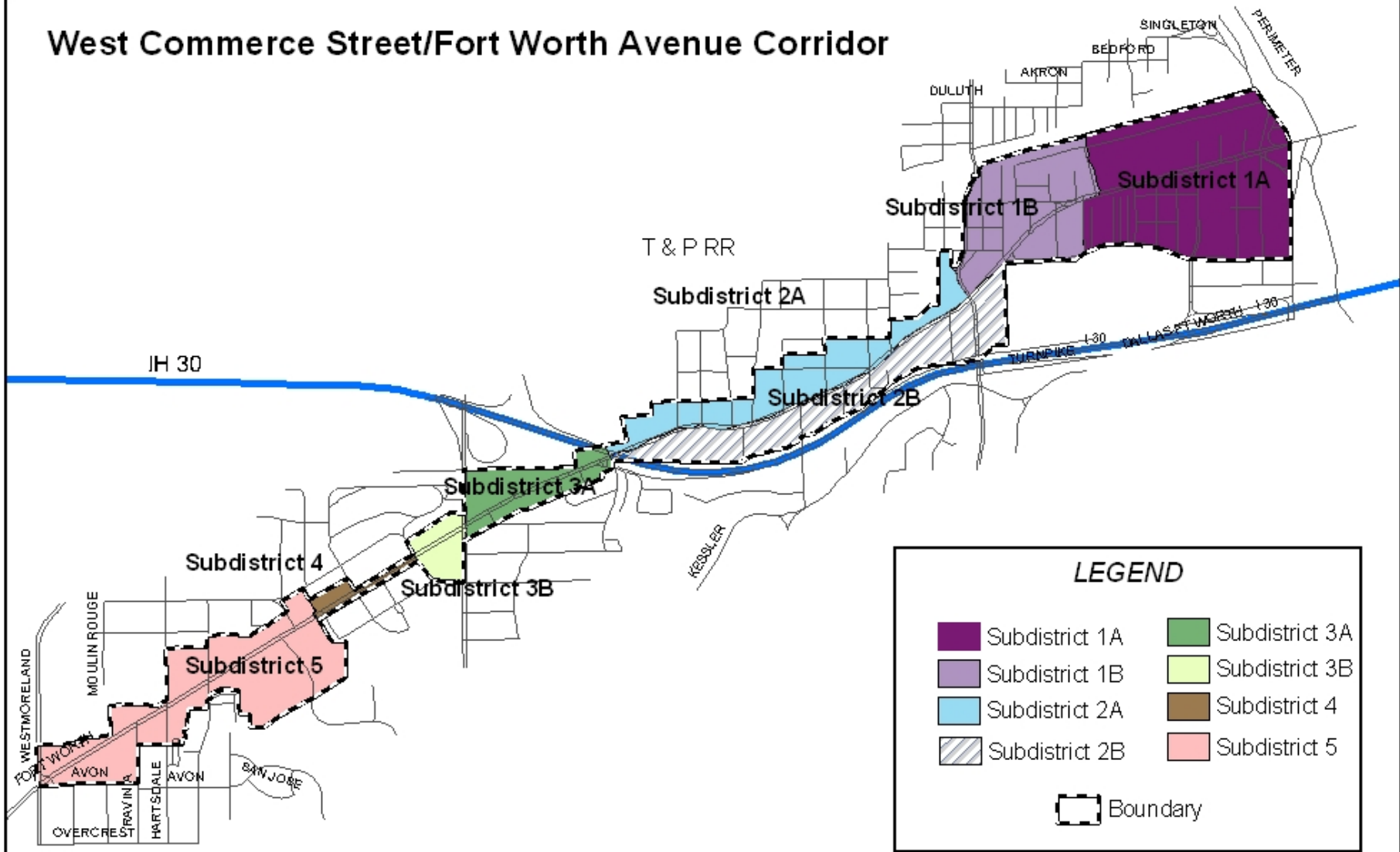
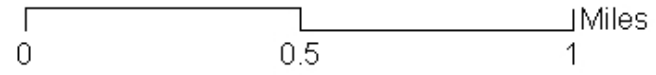


# West Commerce Street/Fort Worth Avenue Corridor



City of Dallas  
 Development Services Department  
 Long Range Planning Division  
 Winter 2005



Zoning Case #Z023-192 (CG)

**WEST COMMERCE ST./FORT WORTH AVE. CORRIDOR  
MAIN AND ACCESSORY LAND USE CHART**

Land Use Category	SUB-DISTRICT 1	SUB-DISTRICT 2	SUB-DISTRICT 3	SUB-DISTRICT 4	SUB-DISTRICT 5
<b>Agricultural Uses</b>					
Animal production					
Commercial stable					
Crop production	●	●	●	●	●
Private stable					
<b>Commercial and Business Service Uses</b>					
Building repair and maintenance shop	●				
Bus or rail transit vehicle maintenance or storage facility					
Catering service	●	●	●	●	●
Commercial cleaning or laundry plant					
Custom business services	●	●			●
Custom woodworking, furniture construction, or repair	●	<b>Subdistrict 2A only</b>	●		●
Electronics service center	●	●			●
Job or lithographic printing	●	●			
Labor Hall					
Machine or welding shop	●				
Machinery, heavy equipment, or truck sales and services					
Medical or scientific laboratory	●				
Technical school					
Tool or equipment rental [3,500 sq. ft. or less]	●				●
Vehicle or engine repair or maintenance	<b>SUP</b>				

● = Allowed by right

Blank = Not a permitted use

SUP = Specific use permit required

★ = Consult use regulations in Division 51A-4.200 or Other Specified Section

SABO = Special authorization of the Building Official

RAR = Residential adjacency review

DIR = Development impact review

CC Res = City Council resolution required

Prohib. = Prohibited

<b>Land Use Category</b>	<b>SUB-DISTRICT</b>	<b>SUB-DISTRICT</b>	<b>SUB-DISTRICT</b>	<b>SUB-DISTRICT</b>	<b>SUB-DISTRICT</b>
	1	2	3	4	5

<b>Industrial Uses</b>					
Industrial (inside) not potentially incompatible	<b>SUP</b>				
Industrial (inside) potentially incompatible					
Industrial (inside) light manufacturing	•				
Industrial (outside) not potentially incompatible					
Industrial (outside) potentially incompatible					
Medical/infectious waste incinerator					
Metal salvage facility					
Mining					
Municipal waste incinerator					
Organic compost recycling facility					
Outside salvage or reclamation					
Pathological waste incinerator					
Temporary concrete or asphalt batching plant	<b>SABO</b>	<b>SABO</b>	<b>SABO</b>	<b>SABO</b>	<b>SABO</b>
<b>Institutional and Community Service Uses</b>					
Adult day care facility	•	•	•	•	•
Cemetery or mausoleum	<b>SUP</b>	<b>SUP</b>	<b>SUP</b>	<b>SUP</b>	<b>SUP</b>
Child-care facility	•	•	•	•	•
Church	•	•	•	•	•
College, university, or seminary	•	•	•	•	•
Community service center	<b>SUP</b>	<b>SUP</b>	<b>SUP</b>	<b>SUP</b>	<b>SUP</b>
Convalescent and nursing homes, hospice care, and related institutions	<b>RAR</b>	<b>SUP</b>	<b>RAR</b>	<b>SUP</b>	<b>RAR</b>
Convent or monastery	•	<b>SUP</b>	•	<b>SUP</b>	•
Foster home					
Halfway house					
Hospital	<b>RAR</b>				<b>RAR</b>
Library, art gallery or museum	•	•	•	•	•
Public school other than open-enrollment charter school	<b>SUP</b>	<b>SUP</b>	<b>SUP</b>	<b>SUP</b>	<b>SUP</b>
Private school or Open-enrollment charter	<b>SUP</b>	<b>SUP</b>	<b>SUP</b>	<b>SUP</b>	<b>SUP</b>

<b>Land Use Category</b>	<b>SUB-DISTRICT</b>	<b>SUB-DISTRICT</b>	<b>SUB-DISTRICT</b>	<b>SUB-DISTRICT</b>	<b>SUB-DISTRICT</b>
	1	2	3	4	5

<b>Lodging Uses</b>					
Hotel and motel [*SUP required for less than 60 rooms]	<b>*SUP/ ●</b>	<b>SUP</b>			<b>*SUP/ ●</b>
Extended stay hotel or motel	<b>SUP</b>	<b>SUP</b>			<b>SUP</b>
Lodging or boarding house					
Overnight general purpose shelter					
<b>Miscellaneous Uses</b>					
Attached non-premise sign					
Carnival or circus (temporary)					
Detached non-premise sign					
Hazardous waste management facility					
Placement of fill material					
Temporary construction or sales office	●	●	●	●	●
<b>Office Uses</b>					
Financial institution without drive-in window	●	●	●	●	●
Financial institution with drive-in window	<b>DIR</b>	<b>DIR</b>	<b>DIR</b>	<b>DIR</b>	<b>DIR</b>
Medical clinic or ambulatory surgical center	●	●	●	●	●
Office	●	●	●	●	●
<b>Recreation Uses</b>					
Country club with private membership	●	<b>SUP</b>	●	<b>SUP</b>	●
Private recreation center, club or area	●	<b>RAR</b>	●	<b>RAR</b>	●
Public park, playground, or golf course	●	●	●	●	●
<b>Residential Uses</b>					
College dormitory, fraternity, or sorority house	●		●		●
Duplex					
Group residential facility					
Handicapped group dwelling unit					
Manufactured home park, manufactured home subdivision, or campground					
Multifamily* [As part of a mixed-use project. See ordinance.]	★	★	★	★	★
Residential hotel					

<b>Land Use Category</b>	SUB-DISTRICT 1	SUB-DISTRICT 2	SUB-DISTRICT 3	SUB-DISTRICT 4	SUB-DISTRICT 5
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Retirement housing	<b>RAR</b>	<b>RAR</b>	<b>RAR</b>	<b>RAR</b>	<b>RAR</b>
Single family* [Eight (8) connected units only. See ordinance.]	★	★	★	★	★
<b>Retail and Personal Service Uses</b>					
Ambulance service					
Animal shelter or clinic without outside runs	<b>RAR</b>	<b>RAR</b>	<b>RAR</b>		<b>RAR</b>
Animal shelter or clinic with outside runs		Subdistrict 2B by SUP			<b>SUP</b>
Auto service center	<b>SUP</b>		<b>SUP</b>		<b>SUP</b>
Alcoholic beverage establishments* (see 51A-4.210(b)(4))					
Business school	●				●
Car wash					●
Commercial amusement (inside)	<b>SUP</b>	Subdistrict 2B by SUP	<b>SUP</b>		<b>SUP</b>
▪ Bingo parlor	<b>Prohib.</b>	<b>Prohib.</b>	<b>Prohib.</b>	<b>Prohib.</b>	<b>Prohib.</b>
▪ Billiard hall	<b>Prohib.</b>	<b>Prohib.</b>	<b>Prohib.</b>	<b>Prohib.</b>	<b>Prohib.</b>
▪ Class "E" dance hall	<b>Prohib.</b>	<b>Prohib.</b>	<b>Prohib.</b>	<b>Prohib.</b>	<b>Prohib.</b>
▪ Motor track	<b>Prohib.</b>	<b>Prohib.</b>	<b>Prohib.</b>	<b>Prohib.</b>	<b>Prohib.</b>
Commercial amusement (outside)					
Commercial parking lot or garage	<b>SUP</b>				
Commercial motor vehicle parking					
Drive-in theater					
Dry cleaning or laundry store	●	●	●	●	●
Furniture store	●	●	●	●	●
General merchandise or food store 3,500 s.f. or less	●	●	●	●	●
General merchandise or food store greater than 3,500 s.f.	●		●		●
General merchandise or food store greater than 100,000 s.f.					<b>SUP</b>
Home improvement center, lumber, brick or building materials sales yard	<b>SUP</b>				●
Household equipment and appliance repair	●	●	●		●
Liquor store					
Mortuary, funeral home, or commercial wedding chapel					●
Motor vehicle fueling station	●	<b>RAR</b>	●	<b>RAR</b>	●
Nursery, garden shop, or plant sales	●	●	●	●	●

<b>Land Use Category</b>	SUB-DISTRICT	SUB-DISTRICT	SUB-DISTRICT	SUB-DISTRICT	SUB-DISTRICT
	1	2	3	4	5

Outside sales					
Pawn shop			Subdistrict 3A only		
Personal service uses	•	•	•	•	•
▪ Massage Establishment	<b>Prohib.</b>	<b>Prohib.</b>	<b>Prohib.</b>	<b>Prohib.</b>	<b>Prohib.</b>
▪ Piercing Salon	<b>Prohib.</b>	<b>Prohib.</b>	<b>Prohib.</b>	<b>Prohib.</b>	<b>Prohib.</b>
▪ Tattoo Studio	<b>Prohib.</b>	<b>Prohib.</b>	<b>Prohib.</b>	<b>Prohib.</b>	<b>Prohib.</b>
Restaurant without drive-in or drive-through service	<b>RAR</b>	<b>RAR</b>	<b>RAR</b>	<b>RAR</b>	<b>RAR</b>
Restaurant with drive-in or drive-through service	<b>DIR</b>		<b>DIR</b>	<b>DIR</b>	<b>DIR</b>
Surface parking					
Swap or buy shop					
Taxidermist					
Temporary retail use	•	•	•	•	•
Theater	•		•		•
Truck stop					
Vehicle display, sales, and service					<b>SUP</b>
<b>Transportation Uses</b>					
Airport or landing field					
Commercial bus station and terminal					
Heliport					
Helistop					
Private street or alley	<b>SUP</b>	<b>SUP</b>		<b>SUP</b>	
Railroad passenger station					
Railroad yard, roundhouse, or shops					
STOL (short takeoff or landing) port					
Transit passenger shelter	★	★	★	★	★
Transit passenger station or transfer center (Sec. 51A-4.211(10))	★	★	★	★	★
<b>Utility and Public Service Uses</b>					
Commercial radio and television transmitting station					
Electrical generating plant					
Electrical substation	•	<b>SUP</b>	•	<b>SUP</b>	•
Local utilities (Local utilities by right. Communication exchange facility by SUP only.)	★	★	★	★	★
Police or fire station	•	•	•	•	•

<b>Land Use Category</b>	<b>SUB-DISTRICT</b> 1	<b>SUB-DISTRICT</b> 2	<b>SUB-DISTRICT</b> 3	<b>SUB-DISTRICT</b> 4	<b>SUB-DISTRICT</b> 5
Post office	•	SUP	•	SUP	•
Radio, television or microwave tower					
Refuse transfer station					
Sanitary landfill					
Sewage treatment plant					
Tower/antenna for cellular communication					
Utility or government installation other than listed	SUP	SUP	SUP	SUP	SUP
Water treatment plant					
<b>Wholesale, Distribution and Storage Uses</b>					
Auto auction					
Building mover's temporary storage yard					
Contractor's maintenance yard					
Freight terminal					
Livestock auction pens or sheds					
Manufactured building sales lot					
Mini-warehouse		SUP	SUP		SUP
Office/showroom/warehouse	•				
Outside storage (with visual screening)					
Outside storage (without visual screening)					
Petroleum product storage and wholesale					
Recycling buy-back center					
Recycling collection center					
Recycling drop-off container	★	★	★	★	★
Recycling drop-off for special occasion collection	★	★	★	★	★
Sand, gravel, or earth sales and storage					
Trade center	SUP				
Vehicle storage lot					
Warehouse	•				
Wrecker Service	Prohib.	Prohib.	Prohib.	Prohib.	Prohib.

Land Use Category	SUB-DISTRICT 1	SUB-DISTRICT 2	SUB-DISTRICT 3	SUB-DISTRICT 4	SUB-DISTRICT 5
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Accessory Uses					
Accessory community center (private)	•	•	•	•	•
Accessory game court (private)	•	•	•	•	•
Accessory helistop	<b>SUP</b>				
Accessory medical/infectious waste incinerator					
Accessory outside display of merchandise	•	•	•	•	•
Accessory outside sales	•	•	•	•	•
Accessory outside storage	•				•
Accessory pathological waste incinerator					
Amateur communication tower					
Day home	•	•	•	•	•
General waste incinerator					
Home occupation	•	•	•	•	•
Occasional sales (garage sales)	•	•	•	•	•
Private stable					
Swimming pool (private)	•	•	•	•	•
Pedestrian skybridges					