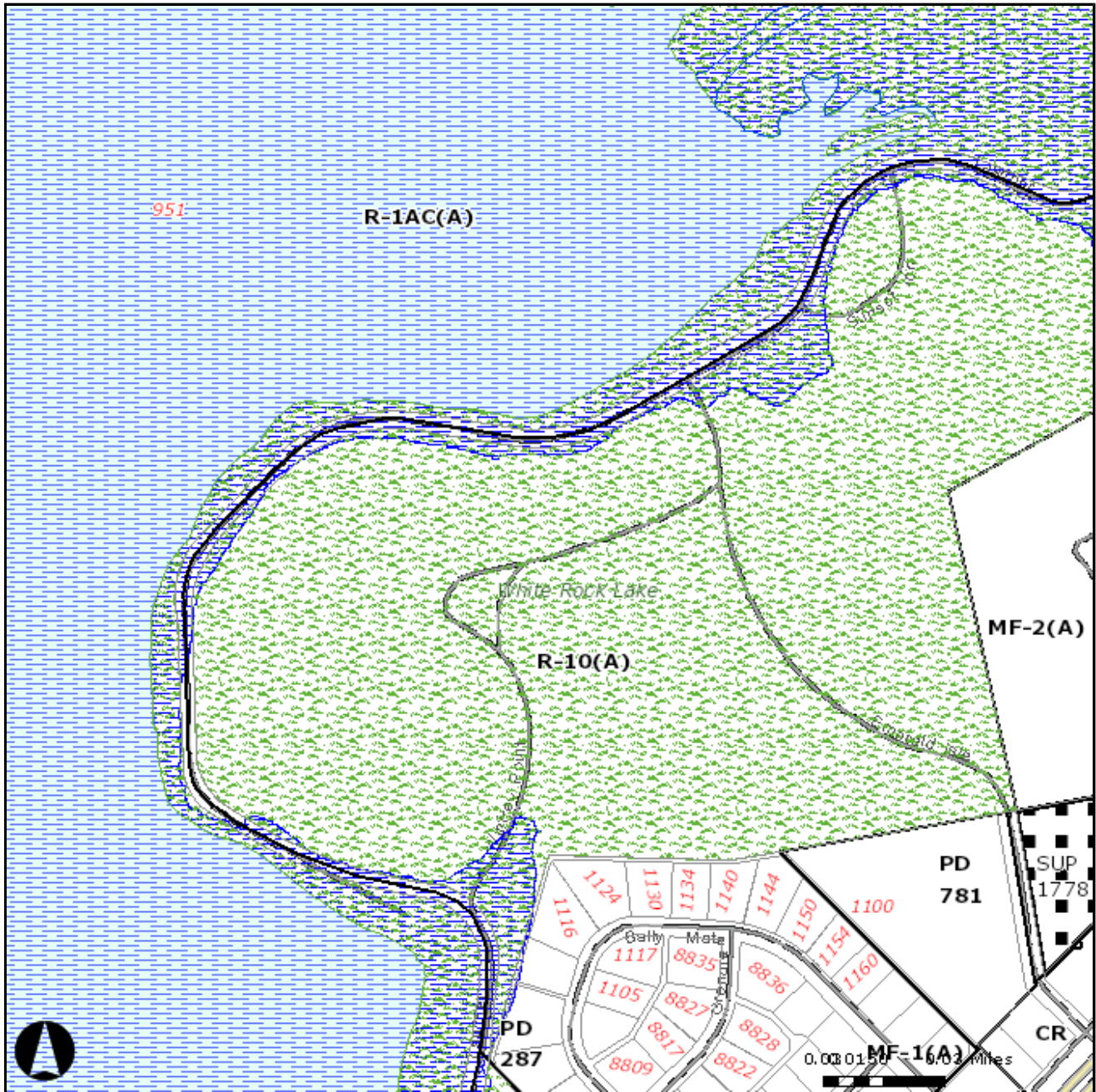


# City of Dallas Zoning



**City Boundaries**



**County**



**Certified Parcels**



**DISD Sites**



**Council Districts**



**Waterways**

**Dry Overlay**



**Historic Overlay**



**Historic Subdistricts**



**NSO Overlay**

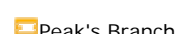
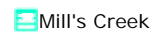


**NSO Subdistricts**

**Base Zoning**

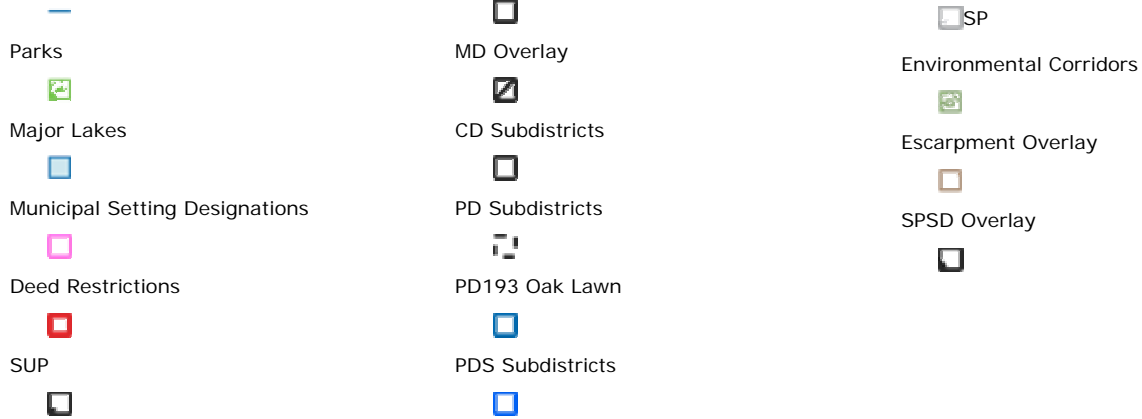


**Floodplain**



**Pedestrian Overlay**





### Zoning Disclaimer

The data on this website do not constitute the official zoning map of the City of Dallas. We make every effort to ensure this data is accurate and complete, but this website should not be relied on as a substitute for the official version. No development activity should be started without reference to the official version. The official version may be obtained by contacting the Sustainable Development & Construction Department.

This website may not contain the most recent changes to zoning, though updates are typically made within a week of an ordinance being passed by City Council.

If you need assistance with the website, please contact the GIS section of the Sustainable Development & Construction Department at (214) 670-3895. Questions about Zoning or other development related topics should be directed to the Building Inspection Division of the Sustainable Development & Construction Department at (214) 948-4480. The majority of data available on this website is maintained by the City of Dallas Sustainable Development & Construction Department, with a few important exceptions. The Wet/Dry data is provided by each of the five counties that contain a portion of the City of Dallas. Questions regarding this data should be directed to the appropriate county. The floodplain information is provided by the City of Dallas Trinity Watershed Management Department, Floodplain and Drainage Management Division. They are located at 320 E Jefferson Blvd, Room 307, and can be reached at (214) 948-4690.



## Dallas Zoning Districts

### R-10(A) - Single Family 10,000 Square Feet District

The attached documents list the general guidelines to the Yard, Lot and Space Regi may be exceptions to this information. See 51A-4.100 of the Dallas Development Co details.

#### Development Services

[Current Planning](#)

[Zoning Information](#)

[Zoning Districts](#)

[Zoning FAQs](#)

[Zoning Use Charts](#)

[Zoning Use Regulations](#)

[Amendment and  
Development Code](#)

[Board of Adjustment  
Requirements](#)

#### Front Yard

Minimum front yard is: 30 feet

#### Side Yard

Minimum side yard is: 6 feet single family structures

10 feet for other permitted structures

#### Rear Yard

Minimum rear yard is: 6 feet for single family structures and

15 feet for other permitted structures

Setbacks may be greater or lesser due to exceptions in the Dallas Development C exceptions include, but not limited to, platted building lines and more restrictive zo district setbacks in the same block.

#### Height

Maximum structure height is: 30 feet

#### Dwelling Unit Density

No maximum dwelling unit density

#### Floor Area Ratio

No maximum floor area ratio

#### Lot Coverage

Maximum lot coverage is: 45% for residential structures

25% for nonresidential structures

Note:

1. Above ground parking structures are included in lot coverage calculations;
2. Surface parking lots and underground parking structures are not

#### Lot Size

Minimum lot area for residential use is: 10,000 square feet

#### Stories

No maximum number of stories

#### Off-Street Parking

See Use Regulations for Off-Street Parking Requirements

#### Off-Street Loading

See Use Regulations for Off-Street Loading Requirements

### **Landscape Regulations**

See Article X

### **Additional Provisions**

Electrical service for single family uses. In this district, a lot for a single family use supplied by not more than one electrical utility service, and metered by not more than one electrical meter. The board of adjustment may grant a special exception to authorize more than one electrical utility service and more than one electrical meter on a lot in this district when, in the opinion of the board, the special exception will:

not be contrary to the public interest;

not adversely affect neighboring properties; and

not be used to conduct a use not permitted in this district

### **Primary Use**

Single Family Residential

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

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