ARTICLE 631.

PD 631.

West Davis Special Purpose District

SEC. 51P-631.101. LEGISLATIVE HISTORY.

PD 631 was established by Ordinance No. 25209, passed by the Dallas City Council on March 26, 2003. (Ord. 25209)

SEC. 51P-631.102. PROPERTY LOCATION AND SIZE.

PD 631 is established on property generally located along West Davis Street, bounded by Walton Walker (Loop 12) on the west and Hampton Road on the east. The size of PD 631 is approximately 381.68 acres. (Ord. Nos. 25209; 27949; 30372)

SEC. 51P-631.103. CREATION OF SUBDISTRICTS.

(a) This district contains one residential subdistrict: Residential R-7.5(A).

(b) This district is divided into the following nonresidential subdistricts:

   (1) Light Commercial/Office.

   (2) Light Commercial/Office Area 1.

   (3) Light Commercial/Office Area 2.

   (4) Medium Commercial/Office.

   (5) Medium Commercial/Office Plus.

   (6) Light Mixed Use. The Light Mixed Use Subdistrict includes the area labelled Light Mixed Use Area-1 on the West Davis Special Purpose District and subdistrict boundary map.

   (7) Medium Mixed Use.

(c) A map showing the boundaries of this district and its subdistricts is provided in this article and labelled as Exhibit 631A. A detailed description of the boundaries of this district and its subdistricts is provided in Exhibit 631D. (Ord. Nos. 25209; 27890; 28915; 30372)

SEC. 51P-631.104. DEFINITIONS.
Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In this district:

(1) DISTRICT means the entire planned development district (the West Dallas Special Purpose District) created by this article.

(1.1) MACHINE SHOP means a facility where material is processed and manufactured by machining, cutting, grinding, welding, or similar processes and is assembled or disassembled wholly within an enclosed building. This use does not include the repair of automobiles, commercial vehicles, engines, or other automobile parts.

(2) MASSAGE ESTABLISHMENT means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include, however, duly licensed beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under such physician's direction. “MASSAGE” means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, and registered physical therapists who treat only patients recommended by a licensed physician and who operate only under such physician's direction, nor massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(3) SUBDISTRICT means one of the subdistricts referred to in Section 51P-631.103 of this article.

(4) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. (Ord. Nos. 25209; 27890)

SEC. 51P-631.105. INTERPRETATIONS.

(a) Unless otherwise stated, all references to articles, divisions, or sections in this article are references to articles, divisions, or sections in Chapter 51A.

(b) No development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(c) Section 51A-2.101, “Interpretations,” applies to this article.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.
(2) The symbol \( [L] \) appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A-4.218, “Limited Uses.”)

(3) The symbol \( [SUP] \) appearing after a listed use means that the use is permitted by specific use permit only. [“SUP” means “specific use permit.” For more information regarding specific use permits, see Section 51A-4.219, “Specific Use Permit (SUP).”]

(4) The symbol \( [DIR] \) appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, “Site Plan Review.” (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800, “Development Impact Review.”)

(5) The symbol \( [RAR] \) appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, “Site Plan Review,” a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800, “Development Impact Review.”)

(e) If there is a conflict, the text of this article controls over the charts or any other graphic display. (Ord. Nos. 25209; 27890; 28554)

SEC. 51P-631.105.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 631A: West Davis Special Purpose District and subdistrict boundary map.

(2) Exhibit 631B: land use chart.

(3) Exhibit 631C: development standards summary chart.

(4) Exhibit 631D: property description.

(5) Exhibit 631E: Light Commercial/Office Area 1 topography exhibit.

(6) Exhibit 631F: Light Commercial/Office Area 2 development plan.

(7) Exhibit 631G: Light Commercial/Office Area 2 landscape plan. (Ord. Nos. 27890; 28554; 28915; 30372)

SEC. 51P-631.105.2. DEVELOPMENT PLAN.

(a) In the Light Commercial/Office Area 2 Subdistrict, development and use of the Property must comply with the Light Commercial/Office Area 2 development plan (Exhibit 631F).
If there is a conflict between the text of this article and the Light Commercial/Office Area 2 development plan, the text of this article controls.

(b) In all other subdistricts, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, and development schedule do not apply. (Ord. 30372)

SEC. 51P-631.106. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE RESIDENTIAL R-7.5(A) SUBDISTRICT.

(a) **Main uses permitted.** The uses permitted in this subdistrict are those uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this planned development district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this planned development district; etc.

(b) **Accessory uses.** As a general rule, an accessory use is permitted in any area in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217, “Accessory Uses.” For more information regarding accessory uses, consult Section 51A-4.217.

(c) **Yard, lot, and space regulations.** The yard, lot, and space regulations contained in Section 51A-4.112(f), “R-7.5(A) District,” apply to this subdistrict.

(d) **Off-street parking and loading.** Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(e) **Environmental performance standards.** See Article VI.

(f) **Landscape regulations.** See Article X, except as modified by Section 51P-631.112, “Landscaping.” (Ord. 25209)

SEC. 51P-631.107. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE LIGHT COMMERCIAL/OFFICE AND LIGHT COMMERCIAL/OFFICE AREA 2 SUBDISTRICTS.

(a) **Main uses permitted.**

(1) **Agricultural uses.**

-- None permitted.
(2) Commercial and business service uses.
   -- Catering service. [SUP]

(3) Industrial uses.
   -- Temporary concrete or asphalt batching. [By special authorization of the building official.]

(4) Institutional and community service uses.
   -- Adult day care facility.
   -- Cemetery or mausoleum. [SUP]
   -- Child-care facility.
   -- Church.
   -- College, university, or seminary. [SUP]
   -- Community service center. [SUP]
   -- Library, art gallery, or museum.
   -- Public or private school. [SUP]

(5) Lodging uses.
   -- None permitted.

(6) Miscellaneous uses.
   -- Temporary construction or sales office.

(7) Office uses.
   -- Financial institution without drive-in window.
   -- Medical clinic or ambulatory surgical center.
   -- Office.

(8) Recreation uses.
   -- Public park, playground, or golf course.

(9) Residential uses.
   -- None permitted.

(10) Retail and personal service uses.
    -- Dry cleaning or laundry store.
    -- Furniture store. [SUP]
    -- General merchandise or food store 3,500 square feet or less.
-- Personal service uses. [Massage establishment and tattoo studio not allowed.]
-- Restaurant with drive-in or drive-through service. [In the Light Commercial/Office Area 2 subdistrict only.]
-- Restaurant without drive-in or drive-through service.

(11) Transportation uses.
-- Transit passenger shelter.

(12) Utility and public service uses.
-- Electrical substation. [SUP]
-- Local utilities. [See Section 51A-4.212(4). Treat as if in the NS(A) Neighborhood Service District.]
-- Police or fire station. [SUP]
-- Post office. [SUP]
-- Radio, television, or microwave tower. [SUP]
-- Tower/antenna for cellular communication. [See Section 51A-4.212(10.1). Treat as if in the NS(A) Neighborhood Service District.]
-- Utility or government installation other than listed. [SUP]

(13) Wholesale, distribution, and storage uses.
-- Recycling drop-off container. [See Section 51A-4.213(11.2).]

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any area in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217, “Accessory Uses.” For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are not permitted in this subdistrict:
-- Accessory community center (private).
-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory pathological waste incinerator.
-- General waste incinerator.
-- Private stable.
-- Pedestrian skybridges.

(c) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400, “Yard, Lot, and Space Regulations.” In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)
(1) **Front yard.** Minimum front yard is 15 feet. In the Light Commercial/Office Area 2 subdistrict, light poles with a maximum height of 20 feet are allowed in the required front yard as shown on the Light Commercial/Office Area 2 development plan.

(2) **Side yard.**

(A) Minimum side yard is:

(i) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district, or a planned development district considered to be a residential zoning district; and

(ii) no minimum in all other cases.

(B) In the Light Commercial/Office Area 2 subdistrict, light poles with a maximum height of 20 feet are allowed in the required side yard as shown on the Light Commercial/Office Area 2 development plan.

(3) **Rear yard.** Minimum rear yard is:

(A) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district, or a planned development district considered to be a residential zoning district; and

(B) no minimum in all other cases.

(4) **Density.** Not applicable. (Residential uses are not permitted.)

(5) **Floor area ratio.** Maximum floor area ratio is 0.5.

(6) **Height.**

(A) **Residential proximity slope.** If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(B) **Maximum height.** Unless further restricted under Subparagraph (A), maximum structure height is 30 feet.

(7) **Lot coverage.** Maximum lot coverage is 40 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) **Lot size.** No minimum lot size.
(9) Stories. Maximum number of stories above grade is two. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (6), “Height.”

(d) Off-street parking and loading. Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations.

(1) See Article X, except as provided in this subsection and modified by Section 51P-631.112, “Landscaping.”

(2) In the Light Commercial/Office Area 2 subdistrict, landscaping must be provided as shown on the Light Commercial/Office Area 2 landscape plan (Exhibit 631G). If there is a conflict between the text of this article and the Light Commercial/Office Area 2 landscape plan, the text of this article controls. (Ord. Nos. 25209; 30372)

SEC. 51P-631.107.1. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE LIGHT COMMERCIAL/OFFICE AREA 1 SUBDISTRICT.

(a) Main uses permitted.

(1) Agricultural uses.

None permitted.

(2) Commercial and business service uses.

-- Catering service. [SUP]

(3) Industrial uses.

-- Temporary concrete or asphalt batching. [By special authorization of the building official.]

(4) Institutional and community service uses.

-- Adult day care facility.
-- Cemetery or mausoleum. [SUP]
-- Child-care facility.
-- Church.
-- College, university, or seminary. [SUP]
-- Community service center. [SUP]
-- Library, art gallery, or museum.
-- Public or private school. [SUP]

(5) **Lodging uses.**

-- Hotel or motel [SUP. *Guest rooms must be accessible from internal corridor.*]

(6) **Miscellaneous uses.**

-- Temporary construction or sales office.

(7) **Office uses.**

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. [SUP]
-- Medical clinic or ambulatory surgical center.
-- Office.

(8) **Recreation uses.**

-- Public park, playground, or golf course.

(9) **Residential uses.**

None permitted.

(10) **Retail and personal service uses.**

-- Dry cleaning or laundry store.
-- Furniture store. [SUP]
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- Motor vehicle fueling station. [SUP]
-- Personal service uses. [Massage establishment and tattoo studio not allowed.]
-- Restaurant without drive-in or drive-through service.
-- Restaurant with drive-in or drive-through service. [SUP]

(11) **Transportation uses.**

-- Transit passenger shelter.

(12) **Utility and public service uses.**

-- Electrical substation. [SUP]
Local utilities. [See Section 51A-4.212(4). Treat as if in the NS(A) Neighborhood Service District.]

Police or fire station. [SUP]

Post office. [SUP]

Radio, television, or microwave tower. [SUP]

Tower/antenna for cellular communication. [See Section 51A-4.212(10.1). Treat as if in the NS(A) Neighborhood Service District.]

Utility or government installation other than listed. [SUP]

(13) Wholesale, distribution, and storage uses.

Recycling drop-off container. [See Section 51A-4.213(11.2).]

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any area in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217, “Accessory Uses.” For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are not permitted in this subdistrict:

- Accessory community center (private).
- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- General waste incinerator.
- Private stable.
- Pedestrian skybridges.

(c) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations in Division 51A-4.400, “Yard, Lot, and Space Regulations.” In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard.

(A) Except as provided in this paragraph, minimum front yard is 15 feet.

(B) For a lodging use, minimum front yard on Tatum Street is 75.

(2) Side yard.

(A) Except as provided in this paragraph, minimum side yard is 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district, or a planned development district considered a residential zoning district, and no minimum in all other cases.
(B) For a lodging use, minimum side yard along the northern boundary of the subdistrict is 50 feet.

(C) For a lodging use, no minimum side yard along the western boundary of the subdistrict.

(3) **Rear yard.** Minimum rear yard is:

(A) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district, or a planned development district considered to be a residential zoning district; and

(B) no minimum in all other cases.

(4) **Density.** Not applicable. (Residential uses are not permitted.)

(5) **Floor area ratio.** Maximum floor area ratio is 0.5.

(6) **Height.**

(A) **Residential proximity slope.** If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. **Exception:** Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(B) **Maximum height.** Except as provided in this paragraph, maximum structure height is 30 feet.

(C) **Lodging use.** Maximum structure height for a lodging use is 54 feet. A lodging use is exempt from the residential proximity slope if the finished first floor elevation does not exceed 490 feet as identified in the Light Commercial/Office Area 1 topography exhibit (Exhibit 631E).

(D) **Screening of mechanical equipment.** For any occupied building in the subdistrict, screening must be provided along any northern and eastern facade to visually screen mechanical equipment from a vantage point six feet above the existing grade of Tatum Street at the northeast corner of the subdistrict. Mechanical equipment screening may exceed the maximum allowable height requirements for required screening.

(7) **Lot coverage.** Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) **Lot size.** No minimum lot size.
(9) **Stories.** Maximum number of stories above grade is five. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (6), “Height.”

(d) **Off-street parking and loading.** Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(e) **Environmental performance standards.** See Article VI.

(f) **Landscape regulations.** See Article X, except as modified by Section 51P-631.112, “Landscaping.”

(g) **Drive-through orientation.** Any drive-through window and speaker box for a permitted use must be placed a minimum of 100 feet away from Tatum Street and a minimum of 75 feet away from the northern boundary of the subdistrict. (Ord. 28915)

**SEC. 51P-631.108. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE MEDIUM COMMERCIAL/ OFFICE SUBDISTRICT.**

(a) **Main uses permitted.**

(1) **Agricultural uses.**
   -- None permitted.

(2) **Commercial and business service uses.**
   -- Catering service.
   -- Custom business services.
   -- Electronics service center.
   -- Job or lithographic printing.
   -- Medical or scientific laboratory. [SUP]
   -- Tool or equipment rental.

(3) **Industrial uses.**
   -- Temporary concrete or asphalt batching. [*By special authorization of the building official.*]

(4) **Institutional and community service uses.**
   -- Adult day care facility.
   -- Cemetery or mausoleum. [SUP]
   -- Child-care facility.
   -- Church.
   -- College, university, or seminary. [SUP]
-- Community service center. [SUP]
-- Hospital. [SUP]
-- Library, art gallery, or museum.
-- Public or private school. [SUP]

(5) **Lodging uses.**

-- Hotel or motel. [SUP]
-- Lodging or boarding house. [SUP]
-- Overnight general purpose shelter. [SUP]

(6) **Miscellaneous uses.**

-- Temporary construction or sales office.

(7) **Office uses.**

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. [DIR]
-- Medical clinic or ambulatory surgical center.
-- Office.

(8) **Recreation uses.**

-- Country club with private membership.
-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(9) **Residential uses.**

-- None permitted.

(10) **Retail and personal service uses.**

-- Animal shelter or clinic without outside run.
-- Auto service center. [SUP]
-- Business school. [SUP]
-- Car wash. [SUP]
-- Commercial amusement (inside). [See Section 51A-4.210(b)(7). Treat as if in the CR Community Retail District.]
-- Commercial amusement (outside). [SUP]
-- Commercial parking lot or garage.
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- Home improvement center; lumber, brick, or building materials sales yard. [SUP]
-- Household equipment and appliance repair.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Nursery, garden shop, or plant sales.
-- Personal service uses. [*Massage establishment and tattoo studio not allowed.*]
-- Restaurant without drive-in or drive-through service.
-- Restaurant with drive-in or drive-through service. [DIR]
-- Swap or buy shop. [SUP]
-- Temporary retail use.
-- Theater.

(11) **Transportation uses.**

-- Transit passenger shelter.

(12) **Utility and public service uses.**

-- Commercial radio or television transmitting station.
-- Electrical substation.
-- Local utilities. [*See Section 51A-4.212(4). Treat as if in the CR Community Retail District.*]
-- Police or fire station. [SUP]
-- Post office.
-- Radio, television, or microwave tower. [SUP]
-- Tower/antenna for cellular communication. [*See Section 51A-4.212(10.1). Treat as if in the CR Community Retail District.*]
-- Utility or government installation other than listed. [SUP]

(13) **Wholesale, distribution, and storage uses.**

-- Recycling drop-off container. [*See Section 51A-4.213(11.2).*]

(b) **Accessory uses.**

(1) As a general rule, an accessory use is permitted in any area in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217, “Accessory Uses.” For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are not permitted in this subdistrict:

-- Accessory community center (private).
-- Accessory helistop.
-- Accessory pathological waste incinerator.
-- General waste incinerator.
-- Private stable.
-- Pedestrian skybridges.
(3) The following accessory use is permitted in this subdistrict by SUP only:

  -- Accessory medical/infectious waste incinerator. [SUP]

(c) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400, “Yard, Lot, and Space Regulations.” In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard. Minimum front yard is 15 feet.

(2) Side yard. Minimum side yard is:

(A) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district, or a planned development district considered to be a residential zoning district; and

(B) no minimum in all other cases.

(3) Rear yard. Minimum rear yard is:

(A) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district, or a planned development district considered to be a residential zoning district; and

(B) no minimum in all other cases.

(4) Density. Not applicable. (Residential uses are not permitted.)

(5) Floor area ratio. Maximum floor area ratio is 0.75.

(6) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 54 feet.

(7) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. No minimum lot size.
(9) Stories. Maximum number of stories above grade is four. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (6), “Height.”

(d) Off-street parking and loading. Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. See Article X, except as modified by Section 51P-631.112, “Landsaping.” (Ord. 25209)

SEC. 51P-631.109. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE MEDIUM COMMERCIAL/OFFICE PLUS SUBDISTRICT.

(a) Main uses permitted.

(1) Agricultural uses.

-- None permitted.

(2) Commercial and business service uses.

-- Catering service.
-- Custom business services.
-- Electronics service center.
-- Job or lithographic printing.
-- Medical or scientific laboratory. [SUP]
-- Tool or equipment rental.

(3) Industrial uses.

-- Temporary concrete or asphalt batching. [By special authorization of the building official.]

(4) Institutional and community service uses.

-- Adult day care facility.
-- Cemetery or mausoleum. [SUP]
-- Child-care facility.
-- Church.
-- College, university, or seminary. [SUP]
-- Community service center. [SUP]
-- Hospital. [SUP]
-- Library, art gallery, or museum.
(5) **Lodging uses.**

-- Hotel or motel. [SUP]
-- Lodging or boarding house. [SUP]
-- Overnight general purpose shelter. [SUP]

(6) **Miscellaneous uses.**

-- Temporary construction or sales office.

(7) **Office uses.**

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. [DIR]
-- Medical clinic or ambulatory surgical center.
-- Office.

(8) **Recreation uses.**

-- Country club with private membership.
-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(9) **Residential uses.**

-- None permitted.

(10) **Retail and personal service uses.**

-- Animal shelter or clinic without outside run.
-- Auto service center. [SUP]
-- Business school. [SUP]
-- Car wash. [SUP]
-- Commercial amusement (inside). [See Section 51A-4.210(b)(7). Treat as if in the CR Community Retail District.]
-- Commercial amusement (outside). [SUP]
-- Commercial parking lot or garage.
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- Home improvement center; lumber, brick, or building materials sales yard. [SUP]
-- Household equipment and appliance repair.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Nursery, garden shop, or plant sales.
-- Personal service uses. [Massage establishment and tattoo studio not allowed.]
-- Restaurant without drive-in or drive-through service.
-- Restaurant with drive-in or drive-through service. [DIR]
-- Swap or buy shop. [SUP]
-- Temporary retail use.
-- Theater.

(11) Transportation uses.

-- Commercial bus station and terminal. [SUP]
-- Transit passenger shelter.

(12) Utility and public service uses.

-- Commercial radio or television transmitting station.
-- Electrical substation.
-- Local utilities. [See Section 51A-4.212(4). Treat as if in the CR Community Retail District.]
-- Police or fire station. [SUP]
-- Post office.
-- Radio, television, or microwave tower. [SUP]
-- Tower/antenna for cellular communication. [See Section 51A-4.212(10.1). Treat as if in the CR Community Retail District.]
-- Utility or government installation other than listed. [SUP]

(13) Wholesale, distribution, and storage uses.

-- Recycling drop-off container. [See Section 51A-4.213(11.2).]

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any area in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217, “Accessory Uses.” For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are not permitted in this subdistrict:

-- Accessory community center (private).
-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory pathological waste incinerator.
-- General waste incinerator.
-- Private stable.
-- Pedestrian skybridges.
(c) **Yard, lot, and space regulations.** (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400, “Yard, Lot, and Space Regulations.” In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

1. **Front yard.** Minimum front yard is 15 feet.
2. **Side yard.** Minimum side yard is:
   - (A) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district, or a planned development district considered to be a residential zoning district; and
   - (B) no minimum in all other cases.
3. **Rear yard.** Minimum rear yard is:
   - (A) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district, or a planned development district considered to be a residential zoning district; and
   - (B) no minimum in all other cases.
4. **Density.** Not applicable. (Residential uses are not permitted.)
5. **Floor area ratio.** Maximum floor area ratio is 0.75.
6. **Height.**
   - (A) **Residential proximity slope.** If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.
   - (B) **Maximum height.** Unless further restricted under Subparagraph (A), maximum structure height is 54 feet.
7. **Lot coverage.** Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
8. **Lot size.** No minimum lot size.
9. **Stories.** Maximum number of stories above grade is four. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (6), “Height.”
(d) Off-street parking and loading. Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. See Article X, except as modified by Section 51P-631.112, “Landscaping.” (Ord. 25209)

SEC. 51P-631.110. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE LIGHT MIXED USE SUBDISTRICT.

(a) Main uses permitted.

(1) Agricultural uses.

-- None permitted.

(2) Commercial and business service uses.

-- Catering service.
-- Custom business services.
-- Electronics service center.
-- Medical or scientific laboratory. [SUP]

(3) Industrial uses.

-- Machine shop. [Light Mixed Use Area-1 only] [SUP]
-- Temporary concrete or asphalt batching. [By special authorization of the building official.]

(4) Institutional and community service uses.

-- Adult day care facility.
-- Child-care facility.
-- Church.
-- College, university, or seminary. [SUP]
-- Community service center. [SUP]
-- Convalescent and nursing homes, hospice care, and related institutions. [SUP]
-- Convent or monastery.
-- Foster home. [SUP]
-- Library, art gallery, or museum.
-- Public or private school. [SUP]

(5) Lodging uses.

-- None permitted.

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.
-- Medical clinic or ambulatory surgical center.
-- Office.

(8) Recreation uses.

-- Public park, playground, or golf course.

(9) Residential uses.

-- College dormitory, fraternity, or sorority house. [SUP]
-- Duplex.
-- Handicapped group dwelling unit. [By right when located at least 1,000 feet from group residential facilities and all other licensed handicapped group dwelling units; otherwise by SUP only.]
-- Multifamily.
-- Retirement housing.
-- Single family.

(10) Retail and personal service uses.

-- Animal shelter or clinic without outside run.
-- Commercial parking lot or garage.
-- Dry cleaning or laundry store.
-- Furniture store. [SUP]
-- General merchandise or food store 3,500 square feet or less.
-- Household equipment and appliance repair.
-- Nursery, garden shop, or plant sales.
-- Personal service uses. [Massage establishment and tattoo studio not allowed.]
-- Restaurant without drive-in or drive-through service.
-- Temporary retail use.
-- Theater. [Limited to 100 seats.]

(11) Transportation uses.
(12) **Utility and public service uses.**

-- Commercial radio or television transmitting station. [SUP]
-- Electrical substation. [SUP]
-- Local utilities. [See Section 51A-4.212(4). Treat as if in a residential district. Communication exchange facilities prohibited.]
-- Police or fire station. [SUP]
-- Post office. [SUP]
-- Radio, television, or microwave tower. [SUP]
-- Utility or government installation other than listed. [SUP]

(13) **Wholesale, distribution, and storage uses.**

-- Recycling drop-off container. [See Section 51A-4.213(11.2).]

(b) **Accessory uses.**

(1) As a general rule, an accessory use is permitted in any area in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217, “Accessory Uses.” For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are not permitted in this subdistrict:

-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory pathological waste incinerator.
-- General waste incinerator.
-- Private stable.
-- Pedestrian skybridges.

(c) **Yard, lot, and space regulations.** (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400, “Yard, Lot, and Space Regulations.” In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) **Front yard.** Minimum front yard is 15 feet.

(2) **Side yard.** Minimum side yard is 10 feet for multifamily structures. No minimum side yard for all other structures.

(3) **Rear yard.** Minimum rear yard is 15 feet for multifamily structures. Minimum rear yard for all other structures is:
(A) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district, or a planned development district considered to be a residential zoning district; and

(B) no minimum in all other cases.

(4) **Dwelling unit density.** Maximum dwelling unit density is 20 units per acre. Minimum dwelling unit size is 500 square feet.

(5) **Floor area ratio.** Maximum floor area ratio is 0.5, except that maximum floor area ratio is 1.0 for a mixed use project with both a residential component and a nonresidential component.

(6) **Height.**

(A) **Residential proximity slope.** If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(B) **Maximum height.** Unless further restricted under Subparagraph (A), maximum structure height is 30 feet, except that the maximum structure height is 45 feet for a mixed use project with both a residential component and a nonresidential component.

(7) **Lot coverage.** Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) **Lot size.** No minimum lot size.

(9) **Stories.** Maximum number of stories above grade is four. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (6), “Height.”

(d) **Off-street parking and loading.**

(1) Except as provided in this subsection, consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(2) **Machine shop.**

(A) One off-street parking space per 700 square feet of floor area is required.
(B) Loading and unloading areas must be screened from Davis Street and Dwight Street with a minimum six-foot-high sold screening fence.

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. See Article X, except as modified by Section 51P-631.112, “Lanscaping.”

(g) Outside storage in Light Mixed Use Area-1. Outside storage is limited to 6,000 square feet of area in the location shown on the Light Mixed Use Area-1 development plan. (Ord. Nos. 25209; 27890)

SEC. 51P-631.111. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE MEDIUM MIXED USE SUBDISTRICT.

(a) Main uses permitted.

(1) Agricultural uses.
   -- None permitted.

(2) Commercial and business service uses.
   -- Catering service.
   -- Custom business services.
   -- Electronics service center.
   -- Job or lithographic printing.
   -- Medical or scientific laboratory. [SUP]

(3) Industrial uses.
   -- Temporary concrete or asphalt batching. [By special authorization of the building official.]

(4) Institutional and community service uses.
   -- Adult day care facility.
   -- Child-care facility.
   -- Church.
   -- College, university, or seminary. [SUP]
   -- Community service center. [SUP]
   -- Convalescent and nursing homes, hospice care, and related institutions.
   -- Convent or monastery.
   -- Foster home. [SUP]
   -- Halfway house. [SUP]
   -- Hospital. [SUP]
   -- Library, art gallery, or museum.
(5) **Lodging uses.**

--- Public or private school. [SUP]

--- Overnight general purpose shelter. [SUP]

(6) **Miscellaneous uses.**

--- Temporary construction or sales office.

(7) **Office uses.**

--- Financial institution without drive-in window.
--- Medical clinic or ambulatory surgical center.
--- Office.

(8) **Recreation uses.**

--- Private recreation center, club, or area.
--- Public park, playground, or golf course.

(9) **Residential uses.**

--- College dormitory, fraternity, or sorority house. [SUP]
--- Group residential facility. [By right when located at least 1,000 feet from group residential facilities and all other licensed handicapped group dwelling units; otherwise by SUP only.]
--- Multifamily.
--- Retirement housing.

(10) **Retail and personal service uses.**

--- Animal shelter or clinic without outside run.
--- Commercial amusement (inside). [SUP]
--- Commercial parking lot or garage.
--- Dry cleaning or laundry store.
--- Furniture store.
--- General merchandise or food store 3,500 square feet or less.
--- General merchandise or food store greater than 3,500 square feet.
--- Household equipment and appliance repair.
--- Nursery, garden shop, or plant sales.
--- Personal service uses. [Massage establishment and tattoo studio not allowed.]
--- Restaurant without drive-in or drive-through service.
--- Temporary retail use.
--- Theater. [Limited to 1,000 seats.]

(11) **Transportation uses.**
Transit passenger shelter.

(12) Utility and public service uses.

-- Commercial radio or television transmitting station. [SUP]
-- Electrical substation. [SUP]
-- Local utilities. [See Section 51A-4.212(4). Treat as if in a residential district. Communication exchange facilities prohibited.]
-- Police or fire station. [SUP]
-- Post office. [SUP]
-- Radio, television, or microwave tower. [SUP]
-- Utility or government installation other than listed. [SUP]

(13) Wholesale, distribution, and storage uses.

-- Recycling drop-off container. [See Section 51A-4.213(11.2).]

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any area in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217, “Accessory Uses.” For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are not permitted in this subdistrict:

-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory pathological waste incinerator.
-- General waste incinerator.
-- Private stable.
-- Pedestrian skybridges.

(c) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400, “Yard, Lot, and Space Regulations.” In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard. Minimum front yard is 15 feet.

(2) Side yard. Minimum side yard is 10 feet for multifamily structures. No minimum side yard for all other structures.

(3) Rear yard. Minimum rear yard is 15 feet for multifamily structures. Minimum rear yard for all other structures is:

(A) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district, or a planned development district considered to be a residential zoning district; and
(B) no minimum in all other cases.

(4) Dwelling unit density. Maximum dwelling unit density is 40 units per acre. Minimum dwelling unit size is 500 square feet.

(5) Floor area ratio. Maximum floor area ratio is 0.75 for a project without a residential component and 2.0 for a project with a residential component.

(6) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), the maximum structure height is 54 feet for a project without a residential component and 90 feet for a project with a residential component.

(7) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. No minimum lot size.

(9) Stories. Maximum number of stories above grade is six. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (6), “Height.”

(d) Off-street parking and loading. Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. See Article X, except as modified by Section 51P-631.112, “Lanscaping.” (Ord. 25209)

SEC. 51P-631.112. LANDSCAPING.

(a) In general. Except as modified in this section, the regulations in Article X, “Landscape and Tree Preservation Regulations,” apply to this district. In the event of a conflict between this section and Article X, this section controls.
Application. Subsection (c) of Section 51A-10.121, “Application of Division,” of Division 51A-10.120, “Landscaping,” is modified to read as follows: This division becomes applicable to a lot or tract when an application is made for a building permit for construction work that within a 24-month period:

1. increases the number of stories in a building on the lot;
2. increases the combined floor areas of all buildings on the lot; or
3. increases the nonpermeable coverage on the lot.

(c) Light Mixed Use Area-1.

1. **Machine shop.**

   (A) Prior to the issuance of a certificate of occupancy, landscaping must be provided as shown on the Light Mixed Use Area-1 development plan.

   (B) Automatic sprinkler systems are not required for landscaping located within a public right-of-way. Landscaping within a public right-of-way must be located within 100 feet of a verifiable water source.

2. **Private license granted.**

   (A) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in Light Mixed Use Area-1 for the exclusive purpose of authorizing compliance with the landscaping requirements of this subsection. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

   (B) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council’s revocation of the private license granted by this paragraph.

   (C) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company
authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this paragraph, with combined single limits of liability for bodily injury and property damage of not less than $1,000,000 for each occurrence, and $2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(D) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this paragraph does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(3) Landscape permit.

(A) It is the responsibility of the property owner to apply for and obtain a landscape permit before locating trees, landscaping, or related amenities in the right-of-way. An application for a landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the right-of-way affected and the planting or other amenities proposed.

(B) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a landscape permit to the property owner; otherwise, the building official shall deny the permit.

(C) A property owner is not required to comply with any landscaping requirement of this subsection if compliance is made impossible due to the building official’s denial of a landscape permit.

(D) A landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the right-of-way authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any landscaping requirement of this subsection if compliance is made impossible due to the building official’s revocation of a landscape permit.
The issuance of a landscape permit under this paragraph does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. Nos. 25209; 27890)

SEC. 51P-631.113. SIGNS.

Signs must comply with the provisions for business zoning districts contained in Article VII, “Sign Regulations.” (Ord. 25209)

SEC. 51P-631.114. ADDITIONAL PROVISIONS.

(a) Property within this district must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of property within this district must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 25209; 26102)

SEC. 51P-631.115. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 25209; 26102)

SEC. 51P-631.116. LAND USE AND DEVELOPMENT STANDARDS CHARTS.

A land use chart is provided in this article and labeled as Exhibit 631B, and a development standards chart is provided in this article and labeled as Exhibit 631C. In the event of a conflict between these charts and the text of this article, the text controls. (Ord. Nos. 25209; 28915)