
Sec. 4.04 – LOT STANDARDS

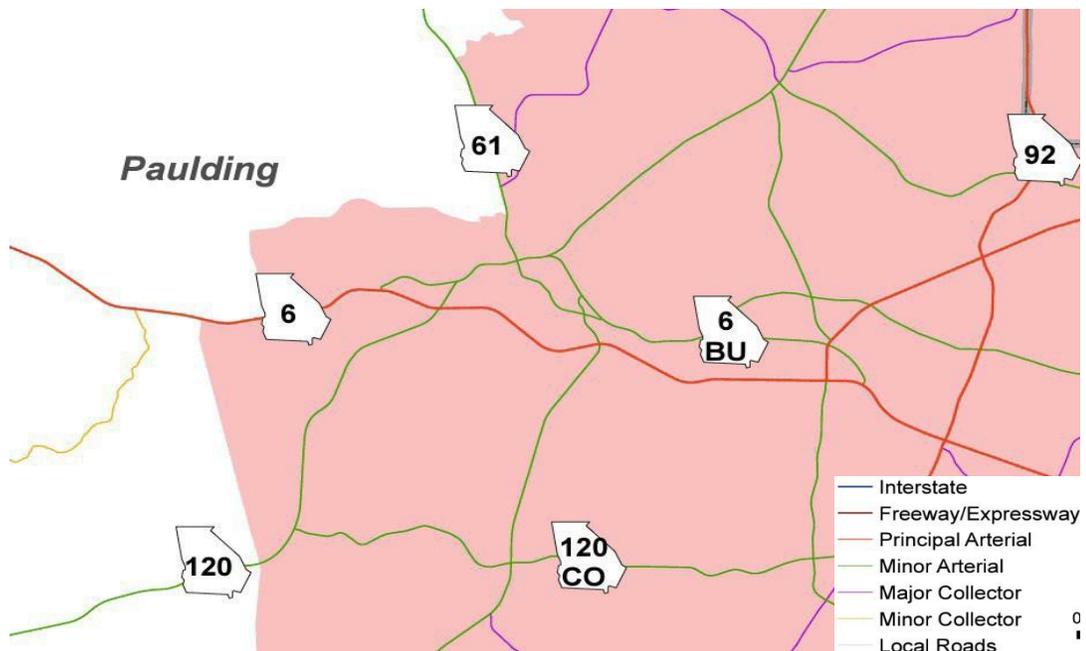
- 1) Purpose. Lot Standards for each district dictate the minimum and/or maximum standards that apply to lots within certain zoning districts. These regulations for property developed within City of Dallas’s jurisdiction are shown on *Table 4.4: Residential Lot Standards* and *Table 4.5: Non-Residential Lot Standards*.
- 2) Interpreting the Lot Standards Tables. The following explanations of terms should be consulted when interpreting *Table 4.4: Residential Lot Standards* and *Table 4.5: Non-Residential Lot Standards*. For more information on the meaning of terms in this ordinance, see *Chapter XIII: Definitions*.
 - a) Minimum Lot Size. The smallest area established by this ordinance on which a use, structure or building may be located in a particular district and which does not include any street right-of-way.
 - b) Minimum Lot Width. This refers to the minimum width a lot must have in order to be considered developable by this ordinance. The minimum lot width is the minimum allowable horizontal distance between the side property lines of a lot along a straight line parallel to the front lot line at the front setback line. Lot width on cul-de-sac lots and other lots with curving frontages is measured as a line parallel to the frontage and at the front setback line.
 - c) Minimum Lot Frontage. The frontage of a lot shall be construed to be the portion nearest the street. For the purpose of determining setback requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontages. The minimum length of a lot frontage shall be measured between side lot lines at the street right-of-way or private street easement. Lots that have more than one frontage may combine the width of both frontages to meet the minimum lot frontage standard.
 - d) Maximum Building Height. The maximum allowable vertical distance of a building or structure. Building height shall be defined as the vertical distance as measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the mean height between eaves and ridge for gable, hip and gambrel roofs. Certain height exceptions are permitted according to the provisions of *Section 7.07 – Height Standards*.
 - i) Exceptions to height limits. The height limitations of this chapter shall not apply to church spires, belfries, cupolas and domes not intended for human occupancy, monuments, water towers, observation towers, transmission towers, chimneys, smokestacks, conveyors, flagpoles, masts and aerials.
 - e) Minimum Building Lines.
 - i) The minimum yards (setbacks) for all structures shall be established in *Chapter IV, Table 4.4 and Table 4.5* in the *Dallas Zoning Ordinance* subject to the following requirements:
 - ii) Permitted Encroachments into Yards. The following encroachments shall be

allowed to the extent specified below.

- iii) Non-residential. Canopies and awnings shall be allowed over walkways or driveways to within twelve (12) feet of the street right-of-way or the right-of-way based on the street's functional classification, whichever is farther from the street's centerline. Fuel pumps and pump islands, when permitted, shall be set back as stated in this paragraph for canopies.
- iv) Single-family residential and townhouses used for single family on individual lots of record. Porches, decks or patios attached to the main dwelling may extend no more than ten feet into a minimum front or rear yard. Outdoor fireplaces and outdoor uncovered kitchens, whether stand alone or constructed as a part of a patio, retaining wall or other structure, may only be located in the rear yard and may extend no more than ten (10) feet into the minimum rear yard. In no case shall an outdoor fireplace be located closer than ten (10) feet to a property line. Awnings may project to within five feet of a side lot line.
- v) All zoning districts. Architectural features such as cornices, eaves, steps, stoops, gutters, fire chases, chimneys which are a part of an exterior wall of the primary structure, and fire escapes may not encroach or project over more than thirty-six (36) inches (3 feet) into any minimum yard. Wheelchair ramps and associated walkways shall be exempt from these requirements.
- vi) Adjoining railroads. There shall be no minimum rear yard requirement adjoining the siding for those uses which utilize a rail siding for loading and unloading.
- vii) Building Lot Lines (setbacks).
 - (1) Front Setback. The horizontal space between the Front lot line and the Front Setback line, extending to the side lines of the lot, generally parallel with and measured from the front lot line, defining the area in which no building or structure may be located above ground, except as may be provided in this ordinance. The front setback applies to all frontages of a lot facing a street or right-of-way.
 - (2) Side Setback. The horizontal space between the side lot lines and the side setback lines, extending to the front and rear lot lines, generally parallel with and measured from each side lot line, defining the area in which no building or structure may be located above ground, except as may be provided in this ordinance. However, for corner and through lots, any side of a structure that faces a street shall meet front setback requirements.
 - (3) Rear Setback. The horizontal space between the rear lot line and the rear setback line, extending to the side lines of the lot, generally parallel with and measured from the rear lot line, defining the area in which no building or structure may be located above ground, except as may be provided in this ordinance. For through lots, the rear of the structure facing a street shall meet front setback requirements. Rear setbacks for corner lots will apply to the portion of the lot that is furthest in the opposite direction of the general orientation of the structure.

- f) Front Setbacks and Roadway Classifications.
- i) Front Yard Setbacks are intended to establish a visual buffer distinguishing the building line from the roadway. Based on the traffic volume and roadway width, whether in a rural or urban setting, building setbacks are varied according to the road classification, with greater setbacks on larger streets with higher volume traffic, and lesser setbacks on smaller less travelled streets.
 - ii) Roadways are grouped into functional classes according to the character of traffic they are intended to serve. They may also be further classified as rural or urban based on the population surrounding a particular roadway. There are three highway functional classifications: arterial, collector, and local roads, and these can be defined as:
 - (1) Arterial - Provides the next highest level of service at moderate to high speeds, with some degree of access control. Arterials are typically classified as major arterial and minor arterial.
 - (2) Collector - Provides a lower level of service at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials. Collectors are also classified as major and minor collectors.
 - (3) Local - Consists of all roads not defined as arterials or collectors; primarily provides access to land with little or minimal “through” movement.

Figure 4.1: City of Dallas Roadway Functional Classification



- g) Minimum Distance Between Structures on Same lot. This distance, measured between the points of shortest distance on the exterior facades of two (2) structures, shall

determine the minimum separation of multiple structures within one (1) developed lot.

- h) Minimum Ground Floor Living Area (Per unit). The sum of the livable horizontal areas on the ground level of a building measured from the interior faces of the exterior walls, exclusive of basements, unfinished attics and attached garages. The minimum for a specific residential structure shall be dependent on the number of stories within the residential structure.
 - i) Total Minimum Living Area (Per unit). The sum of the livable horizontal areas on all levels of a building measured from the interior faces of the exterior walls, exclusive of basements, unfinished attics and attached garages. Each residential dwelling unit shall have separate and individual kitchen and bathroom facilities.
 - j) Minimum Living Area Facade Width. The minimum width required for the front facade of a residential structure, exclusive of garages, porches, decks, or terraces. This requirement may apply to a continuous facade for multi-family or single-family attached units.
 - k) Maximum Lot Coverage (Structures and Buildings). The maximum amount of enclosed ground floor area of all buildings on a lot expressed as a percentage of the horizontally projected area representing the bulk and mass on the lot.
 - l) Maximum Lot Coverage (All Impervious Surfaces). The maximum amount of ground floor area occupied by buildings, structures, parking lots, or other impervious surfaces on a lot expressed as a percentage of the horizontally projected area of the lot.
- 3) Lot Standards Table. Lot Standards are listed in the following tables (*Tables 4.4 and 4.5*) under each district heading. Additional development standards including but not limited to parking, sign, and landscaping standards are set forth in *Chapter VII: Development Standards*.

Figure 4.2: Examples of Lot Types

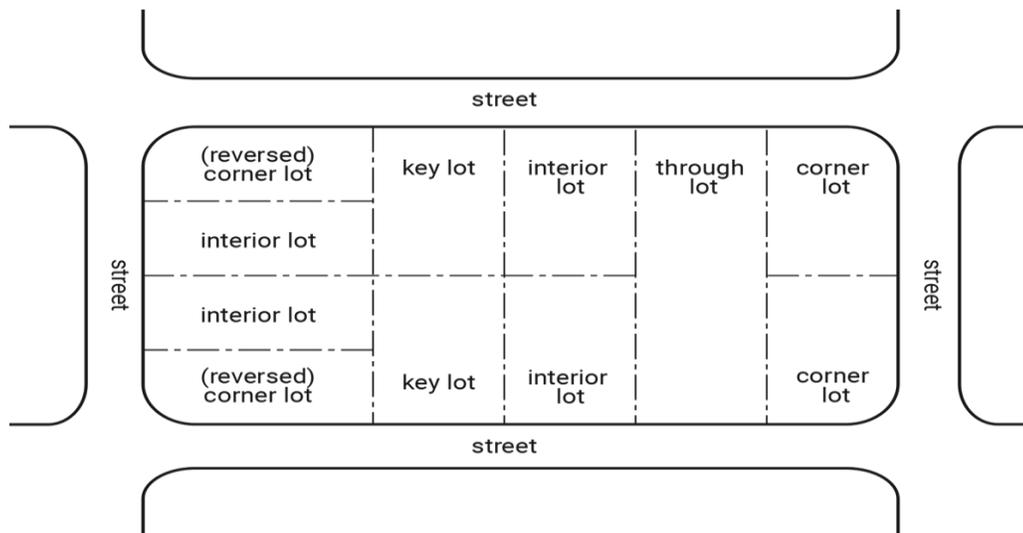


Figure 4.3: Typical Lot Cross Section

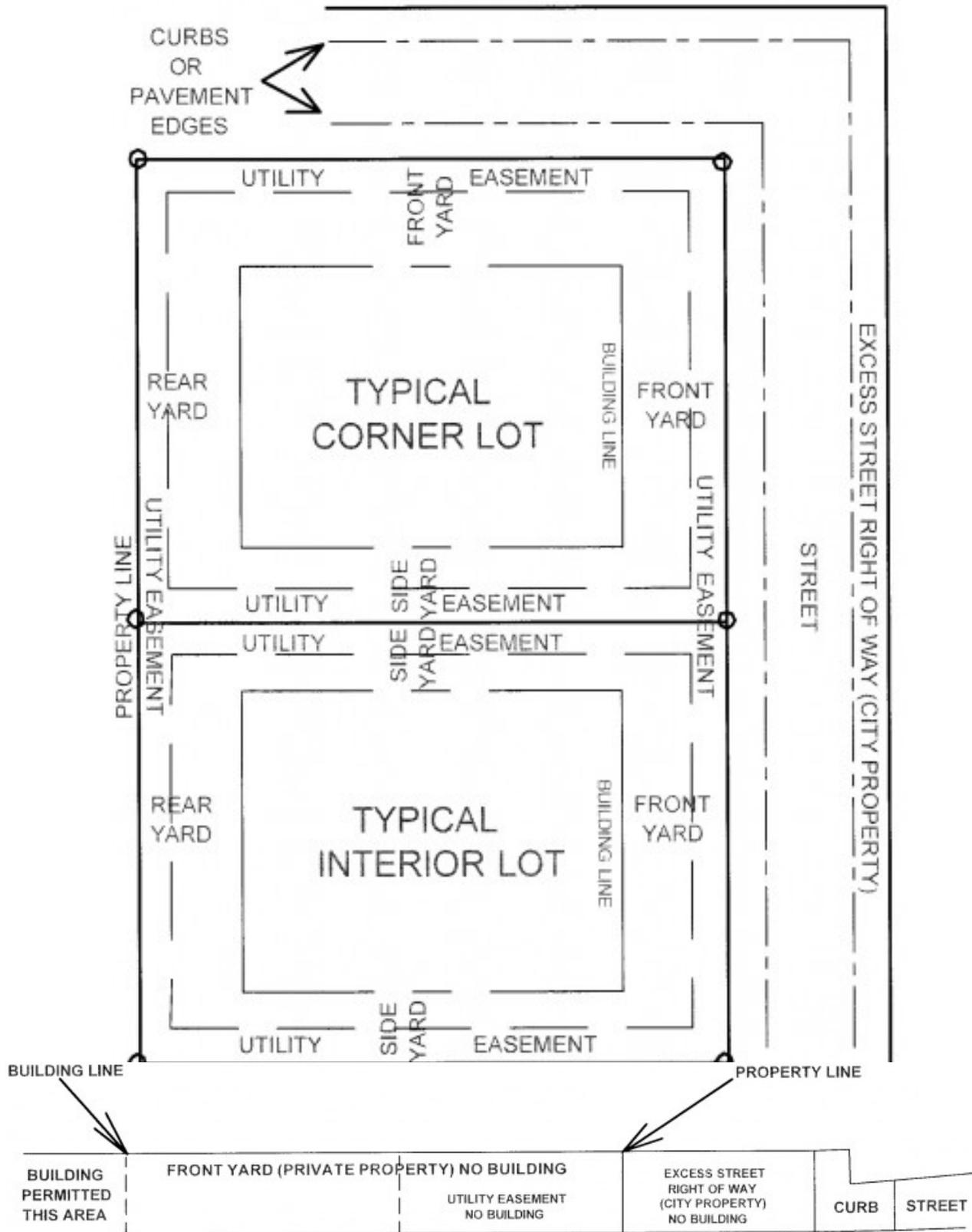


Table 4.4: Residential Lot Standards

		Residential											
		R-1 Single-Family Low-Density		R-2 Single-Family Medium Density		R-3 Single-Family High Density		MF-1 Multifamily Low-Density		MF-2 Multifamily Medium- Density		TH Townhome	
		Res	Other	Res	Other	Res	Other	Res	Other	Res	Other	Res	Other
Minimum Lot Size		15,000 sf.	1 ac.	7,500 sf.	1 ac.	6,000 sf.	1 ac.	1 ac.		5 ac.		1 ac.	
Minimum Lot Width		85 ft.	100 ft.	50 ft.	100 ft.	40 ft.	100 ft.	100 ft.		150 ft.		100 ft.	
Minimum Lot Frontage		50 ft.		50 ft.		40 ft.		50 ft.		50 ft.		50 ft.	
Maximum Building Height 9	Principal	35 ft.		35 ft.		35 ft.		45 ft.		45 ft.		45 ft.	
	Accessory	24 ft.		24 ft.		24 ft.		24 ft.		24 ft.		24 ft.	
Front Setback 1,10, 15		35 ft.		25 ft.		25 ft.		30 ft.		30 ft.		25 ft.	
Side Setback 2,3	Principal	8 ft.		6 ft.		6 ft.		40 ft.		40 ft.		40 ft.	
	Accessory	5 ft./10 ft. 6		5 ft./10 ft. 6		5 ft./10 ft. 6		10 ft.		10 ft.		10 ft.	
Rear Setback 2	Principal	15 ft.		15 ft.		15 ft.		40 ft.		40 ft.		40 ft.	
	Accessory	5 ft./10 ft. 6		5 ft./10 ft. 6		5 ft./10 ft. 6		10 ft.		10 ft.		10 ft.	
Minimum Distance from Structures on Same Lot		5 ft.		5 ft.		5 ft.		20 ft.		20 ft.		20 ft.	
Minimum Ground Floor Area (Per Unit)	1 story	1,500 sf.		1,500 sf.		1,500 sf.		950 sf. Average		950 sf. Average		1,040 sf. Average	
	2+ story	700 sf.		650 sf.		600 sf.		650 sf. avg.		650 sf. avg.		650 sf.	
Total Minimum Living Area (Per Unit)		1,500 sf./ 600 sf. 3,7		1,500 sf./ 600 sf. 3,7		1,500 sf./ 600sf. 3,7		950 sf. Average		950 sf. Average		1040 sf./ 950 sf.	
Minimum Living Area Façade Width		24 ft.		24 ft.		24 ft.		24 ft.		24 ft.		24 ft.	
Maximum Lot Coverage (structures and buildings)		35% 11 Acc: 5% or 600 sf. (whichever is greater)		40% 11 Acc: 5% or 600 sf. (whichever is greater)		45% 11 Acc: 5% or 600 sf. (whichever is greater)		50% 11 Acc: 5% or 750 sf. (whichever is greater)		75% 11 Acc: 5% or 2,500 sf. (whichever is greater)		50% 11 Acc: 5% or 600 sf. (whichever is greater)	
Maximum Lot Coverage (all impervious surfaces)		50% 12		50% 12		55% 12		60% 12		80% 12		60% 12	

Figure 4.4(a): Residential Zoning Districts and Maximum Densities
(Excluding any applicable density bonuses.)

Zoning District	Purpose (Residential Density: Unit: Lot Size)
R-1	Low-Density Single-Family Residential (1:15,000sf)
R-2	Medium Density Single-Family Residential (1:8,500sf)
R-3	High Density Single-Family Residential (1:6,000sf)
MF-1	Multi-Family Residential (1:4,850sf - 1 AC Min Lot)
MF-2	Multi-Family Residential (1:2,250sf - 5 AC Min Lot)
TH	Single-Family Attached (1:2,500sf - 10,000sf Min Lot)
CBD	Central Business District (Over 1st Story Residential 3:1 FAR)
MXU	Mixed Use (2:1 FAR)

Table 4.5: Non-Residential Lot Standards

		Commercial				Industrial		
		CBD Central Business District	MXU Commercial Mixed Use	C-1 Commercial Low-Density	C-2 Commercial Medium- Density	OMI Office Medical Institutional	I-1 Light Industrial	I-2 Heavy Industrial
Minimum Lot Size		N/A	10,000 sf.	1 ac.	2.5 ac.	1 ac.	1 ac.	5 ac.
Minimum Lot Width		25 ft.	60 ft.	100 ft.	150 ft.	60 ft.	100 ft.	150 ft.
Minimum Lot Frontage		25 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.
Maximum Building Height 9	Principal	65 ft.	35 ft.	45 ft.	60 ft.	60 ft.	45 ft.	60 ft.
	Accessory	24 ft.	24 ft.	26 ft.	26 ft.	26 ft.	26 ft.	40 ft.
Front Setback 1,10, 15		0 ft./15 ft. 14	0 ft./15 ft. 14	30 ft.	35 ft.		30 ft.	35 ft.
Side Setback 3	Principal	0 ft./5 ft. 13	0 ft./10 ft. 13	10 ft.	30 ft.	30 ft.	10 ft.	50 ft.
	Accessory	5 ft.	10 ft.	10 ft.	10 ft./30 ft. 4	10 ft./30 ft. 4	20 ft./40 ft. 4	30 ft./50 ft. 4
Rear Setback 2	Principal	0 ft./5 ft. 13	20 ft.	20 ft.	45 ft.	45 ft.	20 ft.	75 ft.
	Accessory	5 ft.	5 ft./10 ft. 6	15 ft.	15 ft./45 ft. 6	15 ft./45 ft. 6	20 ft./40 ft. 4	30 ft./50 ft. 4
Projection into setbacks: fire escapes, open stairways, balconies, soffits, canopies, and other similar architectural features may extend up to three (3) feet into a side or rear setback.								
Minimum Distance from Structures on Same Lot		10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Minimum Ground Floor Area (Per Unit)	1 story	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2+ story	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total Minimum Living Area (Per Unit)		750 sf. Avg.	750 sf. Avg.	750 sf. Avg.	N/A	N/A	N/A	N/A
Minimum Living Area Façade Width		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Lot Coverage (structures and buildings)		N/A	60%	50%	50%	40%	50%	60%
Maximum Lot Coverage (all impervious surfaces)		N/A	75%	75%	80%	60%	75%	80%

- 1) See accessory structure location restrictions *Section 8.02 – Accessory Uses and Structure Standards*
- 2) Check buffer yard standards *Section 7.05 – Landscaping Standards* and/or apply any applicable easement widths
- 3) On corner lots, the side yard setback of the secondary roadway frontage, based on the orientation of the façade with the primary entrance, shall be fifteen (15) feet in single-family residential zoning districts (R-1, R-2, R-3)
- 4) When adjoining the same or a more intense district /when adjoining a less intense district
- 5) For residential uses / all other uses adjoining the same or a more intense district / all other uses when adjoining a less intense district
- 6) Structures 200 sf. or less / structures greater than 200 sf.
- 7) Residential / ADU
- 8) Minimum size of multi-tenant development = 5 acres
- 9) See height exemptions per *Section 7.10 – Height Standards*
- 10) The front building setback may be reduced to a minimum of twenty-five (25) feet for single-family residential subdivision streets within major plats, minor plats, and horizontal property regimes
- 11) Permitted non-residential uses shall not exceed 50%
- 12) Permitted non-residential uses shall not exceed 60%
- 13) When attached to another unit, the setback shall be 0 ft. for the shared wall.
- 14) Zero (0) front lot line on attached buildings with same setback.
- 15) The front building setback may be reduced to a minimum of twenty (20) feet along Merchants Drive within the C-1 Zone.