

Dallas Development Code: Ordinance No. 19455, as amended

NOTE: The yard, lot, and space charts on the following pages have not been formally adopted by the city council; they are prepared by the city staff and are intended for use as a guide only. It is necessary to see the text of this chapter for specific regulations. In the event of a conflict between the yard, lot, and space charts and the text of this chapter, the text of this chapter controls.

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SEC. 51A-4.410 SCHEDULE OF YARD, LOT AND SPACE REGULATIONS

TYPE OF REGULATION		DISTRICTS	Single Family							D/TH			Multifamily							
			A (A)	R-1ac (A)	R-1/2ac (A)	R-16 (A)	R-13 (A)	R-10 (A)	R-7.5 (A)	R-5 (A)	D (A)	TH(1-3) (A)	CH	MF-1 (A)	MF-1 (SAH)	MF-2 (A)	MF-2 (SAH)	MF-3 (A)	MF-4 (A)	MH (A)
(A)	MINIMUM FRONT YARD (IN FEET)	RESIDENTIAL																		
	For all uses	50	40	40	35	30	30	25	20	25	0	0	15	15	15	15	15	15	20	
(B) Part 1	MINIMUM SIDE YARD (IN FEET)																			
1	Single family structures	20	10	10	10	8	6	5	5	5	0	0	0	0	0	0	0	0	10	
2	Duplex structures									5	5	0	5	5	5	5				
3	Multifamily structures											0	10	10	10	10	10	10		
4	Other permitted structures	20	20	20	15	15	10	10	10	10	10	0	10	10	10	10	10	10	10	
(B) Part 2	MINIMUM REAR YARD (IN FEET)																			
1	Single family structures	50	10	10	10	8	6	5	5	5	0	0	0	0	0	0	0	0	10	
2	Duplex structures									10	10	0	10	10	10	10				
3	Multifamily structures											0	15	15	15	15	10	10		
4	Other permitted structures	10	20	20	20	15	15	15	10	10	10	0	15	15	15	15	10	10	10	
(C)	MAXIMUM DWELLING UNIT DENSITY (DU'S PER NET ACRE)																			
												18	★	★	90	160				

Note: The Designations (A), (B), etc.) in the first column of these charts are the same as the corresponding subparagraph designations in the district regulations. For more specific yard, lot, and space information, consult the district regulations and Sections 51A-4.401, 51A-4.402, 51A-4.403, 51A-4.407, 51A-4.408, and 51A-4.412.

★ See district regulations

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Office							Retail			Com/Ind			Cntrl		Mixed Use					Multiple Com						
NO (A)	LO-1	LO-2	LO-3	MO-1	MO-2	GO (A)	NS (A)	CR	RR	CS	LJ	IR	IM	CA-1 (A)	CA-2 (A)	MU-1	MU-1 (SAH)	MU-2	MU-2 (SAH)	MU-3	MU-3 (SAH)	MC-1	MC-2	MC-3	MC-4	P (A)
NONRESIDENTIAL																									(A)	
15	15	15	15	15	15	15	15	15	15	0	15	15	0	0	0	15	15	15	15	15	15	15	15	15	15	

																									(B) Part 1	
														0	0											1
														5	5											2
														10	10											3
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4

																									(B) Part 2	
														0												1
														10	10											2
														15	15											3
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4

																									(C)	
														★	★	★	★	★	★							

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TYPE OF REGULATION	DISTRICTS	Single Family							D/TH			Multifamily								
		A (A)	R-1ec (A)	R-12ec (A)	R-16 (A)	R-13 (A)	R-10 (A)	R-7.5 (A)	R-5 (A)	D (A)	TH(1-3) (A)	CH	MF-1 (A)	MF-1 (SAH)	MF-2 (A)	MF-2 (SAH)	MF-3 (A)	MF-4 (A)	MH (A)	
(D)	MAXIMUM FLOOR AREA RATIO	RESIDENTIAL																		
	All uses combined																			
	Office uses																			
	Retail Uses																			
	Retail/Office/Lodging uses combined																	2.0	4.0	

(E)	MAXIMUM STRUCTURE HEIGHT (IN FEET)																			
	Maximum height of structure	24	36	36	30	30	30	30	30	36	36	36	36	36	36	36	36	90	240	24

(F)	MAXIMUM LOT COVERAGE (PERCENT)																			
1	Residential structures	10	40	40	40	45	45	45	45	60	60	60	60	60	60	60	60	60	80	20
2	Nonresidential structures	25	25	25	25	25	25	25	25	25	25	60	25	25	50	50	60	80	25	

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Office								Retail			Com/Ind				Cntrl		Mixed Use						Multiple Com					
NO (A)	LO-1	LO-2	LO-3	MO-1	MO-2	GO (A)		NS (A)	CR	RR	CS	LI	IR	IM	CA-1 (A)	CA-2 (A)	MU-1	MU-1 (SAH)	MU-2	MU-2 (SAH)	MU-3	MU-3 (SAH)	MC-1	MC-2	MC-3	MC-4	P (A)	
NONRESIDENTIAL																									(D)			
0.5	1.0	1.5	1.75	2.0	3.0	4.0	0.5	0.75	1.5	1.0	1.0	2.0	2.0	20.0	20.0	★	★	★	★	★	★	★	★	★	★			
							0.5	0.5	0.5																			
							0.5	0.75	1.5	0.5	0.5	0.5																
										0.5	0.75	0.75	0.75															

★ See district regulations.

																				(E)					
30	70	95	115	135	160	270	30	54	70	45	70	200	110	Any legal height	90★	90★	135★	135★	270	270	70	90	115	135	

★ Additional height with retail development.

																				(F)							
																											1
50	80	80	80	80	80	80	40	60	80	80	80	80	80	100	100	80	80	80	80	80	80	80	80	80	80	80	2

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TYPE OF REGULATION		DISTRICTS																		
		Single Family							D/TH			Multifamily								
(G)	MINIMUM LOT AREA FOR RESIDENTIAL USE (IN SQ. FT.)	A (A)	R-1ec (A)	R-1/2ac (A)	R-16 (A)	R-13 (A)	R-10 (A)	R-7.5 (A)	R-5 (A)	D (A)	TH(1-3) (A)	CH	MF-1 (A)	MF-1 (SAH)	MF-2 (A)	MF-2 (SAH)	MF-3 (A)	MF-4 (A)	MH (A)	
RESIDENTIAL																				
1	Single family structures	3 ac	1 ac	1/2 ac	16,000	13,000	10,000	7,500	5,000				3,000	3,000	3,000	3,000	3,000			★
2	Duplex (per dwelling unit)									3,000	3,000	2,000	3,000	3,000	3,000	3,000				
3	Multifamily structures ★★											2,000					6,000	6,000		
3 A	No separate bedroom (per dwelling unit)												1,000	1,000	800	800	450	225		
3 B	One bedroom (per dwelling unit)												1,400	1,400	1,000	1,000	500	275		
3 C	Two bedroom (per dwelling unit)												1,800	1,800	1,200	1,200	550	325		
3 D	For each additional bedroom over two add this amount for each dwelling unit												200	200	150	150	50	50		

(H)	MAXIMUM NUMBER OF STORIES ABOVE GRADE ★★★	A (A)	R-1ec (A)	R-1/2ac (A)	R-16 (A)	R-13 (A)	R-10 (A)	R-7.5 (A)	R-5 (A)	D (A)	TH(1-3) (A)	CH	MF-1 (A)	MF-1 (SAH)	MF-2 (A)	MF-2 (SAH)	MF-3 (A)	MF-4 (A)	MH (A)	

★ See district regulations

★★ In no case may a lot be smaller than this requirement: however, 3A, 3B, 3C, or 3D may require a larger lot.

★★★ Parking garage stories are exempt.

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Office							Retail			Com/Ind				Cntrl		Mixed Use					Multiple Com						
MO (A)	LO-1	LO-2	LO-3	MO-1	MO-2	GO (A)	MS (A)	CR	RR	CS	LJ	IR	IM	CA-1 (A)	CA-2 (A)	MU-1	MU-1 (SAMP)	MU-2	MU-2 (SAMP)	MU-3	MU-3 (SAMP)	MC-1	MC-2	MC-3	MC-4	P (A)	
NONRESIDENTIAL																								(G)			
														0	1,000												1
														0	2,500												2
														0	50												3A
						0								0	65												3B
						0								0	75												3C
						0								0	10												3D

																								(H)	
2	5	7	9	10	12	20	2	4	5	3	5	15	0		★	★	★	★	20	20	5	7	9	10	

★ See district regulations