

**CITY OF DALLAS
ORDINANCE NO. 1919**

**AN ORDINANCE AMENDING PROVISIONS OF THE DALLAS DEVELOPMENT
CODE TO ADD COMMERCIAL INDOOR RECREATION AS A LAND USE
CATEGORY**

WHEREAS, the City of Dallas desires to promote economic growth and development within the city through the regulation of land within the city.

WHEREAS, the City of Dallas desires to create a new land use category to better regulate and promote commercial indoor recreation within the city.

NOW THEREFORE, the City of Dallas does ordain as follows

SECTION 1: **ADOPTION** “1.3.205 Commercial Indoor Recreation” of the Dallas Development Code is hereby *added* as follows:

ADOPTION

1.3.205 Commercial Indoor Recreation*(Added)*

- A. Characteristics. Commercial Indoor Recreation uses are small to medium uses that provide continuous recreation or entertainment-oriented activities. Uses are generally commercial (for-profit) in nature, but may be non-profit. Activities generally take place indoors, with the option for outdoor activity on a limited or seasonal basis. Uses may be open to the public or restricted to membership groups such as homeowner's associations.
- B. Accessory Uses. Accessory uses may include concessions, parking, caretaker's quarters, meeting spaces, and retail sales of products related to the recreational activity.
- C. Examples. Examples include gymnasiums, athletic or health clubs, dance or martial art studios, game halls, and arcades.
- D. Exceptions
 - 1. Private lodges and clubs, and non-profit athletic or health clubs that have membership provisions open to the general public to join at any time may be considered a Community Service.
 - 2. Uses that draw large numbers of people to periodic events, rather than on a continuous basis, are classified as Major Event Entertainment.
 - 3. Uses with more than 2,000 square feet devoted to retail are classified as Retail Sales and Service uses.
 - 4. Uses with more than 2,000 square feet of exhibition and meeting areas are classified as Retail Sales and Service. Uses with more than 10,000 square feet of exhibition and meeting areas are classified as Major Event Entertainment.

5. Activities that generate noise audible outside the property, such as weight lifting, are prohibited in residential zones.

SECTION 2: **AMENDMENT** “1.3.250 Retail Sales And Service” of the Dallas Development Code is hereby *amended* as follows:

A M E N D M E N T

1.3.250 Retail Sales And Service

- A. **Characteristics.** Retail Sales and Service firms are involved in the sale, lease or rent of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.
- B. **Accessory uses.** Accessory uses may include offices, storage of goods, manufacture or repackaging of goods for on-site sale, and parking, subject to applicable Code requirements.
- C. **Examples.** Examples include uses from the four subgroups listed below:
 1. **Sales-oriented:** Stores selling, leasing, or renting consumer, home, and business goods including art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries, hardware, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printed material, stationery, and videos; food sales, and sales or leasing of consumer vehicles including passenger vehicles, motorcycles, light and medium trucks, and other recreational vehicles.
 2. **Personal service-oriented:** Branch banks; urgent medical care; laundromats; photographic studios; photocopy and blueprint services; hair, tanning, and personal care services; tax preparers, accountants, real estate, legal, financial services; business, and other trade schools; music classes; child care center (not family day care); mortuaries; veterinarians; kennels limited to boarding, with no breeding; and animal grooming.
 3. **Entertainment-oriented:** Restaurants, cafes, delicatessens, taverns, and bars; indoor or outdoor continuous entertainment activities such as bowling alleys and ice rinks; pool halls; indoor firing ranges; theaters, membership clubs, and lodges; hotels, motels, recreational vehicle parks, and other temporary lodging with an average length of stay of less than 30 days.
 4. **Repair-oriented:** Repair of TVs, bicycles, clocks, watches, shoes, guns, appliances and office equipment; photo or laundry drop off; quick printing; recycling drop-off; tailor; locksmith; and upholsterer.
- D. **Exceptions.**
 1. Lumber yards and other building material sales that sell to contractors and not retail customers are classified as Wholesale Sales.

2. The sale of landscape materials, including bark chips and compost not in conjunction with a primary retail use, is classified as Industrial Service.
3. Repair and service of consumer motor vehicles, motorcycles, light and medium trucks and small personal transportation devices (e.g., electric carts) and garden tractors, is classified as Vehicle Repair. Repair and service of industrial vehicles and equipment, including farm, construction and other heavy equipment, and heavy trucks is classified as Industrial Service.
4. Sales, rental, or leasing of heavy trucks and equipment is classified as Wholesale Sales.
5. Hotels, restaurants, and other services that are part of a truck stop are considered accessory to the truck stop, which is classified as Industrial Service.
6. In certain situations, hotels and motels may be classified as a Community Service use, such as publicly assisted, short term housing or mass shelter in the event of an emergency declared by a government agency. See Community Services.
7. When kennels are limited to boarding the applicant may choose to classify the use as Retail Sales and Service or Agriculture.

SECTION 3: AMENDMENT “2.2.020 Allowed Land Uses And Building Types” of the Dallas Development Code is hereby *amended* as follows:

AMENDMENT

2.2.020 Allowed Land Uses And Building Types

Table 2.2.020 identifies the land uses and building types that are allowed in the Residential Districts. The specific land use categories are described and uses are defined, respectively, in Articles 1 and 6.

Table 2.2.020– Land Uses and Building Types Allowed in Residential Districts				
<i>Land Uses and Building Types</i>	<i>Land Use Districts</i>			<i>Special Use Provisions</i>
(Uses & building types in Chapter 1.3; definitions in Chapter 6.1)	<u>RL</u>	<u>RM</u>	<u>RH</u>	
Residential Categories				

<i>Household Living</i>				
Single Family House	P	P	P	
Accessory Dwelling Unit	S	S	S	Section 2.2.120A
Duplex (2 dwelling units sharing a common wall on one lot)	P P	P P	P P	
Attached House (2 dwelling units sharing a common wall with each unit on its own lot)				
Attached House (3 or more common-wall dwelling units), each on its own lot	N	S	S	Section 2.2.120B
Cottage Cluster (2-8 single family dwellings on one lot, oriented to an alley or common green, and each containing less than 1,200 square feet of floor area)	S	S	S	Section 2.2.120H
Manufactured Home on a Lot	S	S	N	Section 2.2.120F
Manufactured Dwelling Park - Equal to or less than 3 acres - Greater than 3 acres	N N	S N	S S	Chapter 2.9
Modular Home on a lot	S	S	S	Section 2.2.120M
Multi-family (3 or more dwellings on a lot; Includes	N	S	S	Section 2.2.120H

Senior Housing, some types of Assisted Living and Single Room Occupancy Uses, but not Group Living)				
Zero Lot Line Courtyard Housing (not common wall)	N	S	S	Section 2.2.120J
Group Living				
Residential Home	S	S	N	Section 2.2.120D
Residential Facility	CU S	S	S	Section 2.2.120D
Commercial Categories				
Drive-Up/Drive-In/Drive-Through (drive-up windows, kiosks, ATM's, similar uses/facilities)	N	N	CU S	Section 2.3.100
Bed and Breakfast Inn	CU S	CU S	CU S	Section 2.2.120C
Educational Services, Commercial (e.g., tutoring or similar services); not a home occupation	N	CU S	CU S	Limited to 1,200 square feet of floor area
Entertainment, Major Event	N	N	N	
Home Occupation	S	S	S	Per standards of Section 2.2.120E and procedures in Chapter 4.9
Office, not a home occupation; fully				

enclosed in primary and/or accessory building	N	CU S	CU S	Limited to 1,200 square feet of floor area
Outdoor Recreation, Commercial	N	N	N	
Indoor Recreation, Commercial	N	N	N	
Commercial Parking	CU	CU	CU	
Quick Vehicle Servicing or Vehicle Repair	N	N	N	
Recreational Vehicle Park	N	N	N	
Retail Sales and Service	N	N	N	
Self-Service Storage, when not accessory to a permitted use	N	N	CU	
Short-Term Vacation Rental, primary dwelling or accessory dwelling; not a recreational vehicle or mobile home	CU S	CU S	N	Section 2.2.120I
Industrial Categories				
Industrial Service, enclosed in primary building	N	N	N	
Manufacturing and Production, fully enclosed in primary and/or accessory building	N	N	N	
Warehouse and Freight Movement				
Waste-Related				

when not accessory to a primary permitted use (e.g., trash and recycling storage and sorting, garden composting)	N	N	N	
Wholesale Sales when accessory to a primary permitted use	N	N	N	
Institutional Categories				
Basic Utilities when not accessory to a primary permitted use	CU	CU	CU	Wireless Communication Facilities Subject to CU
Community Service; Government, except drive-up facilities or uses (includes clubs and lodges, public and quasi-public buildings where public is received, other community services)	CU	CU	CU	
Daycare, adult or child care; except: Family Childcare (16 or fewer children)	CU S P	CU S P	CU S N	Provide City with evidence of compliance with ORS 329A.250 and 329A.440(4)
Medical Centers	N	N	N	
Incarceration Facilities	N	N	N	
Parks, Open	P	P	P	

Space, and Common Areas				
Religious Institution, House of Worship	CU	CU	CU	Conditional Use Permit required, except where City codes preempted by Federal or State law
Schools	P/CU	P/CU	P/CU	Permitted (P) when part of a Master Plan; otherwise CU
Park and Ride	N	P/CU	P/CU	Permitted (P) when part of a Master Plan; otherwise CU
Accessory Structures, total of all accessory structures on site - Not taller than 15 ft. and not wider than 50% of width of primary building footprint - Taller than 15 ft. or wider than 50% of width of primary building footprint	P CU	P CU	P CU	
Agriculture	N	N	N	Section 2.2.120L
Mining	N	N	N	
Wireless Communication Facilities, Wind Turbines, and Similar Structures	N	N	N	Ham and Similar Amateur Radio exempt when height limits are met
Utility Corridors (e.g., regional gas pipelines,	CU	CU	CU	

electrical transmission lines, etc.), except those existing prior to <u>January 22, 2010</u> , are permitted				
Temporary Uses	P/CU			Temporary uses subject to Section 4.9.010
Transportation Facilities (operation, maintenance, preservation, and construction in accordance with applicable standards of the roadway authority) are Permitted; other Transportation Facilities require Conditional Use Permit and are subject to review and approval by the applicable roadway authority.				
Non-Conforming Uses. Uses and structures lawfully established prior to <u>January 22, 2010</u> may continue pursuant to Chapter 5.2 Non-Conforming Situations. The City may require upon annexation rezoning that uses conform to the current code requirements for the zone in which they are located.				
Uses Subject to Preemptive State or Federal Law are allowed pursuant to applicable laws				

SECTION 4: AMENDMENT “2.3.020 Allowed Land Uses And Building Types” of the Dallas Development Code is hereby *amended* as follows:

AMENDMENT

2.3.020 Allowed Land Uses And Building Types

Table 2.3.020A – Building Types Allowed in Commercial Districts				
<i>Building Types</i>	<i>Status of Building Type in District</i>			
<i>(Uses and building types in Chapter 1.3; definitions in Chapter 6.1)</i>	CBD	CG	CN	Special Standards
<i>Building Types</i>				
Store/Shop/Dining	P	P	P	
Office Building	P	P	P	
Mixed-Use				

Building	P	P	P	Drive-up and drive-thru facilities, where allowed, are subject to Section 2.3.100. For buildings with floor plate >50,000 square feet, see Section 2.3.060 See also, Chapter 2.6 Mixed Use Master Plan provisions, and Chapter 4.5 Master Planned Developments.
Automotive Services Building	CU S	CU S	CU S	
Large-Format Commercial: floor plate exceeds 50,000 square feet	CU	CU	N	
Neighborhood Commercial: total floor plate of building <20,000 square feet; and total leasable floor area of building < 50,000 square feet	P	P	P	
Parking Structures, public parking structures; and other parking structures when accessory to a primary permitted use	P	P	P	

Key:

P = Permitted, subject to site/development review

S = Permitted with standards (Section 2.3.030)

CU = CU permit required (Chapter 4.3)

N = Not permitted

Table 2.3.020B – Land Uses Allowed in Commercial Districts				
<i>Land Uses</i>	<i>Status of Use in District</i>			
<i>(Uses and building types in Chapter 1.3; definitions in Chapter 6.1)</i>	CBD	CG	CN	Special Use Standards

Residential Categories				
Residential (Household Living and Group Living):				New residential buildings (not in conjunction with ground floor commercial use) must conform to the Architectural Standards contained in Section 2.2.070 and 2.2.100.
Dwelling lawfully existing in its current location as of January 22, 2010 (may be rebuilt in the event of involuntary damage or destruction due to fire or other event beyond owner’s control)	P	P	P	
New dwelling built in conjunction with a permitted commercial use, above ground floor commercial space	P	P	P	
New dwelling on the ground floor or not in conjunction with a permitted commercial use: 24 or more units/acre	N	CU S	N	
New dwelling not in conjunction with a permitted commercial use: <24 units/acre	N	N	CU S	
Commercial Categories				

Drive-Up/Drive-In/Drive-Through (drive-up windows, kiosks, ATM's, similar uses/facilities)	CU S	CU S	CU S	Section 2.3.100
Transient Lodging, including hotel, motel, bed and breakfast inn, and similar uses; excluding recreational vehicle park	P	P	P	
Educational Services, Commercial	P	P	P	
Entertainment, Major Event	CU	CU	N	
Offices	P	P	P	
Outdoor Recreation, Commercial	CU	CU	CU	
Indoor Recreation, Commercial	P	P	P	
Commercial Parking	CU	CU	CU	
Automobile Service: Quick Vehicle Servicing or Vehicle Repair. (See also Drive-Up/Drive-In/Drive-Through Uses)				Section 2.3.100 applies to uses with drive-up/drive-in/drive-through facilities
- Fully enclosed in a building	CU	P	CU	

- Not fully enclosed in a building	N	CU S	N	
- Automobile fueling	N	CU S	CU S	
Retail Sales and Service				Section 2.3.100 applies to uses with drive-up/drive-in/drive-through facilities.
Primary use enclosed in building (allows 10% of sales/service area outside)	P	P	P	
More than >10% of use not enclosed in building	CU	CU	CU	
Outdoor retail sales of Agricultural goods produced within 25 miles of site	P	P	P	
Recreational Vehicle Park (3 or more RVs)	N	CU	N	
<i>Industrial Categories</i>				
Industrial Service				
- Fully enclosed (e.g., similar to office)	S	S	CU S	
- Not fully enclosed (e.g., with some outdoor storage or activity)	N	CU S	N	
Manufacturing and Production				
- Fully enclosed	S	S	S	

- Not fully enclosed and not accessory to Retail Sales	N	N	N	Industrial uses, where allowed, are subject to Industrial Performance Standards in Chapter 2.4.
Self-Service Storage not accessory to a primary permitted use	N	N	N	
Warehouse and Freight Movement when not accessory to a primary permitted use	CU S	CU S	N	
Waste-Related, when not accessory to a primary permitted use	N	N	N	
Wholesale Sales				
- Primary use enclosed in building (allows 10% of sales area outside)	P	P	P	
- More than 10% of use not enclosed in building	CU	CU	CU	
- Outdoor sales of Agricultural goods, the majority of which are produced within 100 miles of site	P	P	P	
<i>Institutional Categories</i>				
Basic Utilities				Wireless

when not accessory to a primary permitted use	CU	CU	CU	Communication Facilities Subject to CU and Chapter 3.5.
Community Service; Government, except drive-up facilities or uses				
Clubs and lodges	CU	CU	CU	
Public and quasi-public buildings where public is received	P	P	P	
Other Community Services	CU	CU	CU	
Daycare, adult or child day care; not Family Daycare under ORS 329A.250	CU	CU	CU	
Parks, Open Space, and Common Areas: pedestrian amenities (e.g., plaza or outdoor seating, parks and recreation facilities, and other open space uses)	P	P	P	
Religious Institutions and Houses of Worship	CU	CU	CU	
Schools, primary or secondary	CU	CU	CU	
Medical Centers	CU	CU	CU	

Incarceration Facilities	CU	CU	N	
Park and Ride	N	CU	CU	
<i>Other Use Categories</i>				
Accessory Structures (with a permitted use)	P	P	P	
Buildings and Structures exceeding height standards. See Table 2.3.030	CU	CU	CU	Height/density bonus subject to performance standards in Section 2.3.070B
Radio Frequency Transmission Facilities, Wind Turbines and Similar Structures when not accessory to a primary permitted use	CU	CU	CU	These facilities are Permitted when height limits of district are met. See also, Chapter 3.5 for Wireless Communication Facilities
Utility Corridors when not accessory to a permitted use	CU	CU	CU	
Temporary Uses when not accessory to a permitted use	P/CU			Only those uses designated as “P” or “CU”, are allowed and may be permitted, per Section 4.8.010.
Non-Conforming Uses. Uses and structures lawfully established prior to <i>[effective date of code]</i> may continue pursuant to Chapter 5.2 Non-Conforming Situations. Upon annexation or rezoning, uses shall conform to the current code requirements for the zone in which they are located.				
Transportation Facilities (operation, maintenance, preservation, and construction in accordance with applicable standards of the roadway authority) are Permitted; other Transportation Facilities require Conditional Use Permit.				

Uses Subject to Preemptive State or Federal Law are allowed pursuant to applicable laws.

Key:

P = Permitted, subject to site/development review

S = Permitted with standards (Section 2.3.030)

CU = CU permit required (Chapter 4.3)

N = Not permitted

SECTION 5: AMENDMENT “2.4.020 Allowed Uses” of the Dallas
Development Code is hereby *amended* as follows:

AMENDMENT

2.4.020 Allowed Uses

Table 2.4.020 identifies the land uses that are allowed in the Industrial District. The specific land use categories are described in Chapter 1.3. Definitions are contained in Chapter 6.1.

Table 2.4.020 – Land Uses Allowed in Industrial Districts		
<i>Uses</i>	<i>Status of Use in District</i>	
Use Categories <i>(Examples of uses are in Chapter 1.3; definitions are in Chapter 6.1.)</i>	<i>I</i>	<i>Exceptions and Special Use Standards</i>
Residential Categories		
<i>Household Living</i>		
Residential Uses (Household Living and Group Living) allowed, if:		New dwellings may be permitted without CU with a Master Planned Development. Only one caretaker dwelling per site is allowed and must be accessory to a primary permitted use.
- Lawfully existing as of January 22, 2010 (may be rebuilt within the existing footprint within 12 months of involuntary damage or destruction due to fire or other event beyond owner’s control)	P	
- New dwelling	CU	

- Caretaker dwelling	P	
Commercial Categories		
Drive-Up/Drive-In/Drive-Through (drive-up windows, kiosks, ATM's, similar uses/facilities)	P	When in conjunction with Retail Sales and Services, must comply with Section 2.3.100
Bed and Breakfast Inn	N	
Educational Services, commercial	CU	Educational Services may be permitted without CU with a Master Planned Development
Entertainment, Major Event	CU	Entertainment, Major Event may be permitted without CU with a Master Planned Development. See also, Section 2.4.050
Offices	P	
Outdoor Recreation, Commercial	CU	Outdoor Recreation, Commercial may be permitted without CU with a Master Planned Development
Indoor Recreation, Commercial	P	
Commercial Parking	CU	
Quick Vehicle Servicing or Vehicle Repair	P	See also, Section 2.4.050
Recreational Vehicle Park	N	
Retail Sales and Service	S	Retail Sales and Services are limited to 20,000 sq. ft. gross floor area and must be accessory to a primary permitted use
Self-Service Storage	S	See also, Section 2.4.050
Industrial Categories		
Industrial Service		
- 50% or more of use enclosed in building	P	Percent of use not enclosed may be increased with a

- <50% of use not enclosed in building	CU	Master Planned Development. See also, Section 2.4.050
Manufacturing and Production		Percent of use not enclosed may be increased with a Master Planned Development. See also, Section 2.4.050
- 50% or more of use enclosed in building	P	
- <50% of use not enclosed in building	CU	
Warehouse and Freight Movement	P	See also, Section 2.4.050
Waste-Related	CU	See also, Section 2.4.050
Wholesale Sales		Percent of use not enclosed may be increased with a Master Planned Development. See also, Section 2.4.050
- 50% or more of use enclosed in building	P	
- <50% of use not enclosed in building	CU	
Institutional Categories		
Basic Utilities	P	See also, Section 2.4.050
Community Service	P	See also, Section 2.4.050
Daycare, adult or child day care; does not include Family Daycare under ORS 329A.250	CU	Daycare Center may be permitted without CU with a Master Planned Development.
Parks and Open Space	P	
Religious Institutions and Houses of Worship	CU	Religious Institutions and Houses of Worship Permitted when part of a Master Plan, per Chapter 4.5
Schools	CU	Schools Permitted when part of a Master Plan, per Chapter 4.5
Medical Centers	CU	
Incarceration Facilities	CU	
Park and Ride	CU	
Other Categories		

Accessory Structures (with a permitted use)		See examples of Accessory Structures in Chapter 1.3.
Agriculture – Animals, when		
- existing use as of January 22, 2010	P	
- accessory to a permitted use	P	
- primary use (e.g., meat processing, stockyard, vet, kennel, and similar uses)	CU	
Agriculture – Nurseries and similar horticulture (See also, Wholesale and Retail Uses)	P	
Buildings and Structures Exceeding the Height Limits in Table 2.4.060	CU	Increased height may be permitted without CU with a Master Planned Development.
Mining	N	
Wireless Communication Facilities, Wind Turbines, and Similar Structures	CU	See also, Chapter 3.5 for Wireless Communication Facilities requirements.
Rail Lines and Utility Corridors, except those existing prior to effective date of Development Code are permitted.	CU	
Temporary Uses (Only uses allowed as “P” and “CU”), per Chapter 4.9.	P/CU	See Chapter 4.9. Unlisted uses require CU permit.
Transportation Facilities (operation, maintenance, preservation, and construction in accordance with applicable standards of the roadway authority) are Permitted; other Transportation Facilities require Conditional Use Permit and are subject to review and approval by the applicable roadway authority.		
Non-Conforming Uses. Uses and structures lawfully established prior to <i>[effective date of code]</i> may continue pursuant to Chapter 5.2 Non-Conforming Situations. Upon annexation or rezoning, uses shall conform to the current code requirements for the zone in which they are located.		
Uses Subject to Preemptive State or Federal Law are allowed pursuant to applicable laws		

Key:

P = Permitted, subject to site/development review S = Permitted with standards (See cross-reference) CU = CU permit required (Chapter 4.4) N = Not permitted

SECTION 6: EFFECTIVE DATE This Ordinance shall be in full force and effect from April 1, 2026 and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE CITY OF DALLAS CITY COUNCIL MARCH 02, 2026.

Presiding Officer

Attest



Richard Slack, Mayor, City of Dallas



Brian Latta, City Manager, City of Dallas



Gregory V. Goebel, City Attorney,
City of Dallas