12), “Technical School,” of Section 51A-4.202, “Commercial and Business Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 25 square feet of classroom. Any personal service uses accessory to a technical school must be parked to the personal service use parking requirement. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]”

SECTION 24. That Subparagraph (C) of Paragraph (3), “Metal Salvage Facility,” of Subsection (b), “Specific Uses,” of Section 51A-4.203, “Industrial Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: The off-street parking requirement may be established in the ordinance granting the SUP, otherwise [~~One space for each 500 square feet of floor area;~~] a minimum of five spaces required. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]”

SECTION 25. That Subparagraph (C) of Paragraph (5), “Outside Salvage or Reclamation,” of Subsection (b), “Specific Uses,” of Section 51A-4.203, “Industrial Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: The off-street parking requirement may be established in the ordinance granting the SUP, otherwise [One space for each 500 square feet of floor area;] a minimum of five spaces required. [If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”

SECTION 26. That Subparagraph (C) of Paragraph (3), “Child-Care Facility,” of Section 51A-4.204, “Institutional and Community Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: If an SUP is required for this use, the off-street parking requirement may be established in the ordinance granting the SUP, otherwise o[O]ne space per 500 square feet of floor area. [If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”

SECTION 27. That Item (i), “Number of Spaces Required,” of Subparagraph (C) of Paragraph (4), “Church,” of Section 51A-4.204, “Institutional and Community Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(i) Number of spaces required. Except as provided in this provision, o[O]ne space for each four fixed seats in the sanctuary or auditorium. If fixed benches or pews are provided, each 18 inches of length of the fixed bench or pew constitutes one fixed seat for purposes of this paragraph. If portions of seating areas in the sanctuary or auditorium are not equipped with fixed seats, benches, or pews, the parking requirement for those portions is one space for each 28 square feet of floor area. For churches with less than 5,000 square feet in floor area located in a shopping center with greater than 20,000 square feet in floor area, one space per 333 square feet in floor area is required. [If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”

SECTION 28. That Subparagraph (C) of Paragraph (16), “Library, Art Gallery, or Museum,” of Section 51A-4.204, “Institutional and Community Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

~~“(C) Required off-street parking: For a library, o[⊖]ne space per 500 square feet of floor area. For an art gallery or museum, one space per 600 square feet of floor area. [If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 29. That Subparagraph (C) of Paragraph (17), “Public or Private School,” of Section 51A-4.204, “Institutional and Community Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking:

- (i) One and one-half spaces for each kindergarten/elementary school classroom;
- (ii) Three and one-half spaces for each junior high/middle school classroom; and
- (iii) Nine and one-half spaces for each senior high school classroom.

(iv) If an SUP is required for this use, the off-street parking requirement may be established in the ordinance granting the SUP. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 30. That Item (i) of Subparagraph (C) of Paragraph (5), “Multifamily,” of Subsection (b), “Specific Uses,” of Section 51A-4.209, “Residential Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(i) Required off-street parking: One space per bedroom. An additional one-quarter space per unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents. ~~[for each 500 square feet of dwelling unit floor area within the building site.~~

~~(aa) Only the floor area within a dwelling unit (excluding balconies) is included in the calculation of required off-street parking.~~

~~(bb) Not less than one space nor more than two and one-half spaces are required for each dwelling unit in a multifamily structure 36 feet or less in height.~~

~~(cc) Not less than one space nor more than two spaces are required for each dwelling unit in a multifamily structure over 36 feet in height.]”~~

SECTION 31. That Subparagraph (C) of Paragraph (5.2), “Retirement Housing,” of Subsection (b), “Specific Uses,” of Section 51A-4.209, “Residential Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

~~“(C) Required off-street parking: One [0-7] space[s] per dwelling unit or suite[, plus one space per 300 square feet of floor area not in a dwelling unit or suite. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305].”~~

SECTION 32. That Subparagraph (C) of Paragraph (5), “Business School,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

~~“(C) Required off-street parking: One space per 25 square feet of classroom. Any personal service uses accessory to a business school must be parked to the personal service use parking requirement. [If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 33. That Subparagraph (C) of Paragraph (6), “Car Wash,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

~~“(C) Required off-street parking: Single-unit type car washes: n[N]one. Tunnel-type car washes must have three spaces. See the additional provisions [Subparagraph (E)] for off-street stacking requirements. [No handicapped parking is required.]”~~

SECTION 34. That Item (iv) of Subparagraph (C) of Paragraph (7), “Commercial Amusement (Inside),” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(iv) Dance hall: one space per 25 square feet of dance floor and one space per 100 square feet of floor area for the remainder of the use. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet this off-street parking requirement. No special exception may be granted to the parking requirements.”

SECTION 35. That Subparagraph (C) of Paragraph (12), “Furniture Store,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 500 square feet of floor area open to the public. One space per 1,000 square feet of floor area for storage or warehouse areas not open to the public. [~~If more than ten off street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~”

SECTION 36. That Subparagraph (C) of Paragraph (14), “General Merchandise or Food Store Greater Than 3,500 Square Feet,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 200 square feet of floor area for uses with less than 10,000 square feet of floor area. One space per 220 square feet of floor area for uses with a floor area of 10,000 square feet or greater, but less than 40,000 square feet. One space per 250 square feet of floor area for uses with a floor area of 40,000 square feet or greater, but less than 100,000 square feet. [~~If more than ten off street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~”



SECTION 37. That Subparagraph (C) of Paragraph (14.1), "General Merchandise or Food Store 100,000 Square Feet or More," of Subsection (b), "Specific Uses," of Section 51A-4.210, "Retail and Personal Service Uses," of Division 51A-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

"(C) Required off-street parking: One space per 300 [200] square feet of floor area. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]"

SECTION 38. That Subparagraph (C) of Paragraph (15), "Home Improvement Center, Lumber, Brick or Building Materials Sales Yard," of Subsection (b), "Specific Uses," of Section 51A-4.210, "Retail and Personal Service Uses," of Division 51A-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

"(C) Required off-street parking: One space per 275 [200] square feet of retail floor area, plus one space per 1,000 square feet of site area exclusive of parking area. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]"

SECTION 39. That Subparagraph (B) of Paragraph (28), "Taxidermist," of Subsection (b), "Specific Uses," of Section 51A-4.210, "Retail and Personal Service Uses," of Division 51A-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

"(B) Districts permitted: By right in CS, industrial, and central area districts."

SECTION 40. That Subparagraph (C) of Paragraph (28), "Taxidermist," of Subsection (b), "Specific Uses," of Section 51A-4.210, "Retail and Personal Service Uses," of Division 51A-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 600 [300] square feet of floor area. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]”

SECTION 41. That Subparagraph (C) of Paragraph (7), “Mini-Warehouse,” of Section 51A-4.213, “Wholesale, Distribution, and Storage Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: Six spaces are required. Spaces may not be used for outside storage, vehicle storage, or parking for vehicles for rent. [One space per 3,000 square feet of floor area. No handicapped parking is required.]”

SECTION 42. That Item (i) of Subparagraph (C) of Paragraph (8), “Office Showroom/Warehouse,” of Section 51A-4.213, “Wholesale, Distribution, and Storage Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(i) Required off-street parking:

(aa) Office: One space per 333 square feet of floor area.

(bb) Showroom/warehouse: One space per 1,000 square feet of floor area for the first 20,000 square feet of floor area. One space per 4,000 square feet of floor area in excess of 20,000 square feet.”

SECTION 43. That Subparagraph (C) of Paragraph (9), “Outside Storage,” of Section 51A-4.213, “Wholesale, Distribution, and Storage Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space for each 5,000 [2,000] square feet of site area exclusive of parking area up to a maximum of five required spaces; a minimum of one space is required. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]”

SECTION 44. That Subparagraph (C) of Paragraph (1), "Accessory Community Center (Private)," of Subsection (b), "Specific Accessory Uses," of Section 51A-4.217, "Accessory Uses," of Division 51A-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

"(C) Required off-street parking:

(i) Except as provided in this subparagraph, one space for each 100 square feet of floor area.

(ii) No off-street parking is required if this use is accessory to a multifamily use and is used primarily by residents."

SECTION 45. That Paragraph (1) of Subsection (a), "Special Exception: Parking Demand," of Section 51A-4.311, "Special Exceptions," of Division 51A-4.310, "Off-Street Parking Reductions," of Article IV, "Zoning Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

"(1) The board may grant a special exception to authorize a reduction in the number of off-street parking spaces required under this article if the board finds, after a public hearing, that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent or nearby streets. Except as otherwise provided in this paragraph, the maximum reduction authorized by this section is 25 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(4)(A) [already existing nonconforming rights]. For the commercial amusement (inside) use and the industrial (inside) use, the maximum reduction authorized by this section is 75 [50] percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(4)(A) [already existing nonconforming rights]. Applicants may seek a special exception to parking requirements under this section and an administrative parking reduction under Section 51A-4.313. The greater reduction will apply, but the reductions may not be combined."

SECTION 46. That Subsection (a), “Special Exception: Parking Demand,” of Section 51A-4.311, “Special Exceptions,” of Division 51A-4.310, “Off-Street Parking Reductions,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Paragraph (7) to read as follows:

“(7) The board shall not grant a special exception under Paragraph (1) to reduce the number of off-street parking spaces required for a commercial amusement (inside) used as a dance hall.”

SECTION 47. That Sections 51A-4.313 through 51A-4.319 of Division 51A-4.310, “Off-Street Parking Reductions,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Section 51A-4.313, “Administrative Parking Reduction,” to read as follows:

“SEC[S]. 51A-4.313. ADMINISTRATIVE PARKING REDUCTION.

(a) The director may grant a reduction in the number of off-street parking spaces required under this article for specific uses if the director finds that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the reduction would not create a traffic hazard or increase traffic congestion on adjacent or nearby streets. The maximum reduction authorized by this section for specific uses is:

<u>Use</u>	<u>Maximum Administrative Reduction</u>
<u>Business school</u>	<u>25 percent</u>
<u>Technical school</u>	<u>25 percent</u>
<u>Industrial (inside)</u>	<u>50 percent</u>
<u>Industrial (outside)</u>	<u>50 percent</u>
<u>Office uses</u>	<u>20 percent</u>
<u>Country club with private membership</u>	<u>25 percent</u>
<u>Private recreation center, club, or area</u>	<u>25 percent</u>
<u>Public or private school not granted by SUP</u>	<u>35 percent</u>
<u>Commercial amusement (outside)</u>	<u>50 percent</u>
<u>Retail and personal service uses (except for restaurants and alcoholic beverage establishments) within a 1,200 feet walking distance of a platform of a rail transit station</u>	<u>20 percent</u>

<u>Retail and personal service uses (except for restaurants and alcoholic beverage establishments) within a 1,200 feet walking distance of a platform of a rail transit station</u>	<u>5 percent</u>
<u>Office showroom/warehouse for a showroom/warehouse greater than 100,000 square feet</u>	<u>25 percent</u>
<u>Trade center</u>	<u>25 percent</u>
<u>Warehouse greater than 100,000 square feet</u>	<u>50 percent (up to 75 percent if the requirement of Subsection (d)(3) is complied with)</u>
<u>Museum/art gallery</u>	<u>50 percent</u>

Note: Applicants may seek a special exception to parking requirements under Section 51A-4.311 and an administrative parking reduction under this section. The greater reduction will apply, but the reductions may not be combined.

(b) In determining whether to grant a reduction under Subsection (a), the director shall consider the following factors:

(1) The extent to which the parking spaces provided will be assigned, compact, remote, shared, or packed parking.

(2) The parking demand and trip generation characteristics for the occupancy for which the reduction is requested.

(3) The number of individuals employed on the site of the occupancy for which the reduction is requested.

(4) The number of company vehicles parked on the site of the occupancy for which the reduction is requested.

(5) Whether or not the subject property or the surrounding properties are part of a modified delta overlay district.

(6) The current and probable future capacities of adjacent and nearby streets based on the city's thoroughfare plan.

(7) The availability of alternative transportation modes and availability, access, and distance to public transit and the likelihood of their use.

(8) The feasibility of parking mitigation measures and the likelihood of their effectiveness.

(9) The impact on adjacent residential uses.

(c) In granting a reduction under Subsection (a), the director shall specify the occupancy to which the reduction applies. A reduction granted by the director for a particular occupancy automatically and immediately terminates if and when the certificate of occupancy for the use is revoked or terminated or the existing business stops operating.

(d) In granting a reduction under Subsection (a), the director may:

(1) establish a termination date for the reduction or otherwise provide for the reassessment of conditions after a specified period of time;

(2) impose restrictions on access to or from the subject property;

(3) require that adequate lot area be available to comply with standard parking requirements; or

(4) impose any other reasonable condition that would have the effect of improving traffic safety or lessening congestion on the streets.

(e) The director may not grant a reduction under Subsection (a) to reduce the number of off-street parking spaces required in an ordinance granting or amending a specific use permit.

(f) The director may not grant a reduction under Subsection (a) to reduce the number of off-street parking spaces required in the text or development plan of an ordinance establishing or amending a planned development district. This prohibition does not apply when:

(1) the ordinance does not expressly specify a minimum number of spaces, but instead simply makes reference to the existing off-street parking regulations in Chapter 51 or this chapter; and

(2) the regulations governing that planned development district expressly authorize the director to grant the reduction.

~~[THRU 51A-4.319. RESERVED.]~~

SECTION 48. That Subparagraph (A) of Paragraph (5), "Parking Lot Trees," of Subsection (b), "Other Uses," of Section 51A-10.125, "Mandatory Landscaping Requirements," of Division 51A-10.120, "Landscaping," of Article X, "Landscape and Tree Preservation Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

“(A) No required parking space may be located more than 120 feet from the trunk of a large canopy tree. No parking space in excess of required parking may be located more than 100 feet from the trunk of a large canopy tree, and the tree must be located in a landscape area of a minimum of 120 square feet. Each tree required by this subparagraph must have a caliper of at least two inches and may not be planted closer than two and one-half feet to the paved portion of the parking lot.”

SECTION 49. That the director of sustainable development and construction shall revise the use charts to reflect the change in use regulations made by this ordinance, and shall provide these charts for publication in the Dallas Development Code

SECTION 50. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

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

SECTION 52. 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 53. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of 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 \_\_\_\_\_