

TOWN OF DALLAS
MINUTES FOR BOARD OF ALDERMEN MEETING
JUNE 4, 2019
5:05 PM

The following elected officials were present: Mayor Coleman, Alderman Cearley, Alderman Withers, Alderwoman Morrow, and Alderman Huggins. Alderwoman Thomas was absent.

The following staff members were present: Maria Stroupe, Town Manager; Da'Sha Leach, Town Clerk; Allen Scott, Police Chief; Doug Huffman, Electric Director; Tiffany Faro, Development Services Director; Jonathan Newton, Finance Director; Matt Kannup, Assistant Fire Chief; Garrett Lowery, Recreation Director; Bill Trudnak, Public Works Director and Robert Walls, Police Captain. Earl Withers III, Fire Chief and Tom Hunn, Town Attorney were absent.

Mayor Coleman called the meeting to order at 5:05 pm. He opened with the Pledge of Allegiance to the Flag.

Mayor Coleman asked if there were any additions or deletions to amend the agenda. Alderwoman Morrow made a motion to approve the agenda with addition Item 3C-Discussion on Diamond Engineering, seconded by Alderman Huggins, and carried unanimously.

New Business:

Item 3A was a discussion on Proposed FY2019-20 Budget. The proposed FY2019-20-line item budget was sent to the Board of Aldermen on Friday, May 24, 2019 for review. The purpose of this work session is to determine if the proposed budget meets the vision and needs of the Town of Dallas for the 2019-20 Fiscal Year as determined by the Board of Aldermen. Attached is a summary of the budget as presented. A Budget Work Session was held on Tuesday, March 26, 2019, where the first draft budget was presented to the Board. Based on that work session and subsequent new requests or information, this proposed budget was developed. The public hearing and scheduled vote for the budget is scheduled for the June 11th Board of Aldermen meeting. This public hearing has been properly advertised. The board had consensus on the budget. (Exhibit A)

Break 6:25-6:35

Item 3B was a discussion Zoning Ordinance Update- Permitted Uses in All Zones. The Development Services Director is recommending an update to our zoning ordinance to provide additional clarity for our permitted uses in each zoning district. Currently our permitted uses are listed as text under each zone identified, making the ordinance very lengthy and challenging to navigate. By replacing the text list with a permitted use chart- adopted as Appendix C of our Zoning Code- we will be able to provide a quick reference for residents and businesses on our allowable uses in each zone. Along with this formatting change, an update to the permitted uses is reflected in the proposed chart. Key changes being proposed include:(1) New residential construction no longer allowed by right in Industrial and Business zones. (2) Smaller scale hospitality uses added into Residential zones with conditional approval. (3) Streamlined uses within B-3 Central Business to promote more restaurant/retail activity. The Planning Board also recommends an update to our Non-Conforming Buildings and Uses ordinance within B-3 included. (4) Expansion of allowable uses in Business zones to attract new businesses as Dallas grows. (5) Some Industrial zone uses proposed as conditional only (relating to noise levels, odor, and impact on surroundings). (6) Added uses for additional clarity that were not listed before- adult businesses, solid waste/ septic facilities, bed & breakfasts, smoke shops, fitness centers, etc. (7) Elimination of zones not currently in use – uses incorporated into existing zones instead. Because supplemental regulations are currently within the text of the permitted uses, Staff and Planning Board are also proposing to relocate those elements to their own section- instead of within the requirements of each specific zone. This chart, and accompanying text, are proposed to be reviewed and updated again after analysis of our current land use map, or as needed to accommodate the Town's anticipated growth. Staff is planning on partnering with CCOG to begin community engagement efforts regarding desired land use map updates in FY 19/20. The Board gave staff some items to address existing uses for owners/tenants and this item will be discussed at the next work session in July. (Exhibit B)

New Business continued

Item 3C was a discussion on Water/Sewer Amendment request for Diamond Engineering. At the regular board meeting on May 14th as Item 8C, there was a discussion on Diamond Engineering assisting in an NC DOT project for Town of Dallas and they were not paid. Due to the work that was completed on behalf of the Town of Dallas, Diamond Engineering would like Town of Dallas to pay the outstanding invoice. The Board discussed the communication attempts made by staff, and the need for more documentation. Several Town Staff acknowledge the vital need and great service that is provided to the Town of Dallas. The Board would like an itemized list of the work completed by Diamond Engineering as well as talk with NC Representative Hastings to get some assistance with NC DOT. This item will be at the July 9th, 2019 agenda.

Manager's Report and General Notices:

The Manager gave updates on items/challenges in Town.

Alderwoman Morrow made a motion to adjourn, seconded by Alderman Withers, and carried unanimously. **(7:23)**

Rick Coleman

Rick Coleman, Mayor

Da'Sha Leach

Da'Sha Leach, Town Clerk



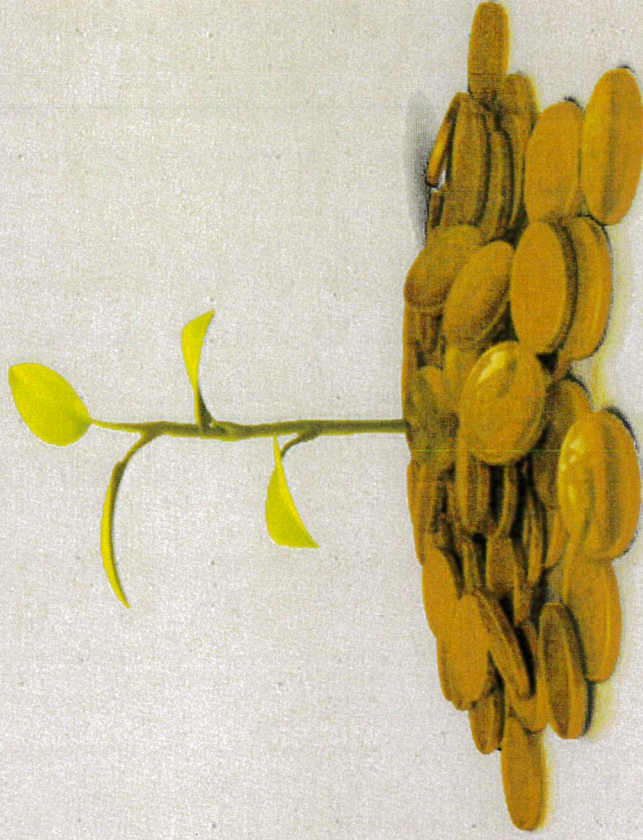
Personnel Compensation & Benefits

Staggered Increase Based on Years of Service: 2% - 4%

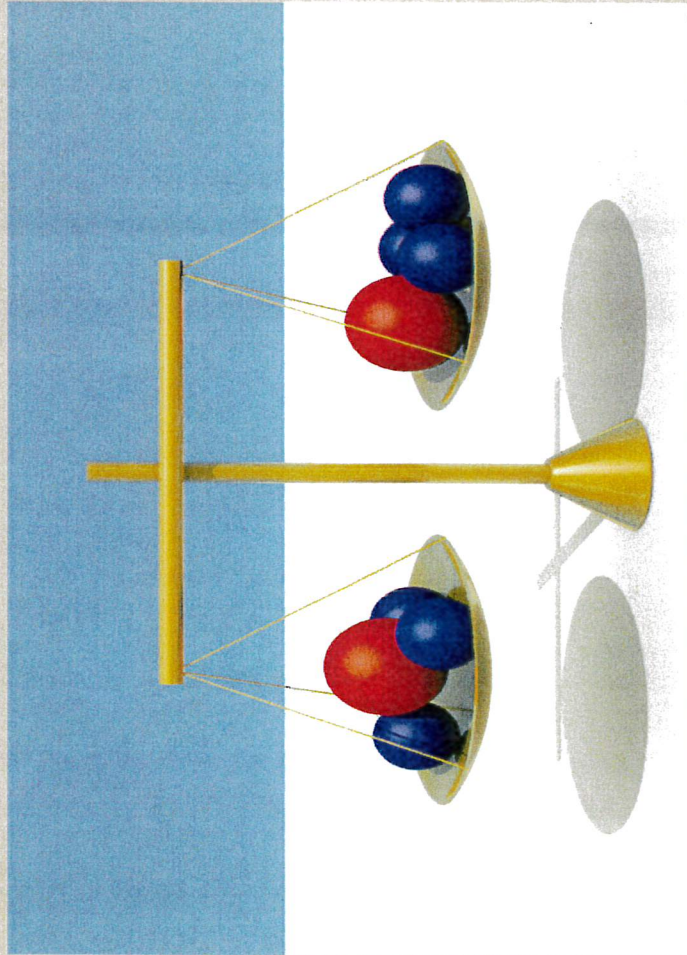
\$100 per Year Longevity Bonus Paid in Anniversary Month

8.95% Non-LEO Retirement Contribution

9.70% LEO Retirement Contribution



Revenue Neutral Tax Rate



G.S. §159-11 Requires calculation of a Revenue Neutral Tax Rate for comparison purposes after a reappraisal.

This is a rate that is estimated to produce revenue for the next fiscal year equal to the revenue that would have been produced for the next fiscal year by the current tax rate if no reappraisal had occurred.

Calculated Revenue Neutral Tax Rate for FY2019-20 would be \$.3818 per \$100 valuation.

Actual Tax Rate for FY2019-20 is \$.4000 per \$100 valuation.

General Fund Highlights

Total Fund Budget = \$4,235,836

8.3% increase over current budget of \$3,910,624

Using \$224,049 of Fund Balance

Revenues

- Projecting approximately \$60,000 increase in interest
- Anticipating approximately \$53,000 increase in property taxes
- Transfer from Electric Fund - \$895,733
- CMAQ Grant - \$82,100
- Fire Grant - \$61,750
- Bike/Ped Grant - \$45,000

Expenditures

- Windows at Rescue/Civic Building - \$35,550
- Collections Upgrade - \$15,700
- VIPER System Radios - \$113,515
- Small Trash Truck - \$110,000
- CMAQ Project Engineering - \$102,625
- Bunker Gear for F.D. - \$65,000

Debt

- Fire Department - Building (\$208,570), Spartan Pumper (\$31,326)
- Solid Waste - 1-Arm Trash Truck (\$27,172)



General Fund Departments

ADMINISTRATION - \$285,610 (11.7% increase from \$255,705)

Replace Windows in Both Sides of Civic Building - \$35,550

Civic - \$16,700/Rescue - \$18,850

Collections Upgrades - \$15,700

BOARD & ATTORNEY - \$77,605 (0.7% increase from \$77,029)

COMMUNITY DEVELOPMENT - \$202,240 (29.7% increase from \$155,906)

Bike/Ped Grant - \$50,000 (90% grant match)

Zoning Map Update - \$10,150

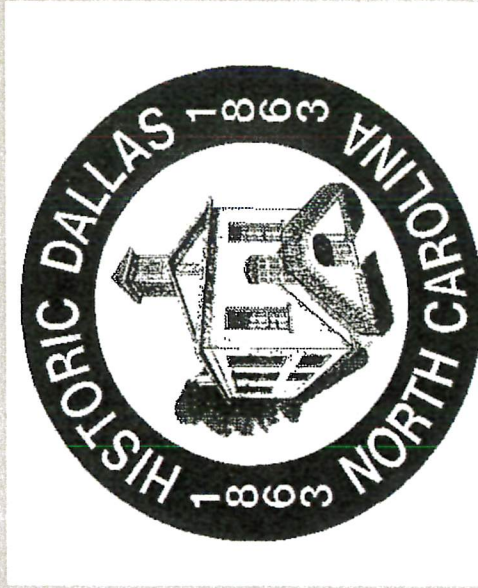
COURTHOUSE - \$58,474 (4.3% increase from \$56,050)

Fountain Site Preparation - \$14,000

POLICE - \$1,580,347 (4.6% increase from \$1,510,839)

Radios for VIPER System - \$113,515

New Officer Position & Outfitting - \$136,380



General Fund Departments (Cont'd)

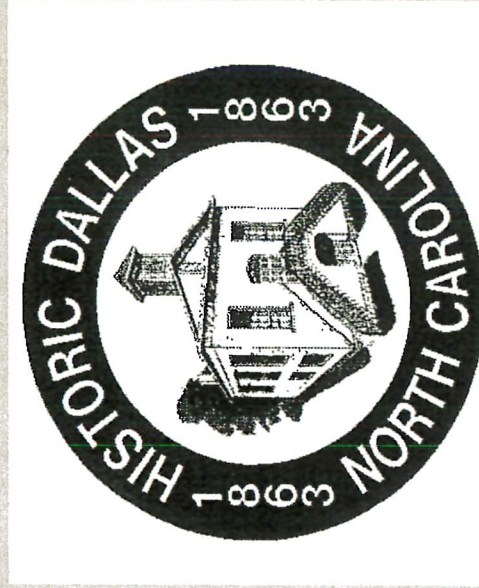
FIRE - \$542,493 (6.0% increase from \$511,705)
 Part-Time - \$33,176 (increased \$19,500 due to not receiving SAFER Grant)
 Fire Calls - \$59,256 (increased \$20,00 due to increased participation)
 Turnout Gear - \$65,000 (applying for grant with 5% match)
 Replace Chief's Vehicle - \$48,000

POWELL BILL - \$131,307 (No change)

STREETS - \$451,660 (9.7% increase from \$411,650)
 Engineering for CMAQ Project - \$102,625 (80% grant match)

RECREATION - \$369,933 (10.9% increase from \$333,571)
 Infield Repairs to Wooten & T-ball fields - \$12,191
 Playground Surfacing Repairs & Mulch - \$9,600
 Town Sponsored Events - \$39,550
 Donation for Dallas Park Splash Pad - \$30,000

SOLID WASTE - \$536,167 (15.0% increase from \$466,269)
 Landfill Charges - \$89,800
 Small Trash Truck - \$110,000 (to be financed)



Water/Sewer Fund Highlights

Total Fund Budget = \$3,267,024
8.8% increase over current budget of \$3,001,932
Revenues are fairly stagnant - Using \$77,496 of Fund Balance

Distribution & Collection - \$2,089,570

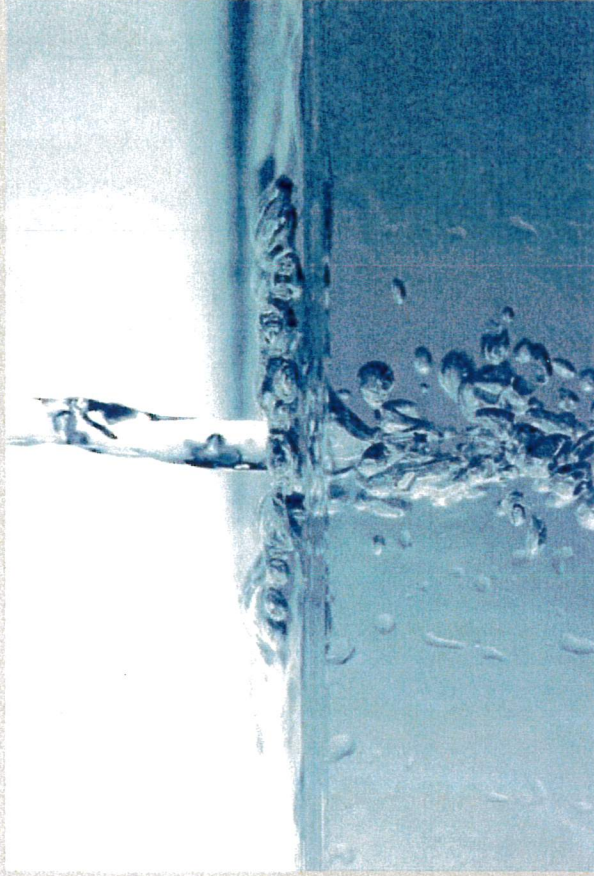
Debt - \$255,368 for Water Line Project, \$30,407 for Dump Truck (final payment)
Water Line Projects – Briarwood, Wooddale, Cherryville Hwy Move - \$332,580
Purchase for Resale Water & Sewer - \$138,580

Water Treatment Plant - \$642,157

Clean Out Sludge Pond & Drying Beds - \$44,000
Chemicals \$66,000
Equipment Maintenance - \$62,875
General Purpose Utility Vehicle & Shed - \$25,399

Waste Water Treatment Plant - \$535,297

Rebuild East Basin - \$40,000
Utility Costs - \$79,187
Equipment Maintenance - \$82,000
Chemicals - \$52,000



POSSIBILITIES - SEWER INTERCONNECT PROJECT

Electric Fund Highlights

- Total Fund Budget = \$9,230,405
- 1.90% DECREASE over current budget of \$9,407,597
- Revenues fairly stagnant - Using \$243,677 of Fund Balance
 - Electric Charge to Duke Energy - \$5,078,981
- Coal Ash Recovery - \$150,000 (Passing to customers- generating offsetting revenues)
 - Electric Sales Tax - \$512,958
- Debt - Bucket Truck (\$45,585), Svc. Truck & Tree Truck (\$72,807-final payment)
 - General Fund Transfer - \$895,733
- Replace Town Hall Generator - \$28,000
- Replace #336 Small Bucket Truck \$149,000 (to be financed)



Stormwater Fund Highlights

Total Fund Budget = \$200,379
45.8% increase over current budget of \$137,428
Rate Increase to \$4.52 per E.R.U.
Appropriating NO Fund Balance

Capital Projects including Groves St: \$107,116
 Engineering: \$9650
Small miscellaneous repairs: \$24,000



APPENDIX C

	Residential										Office	Business				Industrial
	R-15	R-12	R-10	R-8	R-6	RMF	RMF-H	O&I-1	BC-1	B-1		B-2	B-3	B-3P	I-2	
PERMITTED USES (any use not specified below is eligible to apply for conditional zoning approval)																
RESIDENTIAL																
Single-family dwellings.	X	X	X	X	X											
Manufactured/ Mobile Homes					X											
Trailer Camps/ Mobile Home Parks					X											
Multi-family Residential				X	X	X				C	C	C	C			
Fraternities					C	C					C					
Homes for the aged and infirm	X	X	X													
Mixed Use Residential						X	X			C	C		C			
Nursing homes for chronic or convalescent patients	X	X	X													
TRAVEL AND TOURISM																
Boarding and rooming houses											X					
Motel / Hotel											X		X			
Bed and Breakfast Inn				C	C							X				
Tourist Homes	C	C	C	C	C						X					
MUNICIPAL/PUBLIC																
Assembly Hall	X	X	X	X	X					C	C	C				
Cemeteries										X	X			X		
Municipal, county, state and federal uses not involving the outdoor storage of equipment or materials	X	X	X	X	X			X			X	X	X	X		
Public libraries, public museums and art galleries.	X	X	X	X	X			X			X	X	X	X		
Public or private utilities buildings and appurtenances, not to include the outdoor storage of equipment or materials	X	X	X	X	X			X			X	X	X	X		
Public utility storage or service yards													X	X		
PROFESSIONAL SERVICES																
Offices rendering professional services										X	X		X	X		
Agencies offering specialized Services not involving retail trade or inventory								X		X	X	X	X	X		
business offices										X			X	X		
Data processing and computer centers											C		C	X		

X: Permitted by Right**

C: Conditional*

* SUPPLEMENTAL REGULATIONS MAY APPLY- CHECK TOWN ORDINANCES

	Residential						Office	Business				Industrial	
	R-15	R-12	R-10	R-8	R-6	RMF		RMF-H	O&I-1	BC-1	B-1		B-2

PERMITTED USES (any use not specified below is eligible to apply for conditional zoning approval)

BUSINESS AND RETAIL

Automotive

Auto parts and supplies (new)									X		X			X
Auto parts and supplies (used)														X
Auto sales											X			X
Auto Service/Repair stations									X	X	X			X
Automobile Garages														X
Car Wash										X	X			X
Gas Stations														
Parking lots not for public use (principal use)												C		C
Trailer Sales and Service												C		X

Services

Banks and financial institutions									X	X	X	X		X
Barber shops or beauty shops										X	X	X		X
Dry cleaning establishments (drop-off only)										X	X	X		X
Exterminator Office										X	X			X
Funeral Homes										X		C		X
Laundry pickup stations, laundrettes and laundromats										X	X			X
Radio and television repair shops.										X	X			X
Shoe repair shops										X	X	X		X
Tailor shops										X	X			X
Upholstery shops										X	X			X

Food & Drink

Alcoholic beverage package stores										X	X	X		X
Bake shops and dairy bars										X	X	X		X
confectioneries										X	X	X		X
delicatessens										X	X	X		X
Eating and drinking establishments										X	X	X		X
Grocery stores										X	X			X
Microbreweries											X			X

X: Permitted by Right*

C: Conditional*

*SUPPLEMENTAL REGULATIONS MAY APPLY- CHECK TOWN ORDINANCES

	Residential						Office O&I-1	Business				Industrial I-2
	R-15	R-12	R-10	R-8	R-6	RMF		RMF-H	BC-1	B-1	B-2	

PERMITTED USES (any use not specified below is eligible to apply for conditional zoning approval)

Veterinary hospitals and commercial kennels														X
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EDUCATIONAL

Classroom trailers designed to be utilized by a public school	X	X	X	X	X					X	X	X	X	X
Schools and colleges kindergartens and day nurseries	X	X	X	X	X					X	X	X	X	X

RELIGIOUS AND CHARITABLE ORGANIZATIONS

Churches and other places of worship.	X	X	X	X	X					X	X	X	X	X
Philanthropic and eleemosynary institutions.	X	X	X	X	X					X	X	X	X	X
Promo for Trade Associations or Civic, Religious groups										X	X	X	X	X

RECREATIONAL

Electronic gaming operation(s)										X	X	X	X	
Adult Entertainment										X	X	X	X	
Fairs, carnivals and similar transient amusement enterprises														C
Fitness Center / Gymnasium										X	X	X	X	X
Indoor recreation										X	X	X	X	X
Movie theaters										X	X	X	X	
Outdoor recreation (not racetracks)														
Public or private golf courses, non-commercial swimming or tennis clubs, and country clubs	X	X	X	X	X					X	X	X	X	X

MEDICAL

Dental offices and clinics										X	X	X	X	
Medical offices and clinics										X	X	X	X	
Clinical laboratories										X	X	X	X	
Hospitals for human care														X

INDUSTRIAL/MANUFACTURING

Auto wrecking or junk yards														C
Automobile accessories- Manufacturing, servicing, processing, assembling, and fabricating														X
Bedding Fabrication														X
Bedding, pillows and carpets- Manufacturing, servicing, processing, assembling, and fabricating														X
Bottling Plants														X
Building materials- Manufacturing, servicing, processing, assembling, and fabricating														X
Chemicals- Manufacturing, servicing, processing, assembling, and fabricating														X
Clothing and cloths Fabrication														X

X: Permitted by Right*

C: Conditional*

*SUPPLEMENTAL REGULATIONS MAY APPLY- CHECK TOWN ORDINANCES

§ 153.020 TOWN DIVIDED INTO ENUMERATED ZONES.

In order to regulate and limit the height and size of buildings; to regulate and limit the intensity of the use of lot area; to regulate and determine the areas of open spaces surrounding buildings and to classify, regulate and restrict the location of trades and industries and the location of buildings designed for specified industrial, business, residential and other uses, the town is hereby divided into the following zones.

- (A) R-15 Single-Family Residential.
- (B) R-12 Single-Family Residential.
- (C) R-10 Single-Family Residential.
- (D) R-8 Multi-Family Residential.
- (E) R-6 Multi-Family Residential.
- (F) O and I-1 Office and Institutional.
- (G) BC-1 Shopping Center.
- (H) B-1 Neighborhood Business.
- (I) B-2 Highway Business.
- (J) B-3 Central Business.
- (K) B-3P Central Business District Perimeter.
- (L) I-2 General Industrial.
- (M) RMF Multi-Family District.
- (N) RMF-H High Density Multi-Family District

§ 153.022 R-15, R-12 AND R-10 ZONES: SINGLE-FAMILY RESIDENTIAL.

Within the R-15, R-12 and R-10 zones as shown on the zoning map of the town, incorporated by reference in § [153.021](#), the following regulations shall apply.

(A) Permitted uses. Refer to the Permitted Uses Chart (Appendix C)

(B) *Lot area and width, yards and building height requirements.* The requirements set forth in the [Appendix A: Yard and Height Requirements for Residential Districts](#) and [Appendix B: Yard and Height Requirements for Business Districts](#) shall govern.

(C) *Off-street parking.* Off-street parking shall be provided by all uses as required by § [153.042](#).

(D) *Signs.* The requirements set forth in the sign regulations, §§ [153.080](#) through [153.087](#), shall apply.

(E) *Site plan.* As an initial step in applying for the issuance of a building permit for the construction, alteration, or expansion of any structure housing a municipal, county, state, federal or other governmental use, a site plan shall be submitted which shall include the following grading, engineering design, construction size, height, shape and location of the building, location and design of parking areas, pedestrian and vehicular circulation on site, and plans for collecting and depositing storm water and natural or artificial watercourses. The site plan must be approved by the Town Clerk and by the Building Inspector before the building permit is issued; however, if the site plan is disapproved the applicant may appeal such decision to the town Planning Board and then to the Board of Aldermen. The structure housing such municipal, county, state or federal use must be constructed, altered or expanded in accordance with the site plan before a certificate of occupancy is issued by the Building Inspector.

§ 153.025 CLUSTER DEVELOPMENT OVERLAY DISTRICT. (Remove)

§ 153.026 R-8 AND R-6 ZONES: MULTI-FAMILY RESIDENTIAL.

Within the R-8 and R-6 zones as shown on the zoning map, incorporated by reference in § 153.021, the following regulations shall apply.

- (A) **Permitted uses-** Refer to the Permitted Uses Chart (Appendix C).
- (B) Lot areas and width, yards and building height requirements. The requirements set forth in Appendix A: Yard and Height Requirements in Residential Districts and Appendix B: Yard and Height Requirements in Business Districts shall govern.
- (C) Off-street parking. Off-street parking shall be provided by all uses as required in § 153.042.
- (D) Signs. The requirements set forth in the sign regulations, §§ 153.080 through 153.087, shall apply.

§ 153.027 M O AND I ZONES: MEDICAL AND OFFICE INSTITUTIONAL. (Remove)

§ 153.028 O AND I-1 ZONES: OFFICE AND INSTITUTIONAL.

Within the O and I-1 zones as shown on the zoning map, incorporated by reference in § 153.021, the following regulations shall apply.

- (A) **Permitted uses-** Refer to the Permitted Uses Chart (Appendix C)
- (B) Required lot area, lot width, yards and building height. For all permitted uses the requirements of the R-6 zones shall apply in this zone.
- (C) Off-street parking. Off-street parking space shall be provided in accordance with § 153.042.
- (D) Off-street loading. Off-street loading space shall be provided in accordance with § 153.044.
- (E) Signs. For the purpose of advertising any use permitted in this zone, the regulations of §§ 153.080 through 153.087 shall apply.

§ 153.029 O AND I-2 ZONES: OFFICE AND INSTITUTIONAL. (Remove)

§ 153.030 A-1 ZONES: ADVERTISING SIGN DISTRICT. (Remove)

§ 153.031 BC-1 ZONE: SHOPPING CENTER.

Within the BC-1 zones as shown on the zoning map of the town, incorporated by reference in § 153.021, the following regulations shall apply.

- (A) **Permitted uses-** Refer to the Permitted Uses Chart (Appendix –)
- (B) Required screening areas building coverage and yards.
 - (1) A screen containing a mixture of deciduous and evergreen trees spaced in a staggered triangular pattern not more than ten feet apart and containing not less than two rows of dense plant materials shall be planted in a fifteen-foot buffer strip along such rear or side lines, either or both. The same shall be planted at an initial height of at least three feet and shall be of such variety that an average height of six feet can be expected by normal growth within four years from the time of initial planting. No plant material which would be a host to insects, would affect the plants on adjoining property, or would spread disease, can be used; and all plant materials must be nursery grown and conform to the guidelines as published by the

American Association of Nurserymen in their 1959 edition. All plant materials shall be planted at least three feet from the side or rear lot line of adjoining property and shall be planted in the required buffer strip prior to the issuance of a certificate of occupancy by the Inspections Superintendent..

(2) Not more than 30% of the zoned area shall be covered by buildings.

(3) No building shall be closer than 20 feet to any exterior lot line or closer than 100 feet to any street right-of-way in a BC-1 Shopping Center zone.

(4) The tract of land upon which the proposed shopping center is to be erected must contain at least five acres.

(5) A BC-1 Shopping Center zone shall abut an existing or a proposed major thoroughfare for minimum distance of 400 feet and shall have a minimum average depth of 550 feet.

(C) Height. Not to exceed 40 feet.

(D) Off-street parking. Off-street parking shall be provided for all uses as required by § 153.042.

(E) Off-street loading and unloading. Off-street loading and unloading space shall be provided by all uses as required by § 153.044.

(F) Signs. For the purpose of advertising and use permitted in this zone the regulations of §§ 153.080 through 153.087 shall apply.

(G) Data to be submitted with petition. The applicant for this classification shall present to the town Planning Board the following items for consideration at the time the petition for rezoning is filed.

(1) A valid market analysis indicating the economic feasibility of the proposed development by outlining:

(a) The trade area of the proposed shopping center;

(b) An estimate of the trade area population, present and future;

(c) An estimate of the effective buying power of the trade area, both existing and proposed;

(d) An estimate of the net potential customer buying power for stores in the proposed development;

(e) An estimate of the amount of retail sales floor space in square feet currently lacking in the trade area.

(2) A statement indicating readiness to proceed with the proposed development by filing with the Zoning Officer an agreement signed by the owner or owners of the proposed development that actual construction shall begin within one year from the date final plans for the shopping center are approved and shall be prosecuted to completion within a reasonable period of time thereafter. In the event the town Planning Board and the Board of Aldermen find that the intent of this paragraph has been met or construction has not commenced within said one-year period, proceedings may be instituted for rezoning the area to its original classification. It is not the intent of this section, however, to prohibit a reasonable extension of the one-year limit by the Board of Aldermen.

(3) The preliminary site plan and the preliminary construction plan of the proposed development.

(H) Preliminary plan.

(1) The preliminary site plan shall be prepared on a 30" by 42" sheet of reproducible material using the largest scale possible and shall contain:

(a) Dimensions of the property and adjacent lots and streets;

(b) Location and proposed use of all buildings with dimensions and approximate ground floor area thereof;

(c) Topography of existing ground and paved areas and elevation of street alleys, utilities sanitary and storm sewers, buildings and structure;

(d) Plans for collecting and disposing of storm water and treatment of natural and artificial water courses;

(e) General indication of proposed grading, surface drainage, terraces retaining wall heights, grades on paved areas and ground floor elevations shown by contours or spot elevations;

(f) Parking areas with all spaces shown and dimensions thereof;

(g) Service area, truck loading facilities, service drives and dimensions thereof;

(h) Pedestrian walks or walkways with dimensions thereof;

(i) Drives and access to parking spaces with dimensions thereof;

(j) Curb cuts and points of ingress and egress and all sidewalks with dimensions thereof;

(k) Distances between the buildings and the property lines;

(l) Locations of plantings, walls and screening;

(m) Name and address of the development, name and address of the developer, date and scale of the plan, and the name of the person or firm preparing the plans;

(n) Vicinity map at a scale of 1 inch to 1,000 feet.

(2) The preliminary construction plan, the preliminary site plan and a detailed perspective drawing of the shopping center representing the general appearance of the buildings and grounds from the major thoroughfare must be prepared by a person authorized by law to prepare the same.

(3) Recommendations and suggestions concerning the preliminary plans for the proposed shopping center by the town Planning Board shall be upon the findings that the plans for the development are such that traffic hazards and congestion will not be created within the development and upon the public streets at the point of ingress and egress to the development and that the plans of a shopping center. Dedication of additional right-of-way for public street purposes may be required to resolve potential traffic hazards and congestion. The lack of minimum yard dimensions does not imply the lack of need for such minimum dimensions. The absence of minimum yard dimensions is to provide for flexibility and imagination in design of the development. The purpose of a preliminary site plan, preliminary construction plan and perspective drawing of the shopping center is to enable the town Planning Board to review the same in order that it may recommend and approve said plans prior to presentation of the written recommendation and report to the Board of Aldermen. In each case consideration shall be given to the location of the various facilities and buildings on the premises and minimum yard dimensions.

(4) The Board of Aldermen may refuse to approve a preliminary site plan or a preliminary construction plan on the grounds that either fails to provide unity of development with other business uses in the same zone, or that either fails to adequately protect residential uses in adjacent zones from the adverse effects of a business operation, or that either proposal fails to provide safe conditions for pedestrians and motorists or that either plan fails to conform with the requirements of this chapter.

(5) Preliminary plans for the entire shopping center shall be prepared; however, a section consisting of at least 33% of the total proposed area contained in the shopping center or a section of the shopping center consisting of not less than five separate buildings, each housing a separate use, may be designated for immediate development and final plans prepared for that section only.

(l) Final plans.

(1) A final construction plan shall be prepared and shall include the following:

(a) Detailed perspective drawing of the shopping center showing the appearance of the buildings and grounds from the major access street;

(b) Detailed final construction plans for purposes of building inspection to include elevations of every building from all sides at a scale of not less than 1/8 inch to 1 foot.

(2) The final site plan shall be prepared on a 30" by 42" sheet of reproducible permanent base material using the largest scale possible and shall include the following:

- (a) Dimensions of the property and adjacent lots and streets;
- (b) Location, ground floor area and proposed use of the buildings with all dimensions thereof;
- (c) Parking area with all spaces shown and dimensions thereof;
- (d) Service area, truck loading facilities, service drives and dimensions thereof;
- (e) Pedestrian walks or walkways with dimensions thereof;
- (f) Drives and access to parking spaces with dimensions thereof;
- (g) Curb cuts and points of ingress and egress and all sidewalks with dimensions thereof;
- (h) Distances between the buildings and the property lines;
- (i) Location of plantings, walls and screening;
- (j) Name and address of the development, names and addresses of the developers, date, scale of plan and person or firm preparing the plan.

(3) The final site plan shall show all the information required of the preliminary site plan but the information shown shall be specific, precise and accurate to usual and recognized professional standards and not general in nature.

(4) A design of the storm sewerage system shall be submitted to the Town Clerk for his approval.

(5) The final site plan and final construction plan for the proposed development or changes within the development shall be submitted by the developer to the town Planning Board for its approval. After such approval is granted, the Building Inspector shall, if other pertinent town ordinances have been complied with, issue a building permit for the construction alteration or expansion of any building within a BC-1 Shopping Center zone upon application by the developer provided:

(a) Construction of at least five separate buildings housing at least five separate units or construction of at least 33% of the total proposed area contained in the shopping center, whichever is greater, must be commenced initially thereafter, the developer may construct on building at a time.

(b) No building shall be occupied within a BC-1 Shopping Center zone until a certificate of occupancy shall have been issued by the Building Inspector and no certificate of occupancy shall be issued unless the approved final plans have been substantially followed as to each completed building and the use of same complies with this chapter.

(c) The Inspection Superintendent may issue a certificate of occupancy for any completed structure or building even though some other structures shown in the approved final plans at the time are under construction.

(d) A certificate of occupancy shall not be issued for the buildings constructed until all drives, walks, parking spaces, screening and truck loading and unloading facilities shall have been provided and substantially improved as shown on the final plans as approved.

(6) Pursuant to the same procedure and subject to the same limitations and requirements set forth in this section, a site plan may be amended or revised, either partially or completely.

§ 153.032 B-1 ZONES: NEIGHBORHOOD BUSINESS.

Within the B-1 zones as shown on the zoning map, incorporated by reference in § 153.021, the following regulations shall apply.

(A) Permitted uses- Refer to the Permitted Uses Chart (Appendix C)

(B) Required lot area, lot widths and yards. Buildings used wholly or in part for residential purposes shall comply with the requirements for R-6 zones. Buildings used for other permitted uses shall have a minimum front yard of 30 feet, provided that where the lot abuts on the side or rear of a residential zone, such buildings shall have a minimum side yard of eight feet on the abutting side. and a minimum rear yard of 20 feet on the abutting rear. For the purpose of this provision. where properties are separated by a street, or alleyway such properties are deemed abutting.

(C) Height. All buildings shall comply with the height requirements for residential zones.

(D) Off-street parking. Off-street parking space shall be provided by all uses as required by § 153.042.

(E) Off-street loading. Off-street loading space shall be provided by all uses as required by § 153.044.

(F) Signs. For the purpose of advertising any use permitted in this zone the regulations of §§ 153.080 through 153.087 shall apply.

§ 153.033 B-2 ZONES: HIGHWAY BUSINESS.

Within the B-2 zones, as shown upon the zoning map of the town, incorporated by reference in § 153.021, the following regulations shall apply.

(A) Permitted uses- Refer to the Permitted Uses Chart (Appendix C)

(B) Required lot area, lot widths and yards. Buildings or structures used wholly or in part for residential purposes shall comply with the requirements for R-6 zones. Buildings used for other permitted uses where the lot abuts on the side or the rear of a residential zone shall have minimum side yard of eight feet on the abutting side, and a minimum rear yard of 20 feet on the abutting rear. For the purpose of this provision, where properties are separated by a street or alleyway, such properties are deemed abutting.

(C) Height. All buildings shall comply with the height requirements for residential zones.

(D) Off-street parking. Off-street parking shall be provided by all uses as required by § 153.042.

(E) Off-street loading and unloading. Off-street loading and unloading space shall be provided by all uses as required by § 153.044.

(F) Signs. For the purpose of advertising any use permitted in this zone the regulations of §§ 153.080 through 153.087 shall apply.

§ 153.034 B-3 ZONE: CENTRAL BUSINESS.

Within the B-3 zones as shown on the zoning map of the town, incorporated by reference in § 153.021, the following regulations shall apply.

(A) Permitted uses- Refer to the Permitted Uses Chart (Appendix C)

(B) Required lot area, lot widths and yards. Buildings or structures used wholly or in part for residential purposes shall comply with the requirements for R-6 zones. Buildings used for other permitted uses where the lot abuts on the side or the rear of a residential zone shall comply with the provisions of § 153.044(B).

(C) Height. No building or structure shall exceed 80 feet in height.

(D) Off-street loading and unloading. Off-street loading and unloading space shall be provided for all uses as required by § 153.044.

(E) Signs. For the purpose of advertising any use permitted in this zone the regulations of §§ 153.080(B), 153.081, 153.085(E) through (H) and 153.086 shall apply.

§ 153.035 B-3P ZONE: CENTRAL BUSINESS DISTRICT PERIMETER.

Within the B-3P zones as shown on the zoning map of the town, incorporated by reference in § 153.021, the following regulations shall apply.

(A) Permitted uses- Refer to the Permitted Uses Chart (Appendix C)

(B) Required lot area, lot widths and yards. Buildings or structures used wholly or in part for residential purposes shall comply with the requirements for R-6 zones. Buildings used for other permitted uses where the lot abuts on the side or the rear of a residential zone shall comply with the provisions of § 153.044(B).

(C) Height. No building or structure shall exceed 80 feet in height.

(D) Off-street parking. Off-street parking shall be provided shall by all uses as required by § 153.042.

(E) Off-street loading and unloading. Off-street loading and unloading space shall be provided by all uses as required by § 153.044.

(F) Signs. For the purpose of advertising any use permitted in this zone the regulations of §§ 153.080 through 153.087 shall apply.

§ 153.036 B-4 ZONES: GENERAL BUSINESS. (Remove)

§ 153.037 I-1 ZONES: LIGHT INDUSTRIAL. (Remove)

§ 153.038 I-2 ZONES: GENERAL INDUSTRIAL.

Within the I-2 zones as shown on the zoning map of the town, incorporated by reference in § 153.021, the following regulations shall apply.

(A) Permitted uses- Refer to the Permitted Uses Chart (Appendix C)

(B) Required lot area, lot widths and yards. Buildings used wholly or in part for residential purposes shall comply with the requirements for R-6 zones. Buildings used for other permitted uses where the lot abuts on the side or the rear of a residential zone shall comply with the provisions of § 153.032(B).

(C) Height. Buildings used wholly or in part for residential purposes may exceed 35 feet in height but for each five feet or fraction thereof of additional height above 35 feet, each yard shall be increased five feet over the minimum requirements.

(D) Off-street parking. Off-street parking spaces shall be provided as required by § 153.042

(E) Off-street loading and unloading. Off-street loading and unloading space shall be provided as required by § 153.044.

(F) Signs. For the purpose of advertising any use permitted in this zone the regulations of §§ 153.080 through 153.087 shall apply.

§ 153.039 I-2L ZONE: GENERAL INDUSTRIAL LIMITED. (Remove)

§ 153.040 EI-1 ZONES: EXCLUSIVE INDUSTRIAL. (Remove)

§ 153.041 EX-1 ZONES: EXTRACTIVE INDUSTRIAL. (Remove)

§ 153.045 NON-CONFORMING USES, BUILDINGS AND STRUCTURES.

(A) Non-conforming uses.

(1) A non-conforming use shall not be extended; except, however, a non-conforming use of any building may be extended to any portion or portions of said building which were at the time such use became non-conforming manifestly arranged or designed for such use.

(2) No structural alterations shall be made in a building housing a non-conforming use, except those required by law or ordinance or ordered by an authorized officer to secure the safety of the building.

(3) The non-conforming use of any building or structure which is damaged to an extent exceeding 50% of its then reproduction value, exclusive of foundations, by fire, flood, explosion, earthquake, war, riots or Act of God, shall be discontinued, and such building or structure shall thereafter be used only in conformance with the provisions of the zone in which located.

Any non-conforming use in existence 5 years prior to (Adoption Date of Ordinance) that is located within the B-3 Central Business District may continue to operate as its current non-conforming use in the event that the building or structure housing the non-conforming use is damaged by fire, flood, explosion, earthquake, war, riots or Act of God, regardless of the extent of damages, as long as business operations are not discontinued for longer than 9 months.

(4) A non-conforming use shall not be changed to any but a conforming use. When a non-conforming use has been changed to a conforming use it shall not be changed again to any non-conforming use.

(5) No changes shall be made in the landscaping, grading of the lot, or external appearances of a non-conforming use without the grant by the Board of Adjustment of a special exception authorizing such change. The Board shall grant such an exception only upon an affirmative finding that the proposed change will have no adverse effect upon neighboring properties or upon the public and safeguards upon any such special exception which it grants for the further protection of neighboring properties in the public welfare.

(B) Non-conforming buildings or structures. Non-conforming buildings or structures shall be allowed to remain subject to the following provisions:

(1) A non-conforming building or structure shall not be extended unless such extension shall comply with all the requirements of this chapter for the zone in which it is located.

(2) A non-conforming building or structure which is damaged to an extent exceeding 75% of its then reproduction value, exclusive of foundation by fire, flood, explosion, earthquake, war, riot or Act of God, shall not be reconstructed except in conformance with the provisions of this chapter.

(3) Non-conforming signs or billboards shall be eliminated or changed to conform with the provisions of this chapter within 18 months of the date such signs or billboards become non-conforming.

§ 153.051 SUPPLEMENTAL USE REGULATIONS

(A) *Auto Service Stations located within Shopping Centers* must meet the following criteria for approval:

Auto service/ stations are within shopping centers are permitted to sell tires, tubes, gasoline, oil and other lubricants, motor and tire accessories and similar products; permitting the storage of tires, tubes, accessories and similar products and permitting minor repair work limited to the following:

(a) Servicing of spark plugs, batteries and distributors and distributor parts.

(b) Tire servicing and repair, but not recapping or regrooving.

(c) Replacement of mufflers and tail pipes, water hose, fan belts broke fluid, light bulbs, fuses, floor mats seat belts, seat covers, windshield wipers and wiper blades, grease retainers, wheel bearings, mirrors and the like.

(d) Radiator cleaning and flushing.

- (e) Providing and repairing fuel pumps, oil pumps and lines.
- (f) Minor servicing and repair of carburetors.
- (g) Emergency wiring repairs.
- (h) Adjusting and repairing brakes.
- (i) Minor motor adjustments not involving removal of the head or crankcase or racing the motor.

1. All of the aforesaid minor repair work, but excluding the normal servicing of automobiles, must take place within an enclosed structure on the premises.

2. The auto service station shall be designed as an integral part of the shopping center.

- a. The Board of Aldermen may refuse to permit an auto service station to be erected in a proposed shopping center on the grounds that it fails to provide unity of development with other business uses in the same zone or that it fails to adequately protect residential uses in adjacent zones from the adverse effects of a business operation, or that the proposal fails to provide safe conditions for pedestrians and motorists, or that the plan fails to conform with the requirements of this chapter; but not on the grounds that architectural designs or building materials are esthetically unsatisfactory.

(B) *Electronic gaming operation(s)* must meet the following criteria for approval:

1. That such uses provide, at minimum, off-street parking consistent with off-street parking requirements, § 153.042(J), Other Business or Service Uses, and requiring one parking space for each 200 square feet of gross floor area.
2. That no electronic gaming operation be located within 500 linear feet of the property line of any church/house of worship or any public or private elementary, middle, or high school, library, public park or playground, day care center, or residential-zoned district.
3. That no two electronic gaming operations be located within 1,000 linear feet of each other.
4. That no electronic gaming operation have more than 25 total electronic gaming machines or terminals.
5. That electronic gaming operations shall apply for and obtain a business registration from the Town to operate, and have fully paid, up-to-date, all required fees as prescribed by the Town of Dallas.
6. That electronic gaming operations shall be further regulated by Chapter 113: Game Rooms of the Dallas Code of Ordinances.
7. That during hours of operations, electronic gaming operations shall be open for direct, unobstructed access by all safety and enforcement personnel, and that all exit doors shall remain unlocked while patrons are on the premises.
8. No one under the age of 18 be allowed within the premises of an electronic gaming operation.

(C) *Mobile/ Manufactured Homes* - Must be Class A, and located in the R-6 zone only within approved mobile home parks or subdivisions.

(D) *Promotional Activities* must meet the following criteria for approval:

1. Be sponsored by or for trade or professions associations, or for civic, religious, charitable or eleemosynary groups.
2. No gaming, gambling, or similar (related) activities are permitted to be conducted as part of or accessory to the temporary use.
3. No temporary permitted use shall be permitted for a period of time exceeding ten consecutive days.
4. No temporary use shall begin until 9:00 a.m. and shall not extend beyond 12:00 midnight.
5. No permit for a temporary permitted use shall be granted by the Zoning Officer until permission therefore has first been granted by the Board of Aldermen.
6. No temporary permitted use shall be located within 400 feet of a residential use.