

# Auction

## Surplus Real Estate

<b>AUCTION:</b>	Wednesday, May 26 <sup>TH</sup> @ 1:00 P.M.
<b>SALE SITE:</b>	Fair Park - Tower Building (Gate 5) 3809 Grand Ave, Dallas, TX, 75210
<b>REGISTRATION:</b>	Begins one hour prior to the auction
<b>REQUIREMENTS:</b>	All bidders must register with a \$25,000 Cashier's Check made payable to the bidder.
<b>BUYER'S PREMIUM:</b>	A 4% Buyer's premium will be added to the high bid amount.
<b>TERMS OF SALE:</b>	The winning bidder will be required to tender as non-refundable earnest money an amount equal to 10% of the purchase price. The required cashiers check will go toward the deposit with the balance of the 10% in the form of a personal or business check.
<b>OPEN HOUSE:</b>	Monday, May 10 <sup>th</sup> and Monday May 24 <sup>th</sup> from 11:00 a.m. until 3:00 p.m.
<b>INFORMATION:</b>	Contact Brad Pace at 214-205-5442 or Steve Slocumb at 972-523-7684.





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# Property Information







Subject Property	Forest Green Branch Library
Location	9015 Forest Lane Dallas, Dallas County, Texas
Zip Code	75243
Land Area (Per tax card)	37,925SF      .0871 AC
Zoning	CR (Community Retail)
Gross Building Area	9,087 SF    (per measurements)
Rentable Building Area	9,087 SF    (per measurements)
Occupancy	Currently 100% owner occupied. The city will vacate the property prior to closing.
Year of Construction	1973
Property Type	Office Building
Legal Description: Land situated in the B.F. Hall Survey, Abstract Number 660, Block A/8410, Lot 3, Forest Green Branch Library Addition, City of Dallas, Dallas County, Texas	

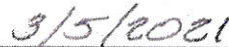
## Field Notes Describing Land in Block A/8410

Being situated in the B.F. Hall Survey, Abstract No. 660, Dallas County, Texas, and being all of Lot 3, Block A/8410 of the Forest-Green Branch Library Addition, an addition to the City of Dallas Recorded in Volume 73154, Page 833 of the Deed Records of Dallas County, Texas, and being all of the property conveyed to City of Dallas by deed recorded in Volume 72174, Page 2496 of the Deed Records of Dallas County, Texas and containing 37,925 Square Feet, or 0.8706 Acres of land according to the map or plat thereof.

This description is approved as to form.



Scott Holt, RPLS  
Survey Program Manager  
City of Dallas



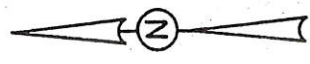
Date:



MAY BETH WATSON SMITH, ET VIR, JOSEPH EASTERLY SMITH  
1-9-59  
BLK. 8410  
59 AC. REMAINING

J.E. SMITH ADDN. NO. 3  
LOT 2  
BLK. A/8410

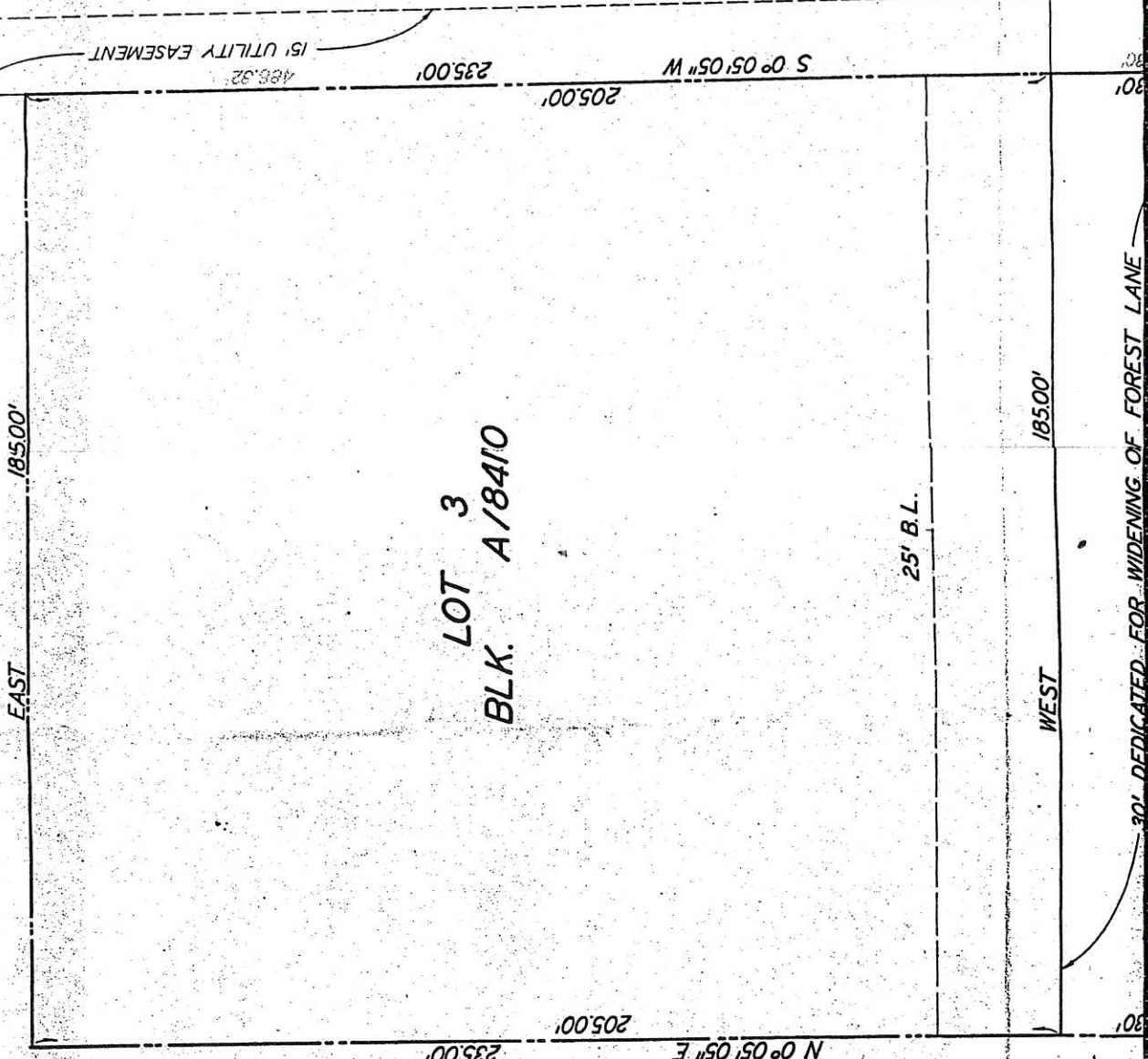
LOT 3  
BLK. A/8410



EAST

WEST

25' B.L.



30' DEDICATED FOR WIDENING OF FOREST LANE



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## **SUBJECT PROPERTY**

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The subject is an office building, located along the northside of Forest Lane, west of Greenville Avenue, Dallas, Dallas County, Texas.

### **SITE DATA**

#### **Dimensions/Frontage**

According to Dallas Central Appraisal District records, the subject tract is mostly rectangular in shape, and contains 37,925 square feet, or 0.871 acres. The subject fronts the northern line of Forest Lane for approximately 184 linear feet. Forest Lane is a six-lane, divided thoroughfare.

The subject is approximately 267 feet deep along the western property line.

#### **Access/Abutting uses**

Access (ingress and egress) to the site is available via two curb cuts along the northern line of Forest Lane. The subject abuts a nursing home to the north, an auto parts store to the east, a retail strip center to the west, and a seniors only apartment building (across Forest Lane) to the south.

#### **Topography**

The topography of the tract is mostly level and at street grade; the topography is not problematic to development.

#### **Flood Plain**

According to FEMA flood hazard map 48113C0215K dated July 7, 2014, the subject is determined to be outside the 100-year floodplain, being within Zone 'X'. Drainage of the site appears natural and adequate. No guaranty is made that the site will or will not flood. A hydrological study or survey is required for confirmation of flood-designated boundaries. Reference the subsequent exhibits for a copy of the area flood map.

#### **Environmental Hazards**

To our knowledge, a Phase I Environmental Site Assessment has not been completed for the subject property as of the date of inspection. A current Phase I ESA is recommended. The subject is appraised predicated on the absence of detrimental environmental conditions. Should contaminants be present the conclusions in the report would be invalidated.

#### **Utilities/Community Services**

Water, sanitary sewer, electricity, and phone services are available to the subject. Electric services are provided by various deregulated service providers, with telecommunication services being provided by various providers. Atmos Energy supplies natural gas services. Water services are provided by the city of Dallas, and wastewater service is provided by the city of Dallas. Police protection is provided by the city of Dallas and fire protection is provided by the city of Dallas. The property is located within the Richardson Independent School District.

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## **SUBJECT PROPERTY**

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### **Zoning**

The site is zoned CR (Community Retail) by the City of Dallas. The CR (Community Retail) district is intended to provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. Office buildings are allowed in this zoning district.

### **Soils, Development Limitation, and Productivity**

This report assumes the soils are capable of supporting the structures, as numerous improvements are located within the subject area and adjoining area. A study of the development, limitations, and productivity were not completed in this appraisal report, as it is not necessary to the scope of the appraisal.

### **Easements**

A survey of the site is not available for analysis. This valuation concludes that utility and access easements typical of this property type are present and that no detrimental easement conditions exist. This should not be considered as a guaranty or warranty, however, that adverse easements do not exist. Were the property to have any easements detrimental to the subject, the opinion of value concluded herein may be invalid.

### **Deed Restrictions**

To our knowledge, no deed restrictions affect or limit the use of the property; however, this should not be considered as a guaranty or warranty that no such restrictions exist. Deed restrictions are a legal matter: normally discoverable only by a title search by a title attorney. It is recommended that a title search be made if any questions regarding deed restrictions arise.

### **Wetlands**

No visual evidence was observed to indicate whether wetlands exist on the subject site. Wetlands, as defined by Section 404 of the Clean Water Act, are those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Swamps, bogs, fens, marshes, and estuaries are subject to federal environmental law.

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## SUBJECT PROPERTY

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### SUBJECT IMPROVEMENTS

#### Design/Construction

The improvements consist of an 9,087-square foot office building according to onsite measurements. The improvement descriptions are based on inspections, estimates, and other data available.

#### OFFICE BUILDING

##### Exterior

Year Built	1973
Type	Class C
Building Size - Gross	9,087 square feet (per measurements)
Foundation	Reinforced concrete slab
Walls	Brick veneer
Roof	Slightly pitched and flat metal; built up on steel decking
HVAC	Complete system: roof and pad-mounted a/c units, below-grade furnace area; 100%
Quality	Average
Condition	Average

##### Interior

Stories (Floors)	1
Rooms	Offices, classrooms, counter area, employee kitchen, breakroom, open display area, staff work area, and restrooms
Flooring	Commercial tile and carpet
Walls	Wood siding; Painted/textured gypsum board
Ceiling	Acoustic drop-in tiles
Lighting	Standard commercial fixtures
Quality	Average
Condition	Average

#### Site Improvements

Site improvements include asphalt paving, concrete walkways (along building and roadway), ground level signage, pole and building-mounted lighting, flag poles, and landscaping.

#### Parking

The total parking spaces number 32, including handicap enabled spaces. The subject exceeds the City of Dallas parking requirements for office use of one parking space for every 333 square feet of office space, or, for the subject, 27 parking spaces.

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## **SUBJECT PROPERTY**

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### **Occupancy**

The subject is a government owned office building operating as a public library.

### **Physical Condition**

The subject improvement (office building) was built in 1973; the improvements are in average condition. Overall, the design and construction quality of the improvements are considered typical of similar buildings of the age of the subject improvements. According to a City of Dallas representative, the classroom located in the rear of the building was recently renovated. The subject improvement is routinely inspected and maintained by the owner. No items of deferred maintenance were noted at the inspection.

### **Functional Utility**

Defined as the ability of a property or building to be useful and to perform the function for which it is intended according to current market tastes and standards. The subject is an office building. The improvements are functionally adequate given the architectural style, design and layout, traffic patterns, and the size and configuration of the improvements for this property type.

### **External Obsolescence**

External obsolescence is considered to be the loss in value of the property resulting from an influence of negative forces not inherent with the property. It can be caused by the exertion of detrimental external forces upon the area or property itself. Specific examples are significant fluctuations in the local economy, noise from nearby expressways or airports, excessive taxes, supply and demand imbalances, special assessments or certain other governmental actions, the lack of financial liquidity in the marketplace, or the infiltration of unharmonious groups or land uses. This form of obsolescence is rarely, if ever, curable. The subject regional area is currently experiencing stable rental rates and occupancy levels. Based upon the stable market conditions within the extended area the property does not appear to suffer from external obsolescence.

## **CONCLUSIONS**

The subject is an office building, operating as a library branch, with adequate frontage and access via two curb cuts along the northern line of Forest Lane.

### **Marshall Swift Data**

<b>RE Classification</b>	Office Building
<b>Class</b>	C
<b>Type</b>	Average
<b>Section</b>	15
<b>Page</b>	17
<b>Life Expectancy</b>	50 years

Please refer to the subsequent exhibits and addenda for additional details.

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## REAL ESTATE TAX ANALYSIS

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The Texas legislature created a system of centralized appraisal districts for each Texas county so that all real estate within a given county is valued for tax purposes through a standard appraisal process. Property assessments are based on market value. Property valuations under the central appraisal district system became effective in 1982.

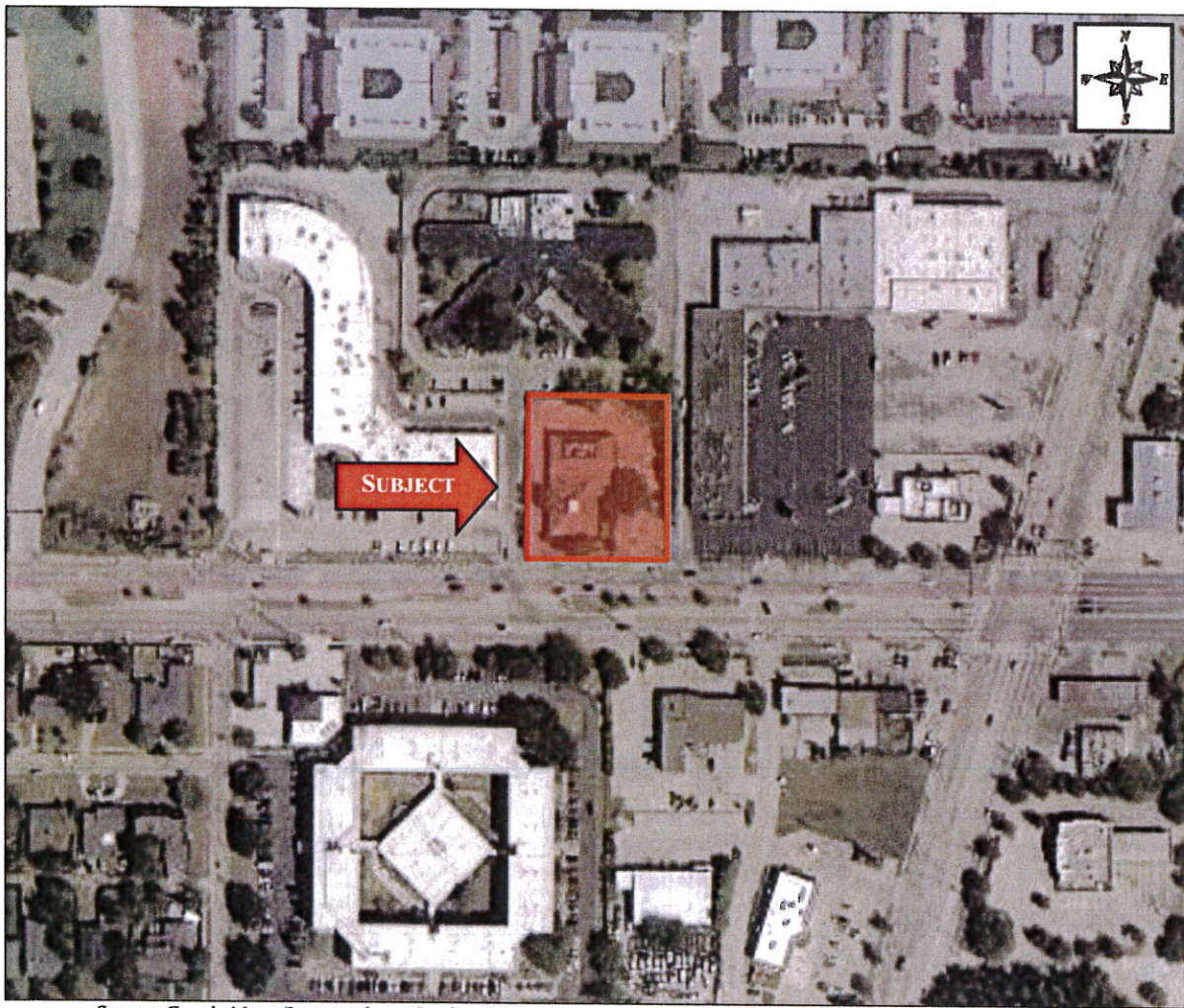
In Dallas County, the Dallas Central Appraisal District is responsible for ad valorem tax appraisals of all real estate within the county. Based on the ad valorem tax appraisal, various tax districts levy annual taxes on property located within their respective districts. Typical taxing jurisdictions include assessments from the county, city, and school districts in which the property is located. The total ad valorem tax burden is the sum of the assessments for the various taxing authorities.

The subject property is situated within the city of Dallas and falls within the taxing jurisdictions of the City of Dallas, Dallas County, Dallas County Community College, Parkland Hospital, and the Richardson Independent School District. Pertinent 2020 tax rates for the subject are detailed below. The 2021 tax rates are not available as of the date of this report.

2020 TAX RATES (per \$100)	
City of Dallas	\$ 0.776300
Dallas County	\$ 0.249740
Dallas County Community College	\$ 0.124000
Parkland Hospital	\$ 0.266100
Richardson ISD	\$ 1.404700
<b>Total</b>	<b>\$ 2.820840</b>

## AERIAL PHOTOGRAPHS

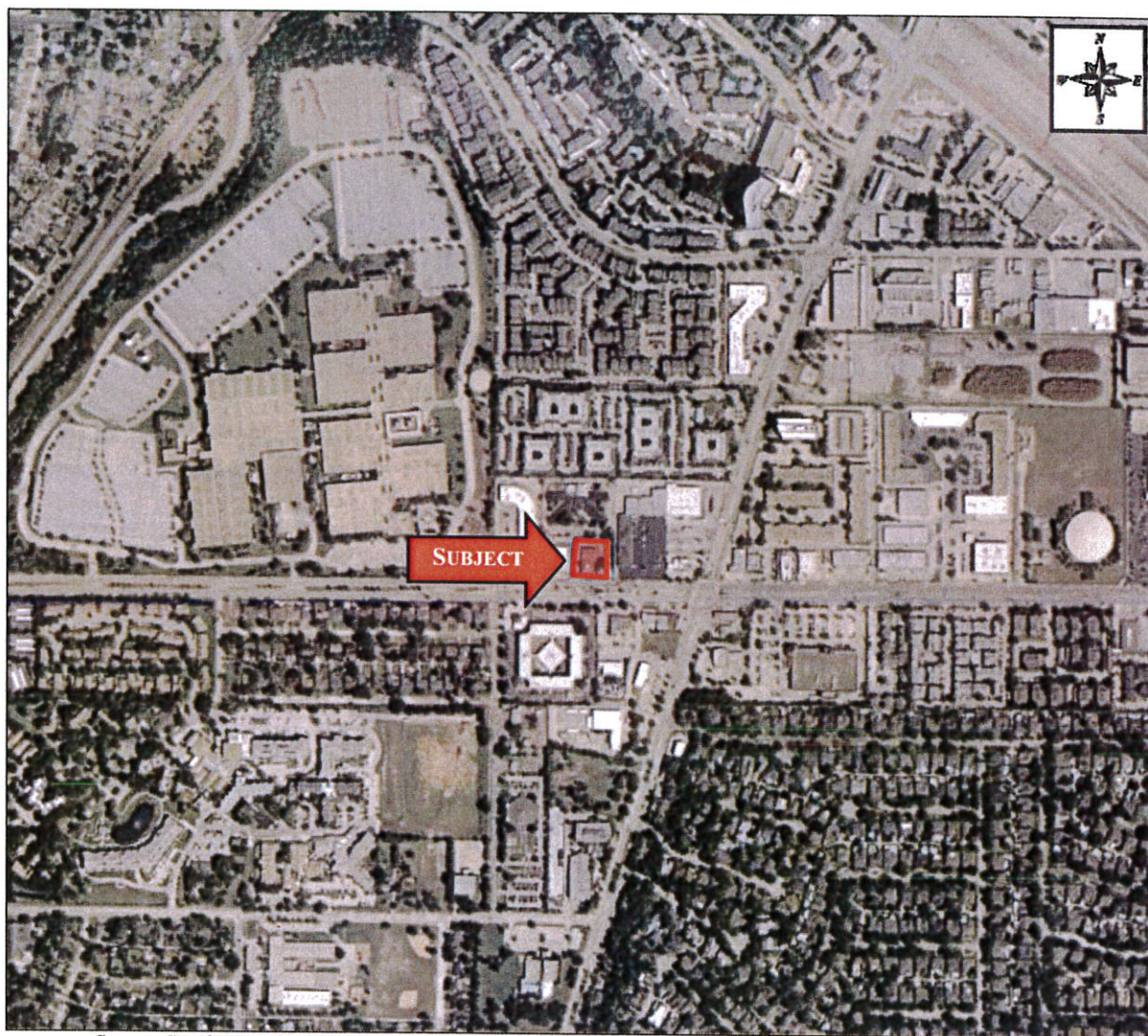
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*Source: Google Maps (Imagery date: October 2020)*



## AERIAL PHOTOGRAPHS



Source: Google Maps (Imagery date: October 2020)

*Source: Dallas CAD*



### City of Dallas Zoning Map

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	5 ft. 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Community retail, CR district

Purpose: To provide for the development of community centers, retail, personal service, and office uses at a scale and intensity compatible with residential communities.

*Source: City of Dallas*

## National Flood Hazard Layer FIRMette



### Legend


SEE FIL REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



**SPECIAL FLOOD HAZARD AREAS**

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. *Zone 1*
- Future Conditions 1% Annual Chance Flood Hazard. *Zone 2*
- Areas with Reduced Flood Risk due to Levees. See Notes. *Zone 3*
- Areas with Flood Risk due to Levees. *Zone 4*

**OTHER AREAS**  **Area of Undetermined Flood Hazard** Zone D

GENERAL	--- Channel, Culvert, or Storm Sewer
STRUCTURES	111111 Levee, Dike, or Floodwall
	212 Cross Sections with 45° Slopes

**OTHER FEATURES**

- Water Surface Elevation
- Coastal Transect
- Battle-Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

	Digital Data Available
	No Digital Data Available
	Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

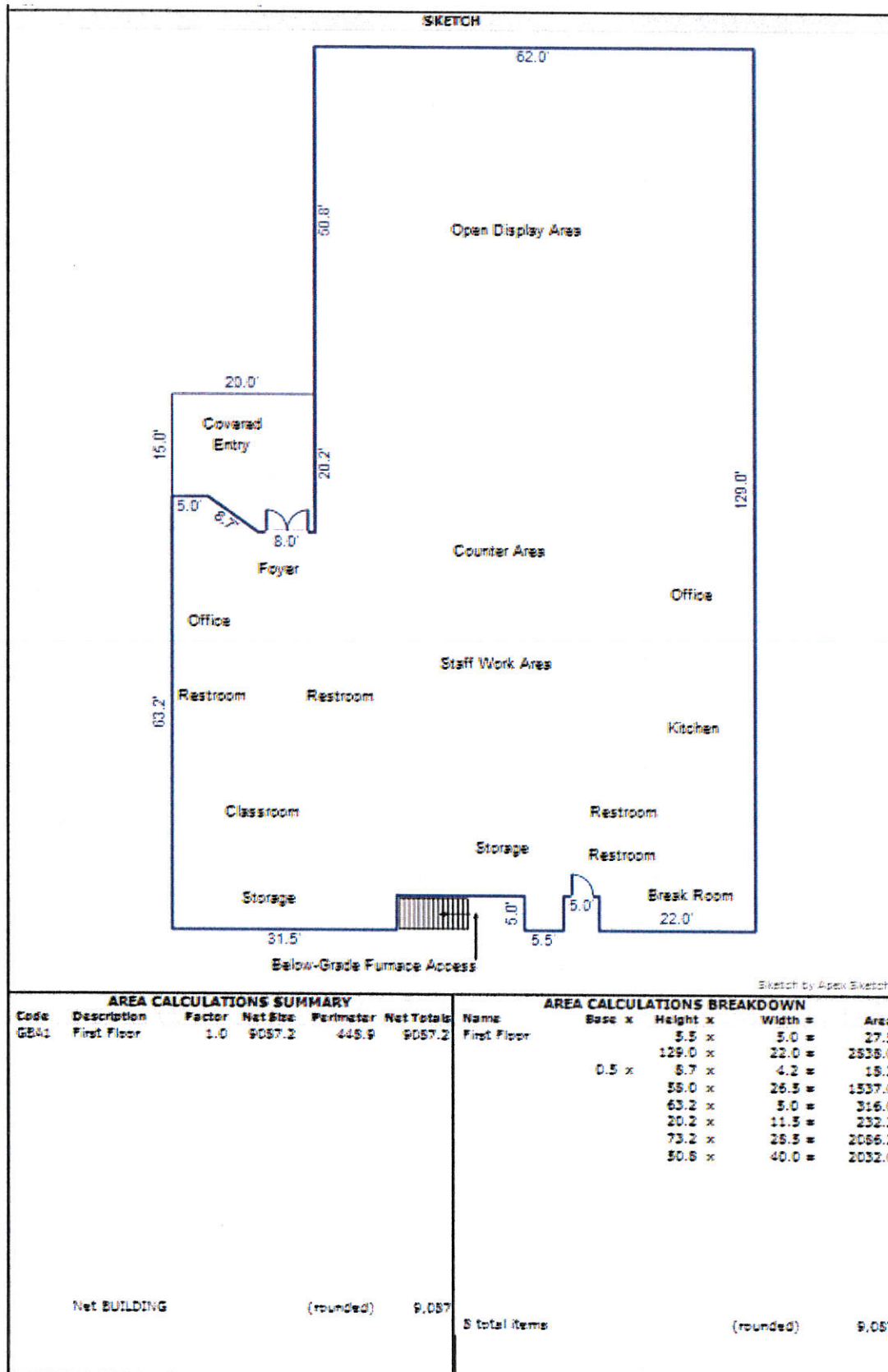
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/19/2021 at 1:54 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



# BUILDING SKETCH



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## SUBJECT PHOTOGRAPHS

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PHOTOGRAPHED ON FEBRUARY 24, 2021



Viewing northerly at subject.



Viewing subject western side.



Viewing subject eastern side.



Viewing subject northern (rear) side.



Viewing southerly at subject parking lot;  
subject to the right.



Viewing westerly along Forest Lane;  
subject to the right.

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## SUBJECT PHOTOGRAPHS



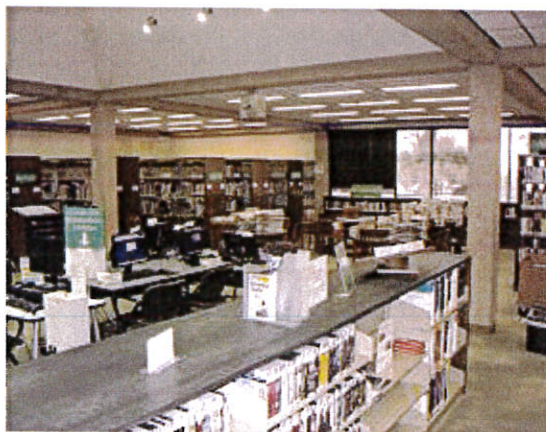
Viewing interior; subject foyer.



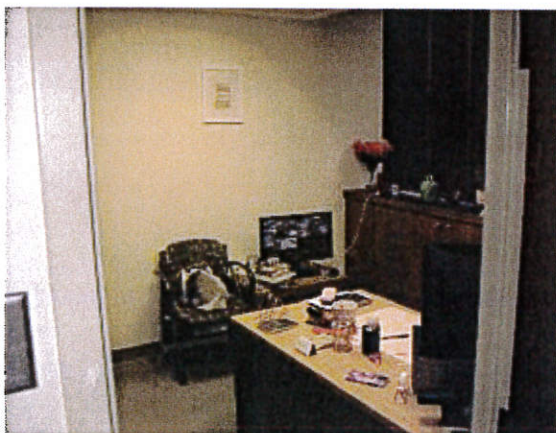
Viewing interior; office.



Viewing interior; renovated classroom.



Viewing interior; open display area.



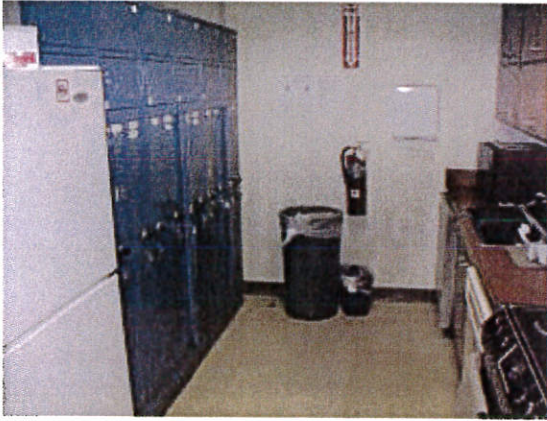
Viewing interior; office.



Viewing interior; desk area.



## SUBJECT PHOTOGRAPHS



Viewing interior; employee kitchen.



Viewing interior; staff work area.



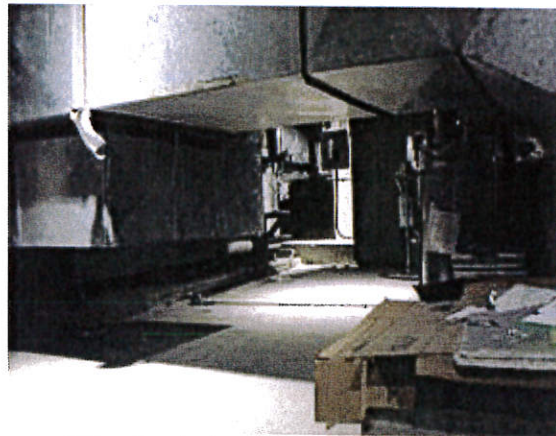
Viewing interior; employee restroom, 1 of 2.



Viewing interior; public restroom, 1 of 2.



Viewing interior; employee breakroom.



Viewing below-grade furnace area.



# TAX INFORMATION



[Home](#) | [Find Property](#) | [Contact Us](#)

**Commercial Account #00000810968400000**

[Location](#) [Owner](#) [Legal Desc](#) [Value](#) [Improvements](#) [Land](#) [Exemptions](#) [Estimated Taxes](#) [Building Footprint](#) [History](#)

**Location (Current 2021)**  
Address: 9015 FOREST LN  
Market Area: 0  
Mapcode: 10-2 (DALLAS)

[DCAD Property Map](#)

[View Photo](#)

**Legal Desc (Current 2021)**  
1: FOREST GREEN BRANCH LIBRARY  
2: BLK A/8410 LT 3 ACS 0.8706 CALC  
3:  
4: CO-DC  
5: 8410 00A 00300 3DA8410 00A  
Deed Transfer Date: 11/11/1900

[Electronic Documents \(ENS\)](#)  
[Print Homestead Exemption Form](#)

**Owner (Current 2021)**  
DALLAS CITY OF  
1500 MARILLA ST  
DALLAS, TEXAS 752016310

Multi-Owner (Current 2021)	
Owner Name	Ownership %
DALLAS CITY OF	100%

Value		
2020 Certified Values		
Improvement:	Land:	N/A
Market Value:	Market Value:	N/A
Revaluation Year:		N/A
Previous Revaluation Year:		N/A

Improvements (Current 2021)			
#	Desc: GOVERNMENTAL BUILDING	Total Area: 18,960 sqft	Year Built: 1973
1	<b>Construction</b>	<b>Depreciation</b>	<b>Appraisal Method</b>
	Construction: C-MASONRY, BLOCK, TILT-WALL	Physical: 0%	COST
	Foundation (Area): CONCRETE BEAM (18,960 sqft)	Functional: + 0%	
	Net Lease Area: 18,960 sqft	External: + 0%	
	# Stories: 1	Total: = 0%	
	# Units: 0	Quality: GOOD	
	Basement (Area): UNASSIGNED	Condition: AVERAGE	
	Heat: UNASSIGNED		
	A/C: UNASSIGNED		

Land (2020 Certified Values)									
#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price Ag Land
1	COMMERCIAL IMPROVEMENTS	COMMUNITY RETAIL	0	0	37,925.0000 SQUARE FEET	STANDARD			N/A N

\* All Exemption information reflects 2020 Certified Values. \*

Exemptions (2020 Certified Values)

This property is tax exempt.

Estimated Taxes (2020 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	RICHARDSON ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.7763	\$1.4047	\$0.24974	\$0.124	\$0.2661	N/A
Taxable Value	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$0.00

**DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES.** You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official tax bill**. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc.** If you wish to calculate taxes yourself, you may use the [Tax Calculator](#) to assist you.



**Current Planning Home**  
<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/default.aspx>

**Accessory Dwelling Units**  
[https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/Accessory\\_Dwelling\\_Units.aspx](https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/Accessory_Dwelling_Units.aspx)

**Authorized Hearings**  
<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/Authorized-Hearings.aspx>

**Boards and Commissions**

**Board of Adjustment**  
<https://dallascityhall.com/government/meetings/Pages/zoning-board.aspx>

**City Plan Commission**  
<https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx>

**Landmark Commission**  
[https://dallascityhall.com/government/meetings/Pages/landmark\\_commission.aspx](https://dallascityhall.com/government/meetings/Pages/landmark_commission.aspx)

**Code Amendments**  
<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/Code-Amendments.aspx>

**Conservation Districts**  
<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/Conservation-Districts.aspx>

**Historic Preservation**  
<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/CR.aspx>

## Current Planning

### Zoning Districts - Retail - CR - Community Retail

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: 15 feet

#### Side Yard

Minimum side yard is: 20 feet - adjacent to or across alley from R(A), D(A), TH(A), CH, MF(A)

0 feet in all other cases

#### Rear Yard

Minimum rear yard is: 20 feet - adjacent to or across alley from R(A), D(A), TH(A), CH, MF(A)

0 feet in all other cases

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: 54 feet

Note: Any portion of structure over 26 feet may not be located above a Residential Proximity Slope (RPS)

#### Dwelling Unit Density

No maximum dwelling unit density

#### Floor Area Ratio

0.5 for office uses

0.75 for all uses combined

#### Lot Coverage

Hi, I am DalBot.  
How may I help you?



nts/sustainabledevelopment/history/cpreservation/Pages/default.aspx)

60% maximum lot coverage

#### Neighborhood Stabilization Overlay

(<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/NSO.aspx>)

#### Note:

1. Aboveground parking structures are included
2. Surface parking lots and underground parking structures are not

Mixed Income Housing Development Bonuses  
([https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/Incentive\\_Zoning.aspx](https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/Incentive_Zoning.aspx))

#### Lot Size

No minimum lot size

Special Provision Sign Districts  
(<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/SPSD.aspx>)

#### Stories

4 stories above grade

Parking garages are exempt but must comply with height regulations

See Use Regulations for Off-Street Parking Requirements

Zoning  
(<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/zoning.aspx>)

#### Off-Street Loading

See Use Regulations for Off-Street Loading Requirements

Sustainable Development and Construction Home  
(<https://dallascityhall.com/departments/sustainabledevelopment/pages/default.aspx>)

#### Landscape Regulations

See Article X

#### Additional Provisions

Development Impact Review (DIR) required if estimated trip greater than 6000 trips per day and 500 trips per acre per day

## CONTACT INFO

### Current Planning

1500 Marilla St.  
5BN  
Dallas, Texas 75201  
Phone: (214) 670-4209 (tel:(214) 670-4209)  
Fax: (214) 670-4210

#### Visual Intrusion

No balcony or opening facing a R(A),D(A), TH(A), CH, MF-1(A)(SAH), MF- 2(A)(SAH) district may be above the RPS

#### Primary Use

Community-Serving Retail

Personal Service and Office Uses - compatible with residential communities

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

## THE ZONING RULES

### HIGHLIGHTS OF 51A

- No change in District regulations for the following districts:  
A, R-5, R-7.5, R-10, R-13, R-16, R-1/2ac, R-1ac, TH-1, TH-2, TH-3, D, MH, P, CA-1, CA-2.
- Nonresidential districts revised to focus the uses and design standards on the purpose of the district.
- No residential uses allowed in nonresidential districts except for mixed use districts.
- Heights and Floor Ratio related to principal uses allowed in district.  
-e.g. retail districts have heights and FAR that accommodate all types of retail uses.
- Added provisions for reduced height of structures when next to SF, D, TH, districts for each foot in height over 26', buildings must be 3 feet further away from low density residential development.
- The following charts summarize districts in Chapter 51A. Please note that many districts have significant changes in permitted height, density, and coverage.

	DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
		Front	Side/Rear					
RESIDENTIAL	A(A) Agricultural	50'	20'/50'	1 Dwelling Unit 3 Acres	24'	10%		Agricultural and residential uses
	R-1ac(A) Residential	40'	10'	1 Dwelling Unit 1 Acres	36'	40%		Single family residential uses
	R-1/2ac(A) Residential	40'	10'	1 Dwelling Unit 1/2 Acres	36'	40%		Single family residential uses
	R-16(A) Residential	35'	10'	1 Dwelling Unit 16,000 sq. ft.	30'	40%		Single family residential uses
	R-13(A) Residential	30'	8'	1 Dwelling Unit 13,000 sq. ft.	30'	45%		Single family residential uses
	R-10(A) Residential	30'	6'	1 Dwelling Unit 10,000 sq. ft.	30'	45%		Single family residential uses
	R-7.5(A) Residential	25'	5'	1 Dwelling Unit 7,500 sq. ft.	30'	45%		Single family residential uses
	R-5(A) Residential	20'	5'	1 Dwelling Unit 5,000 sq. ft.	30'	45%		Single family residential uses
	D(A) Duplex	25'	5'	1 Dwelling Unit 6,000 sq. ft.	36'	60%		Duplex and single family uses
	TH-1(A) Townhouse Residential	0'	0'	6 DU Acre	36'	60%		Single family residential uses
	TH-2(A) Townhouse Residential	0'	0'	9 DU Acre	36'	60%		Single family residential uses
	TH-3(A) Townhouse Residential	0'	0'	12 DU Acre	36'	60%		Single family residential uses

**NOTE:** Additional conditions may apply. Consult the Dallas Development Code.



		DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
			Front	Side/Rear					
RESIDENTIAL	CLUSTERED HOUSING / MULTIFAMILY	CH Clustered Housing	0'	0'	18 DU Per Acre	36'	60%	Proximity y Slope	Single family and multifamily residential uses
		MF-1(A) Multifamily residential	15'	15'	Min lot 3,000 sq ft 1,000 sq ft - E 1,400 - 1 BR 1,800 - 2 BR + 200 sq ft each add BR	36'	60%	Proximity y Slope	Multifamily residential uses
		MF-2(A) Multifamily residential	15'	15'	Min lot 1,000 sq ft 800 sq ft - E 1,000 - 1 BR 1,200 - 2 BR + 150 sq ft each add BR	36'	60%	Proximity y Slope	Multifamily residential uses
		MF-3(A) Multifamily residential	15'	10'	Min lot 6,000 sq ft 450 sq ft - E 500 - 1 BR 550 - 2 BR + 50 sq ft each add BR	90'	60%	Proximity Slope U-form setback Tower spacing	Multifamily residential; supporting limited retail and personal service uses
		MF-4(A) Multifamily residential	15'	10'	Min lot 6,000 sq ft 225 sq ft - E 275 - 1 BR 325 - 2 BR + 50 sq ft each add BR	240'	80%	Proximity Slope U-form setback Tower spacing	Multifamily residential; supporting limited retail and personal service uses
		MH(A) Mobile home	20'	10'	1 DU/ 4,000 sq ft	24'	20%	Proximity Slope	Manufactured homes
NONRESIDENTIAL	office	NO(A) Neighborhood office	15'	20' adjacent to residential OTHER: No Min.	0.5 Floor Area Ratio	30' 2 stories	50%	Proximity Slope Visual intrusion	Office
		LO-1 Limited office - 1	15'	20' adjacent to residential OTHER: No Min.	1.0 FAR	70' 5 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; retail and personal service uses as limited uses
		LO-2 Limited office - 2	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR	95' 7 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; retail and personal service uses as limited uses
		LO-3 Limited office - 3	15'	20' adjacent to residential OTHER: No Min.	1.75 FAR	115' 9 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; retail and personal service uses as limited uses
		MO-1 Mid-range office - 1	15'	20' adjacent to residential OTHER: No Min.	2.0 FAR	135' 10 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; lodging; retail and personal service uses as limited uses
		MO-2 Mid-range office - 2	15'	20' adjacent to residential OTHER: No Min.	3.0 FAR	160' 12 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; lodging; retail and personal service uses as limited uses
		GO(A) General office	15'	20' adjacent to residential OTHER: No Min.	4.0 FAR	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; lodging; retail and personal service uses as limited uses
	Retail	NS(A) Neighborhood service	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	40%	Proximity Slope Visual intrusion	Retail and personal service; and office uses
		CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual intrusion	Retail and personal service; and office uses
		RR Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual intrusion	Retail and personal service; and office uses

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