

CENTENNIAL GREEN SUB-DISTRICT

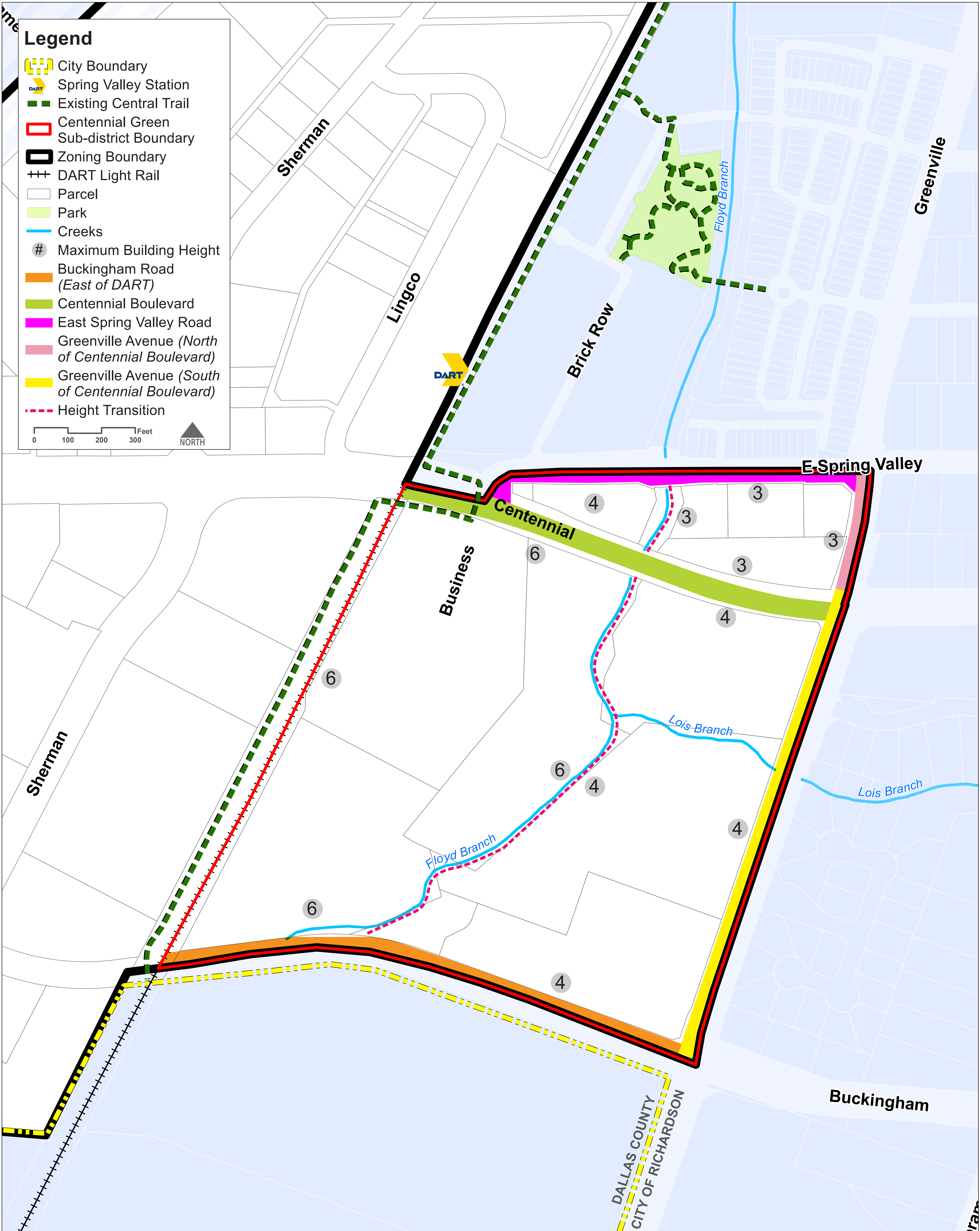


Station Discussion Topics

- **Regulating Plans**
- **Street Cross-Sections**
- **Use Types**



Centennial Green Sub-district - Draft

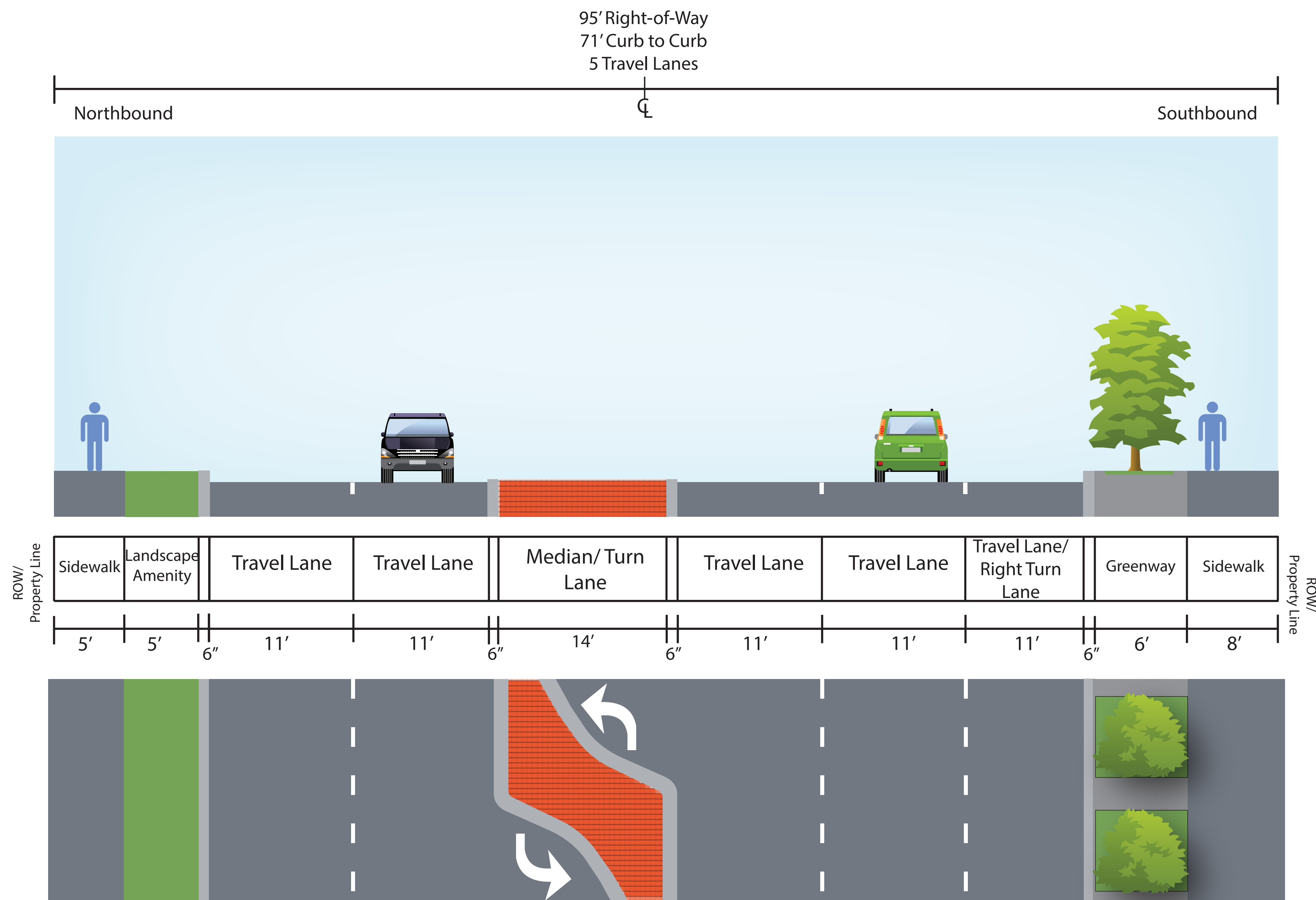


July 2016

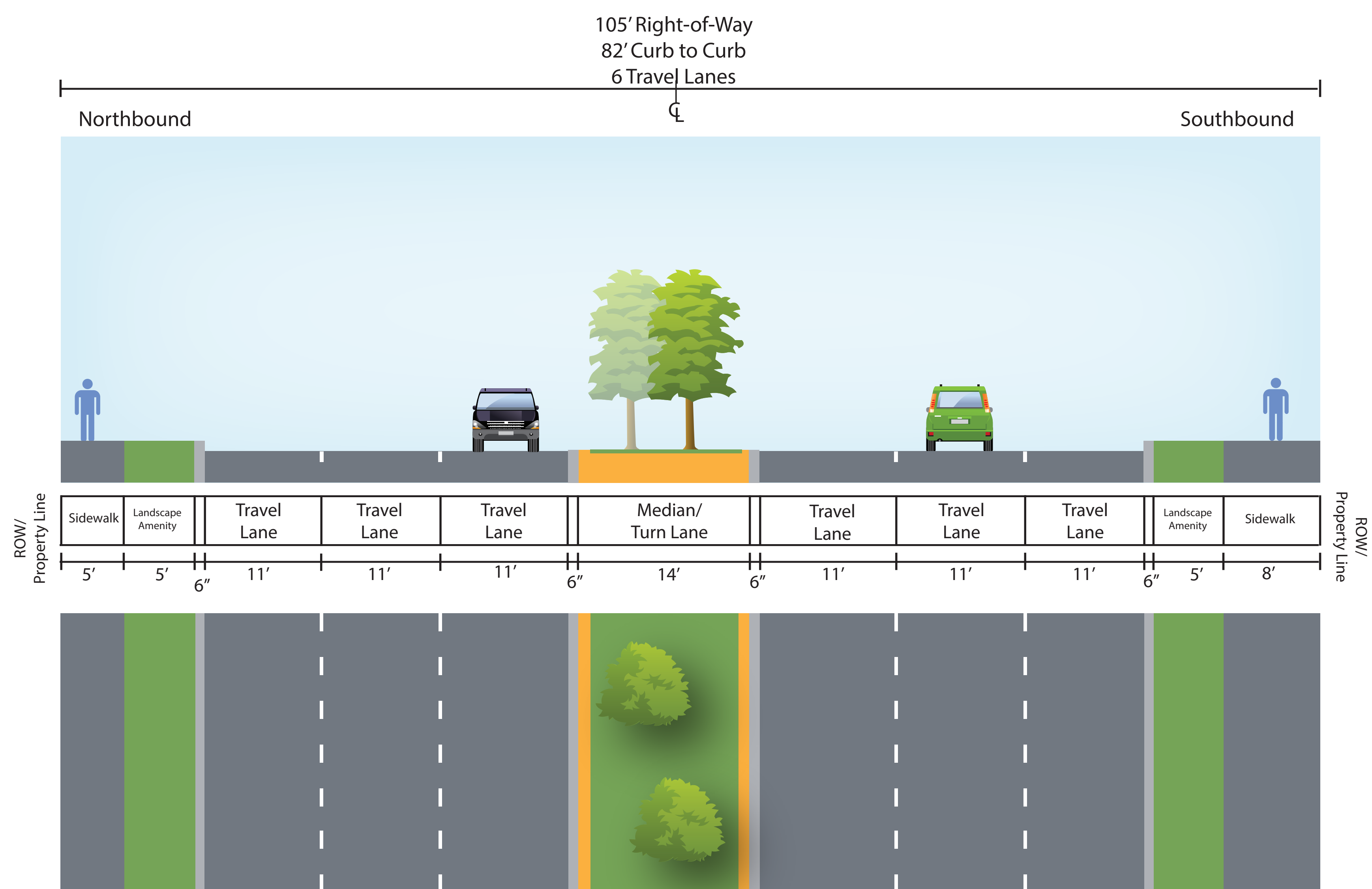
Centennial Green - Street Cross-Sections



Greenville Avenue (North of Centennial Boulevard)



Greenville Avenue (South of Centennial Boulevard)

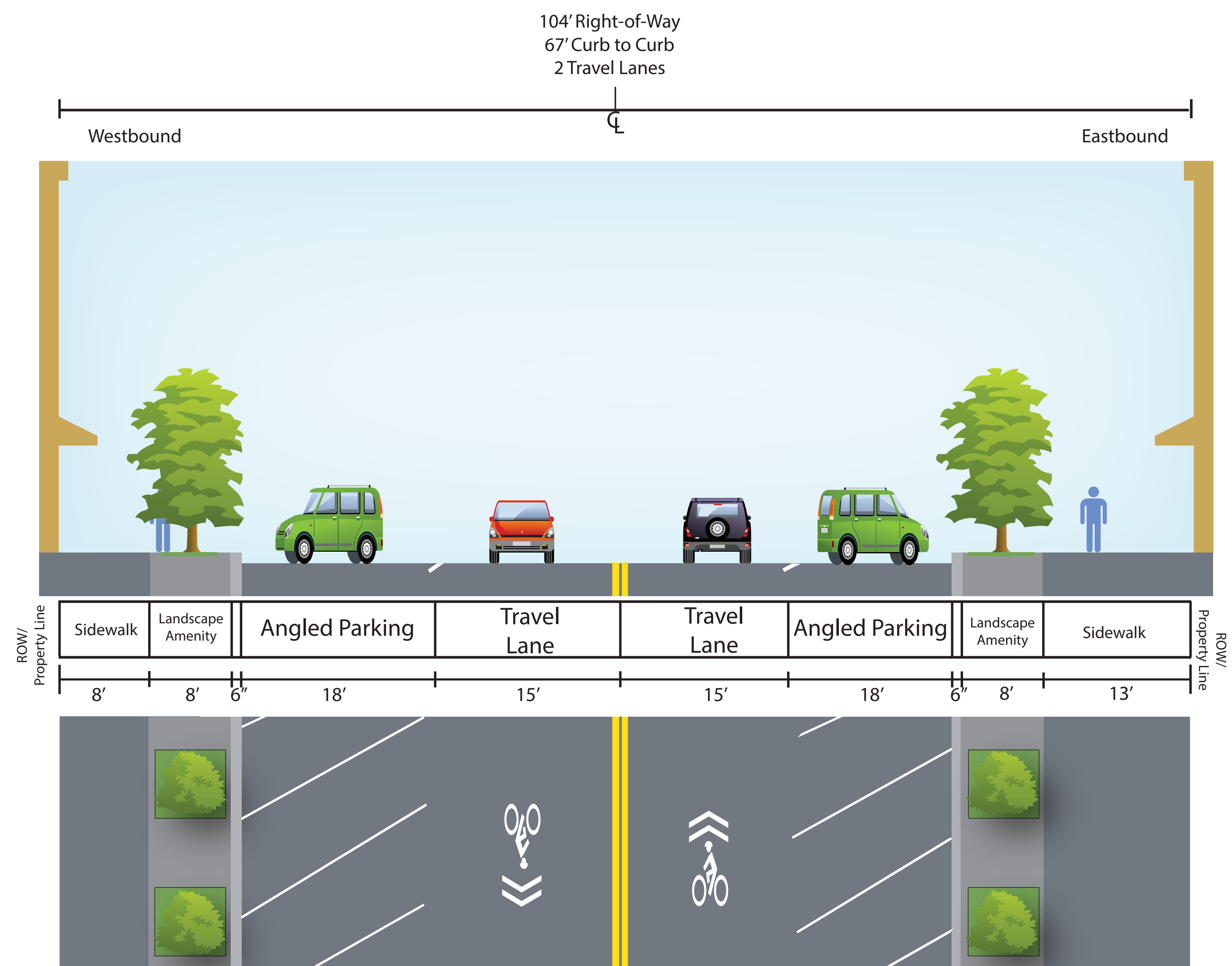


All new and existing driveways, streets and alleys require an additional dedicated right turn lane on Greenville Avenue.

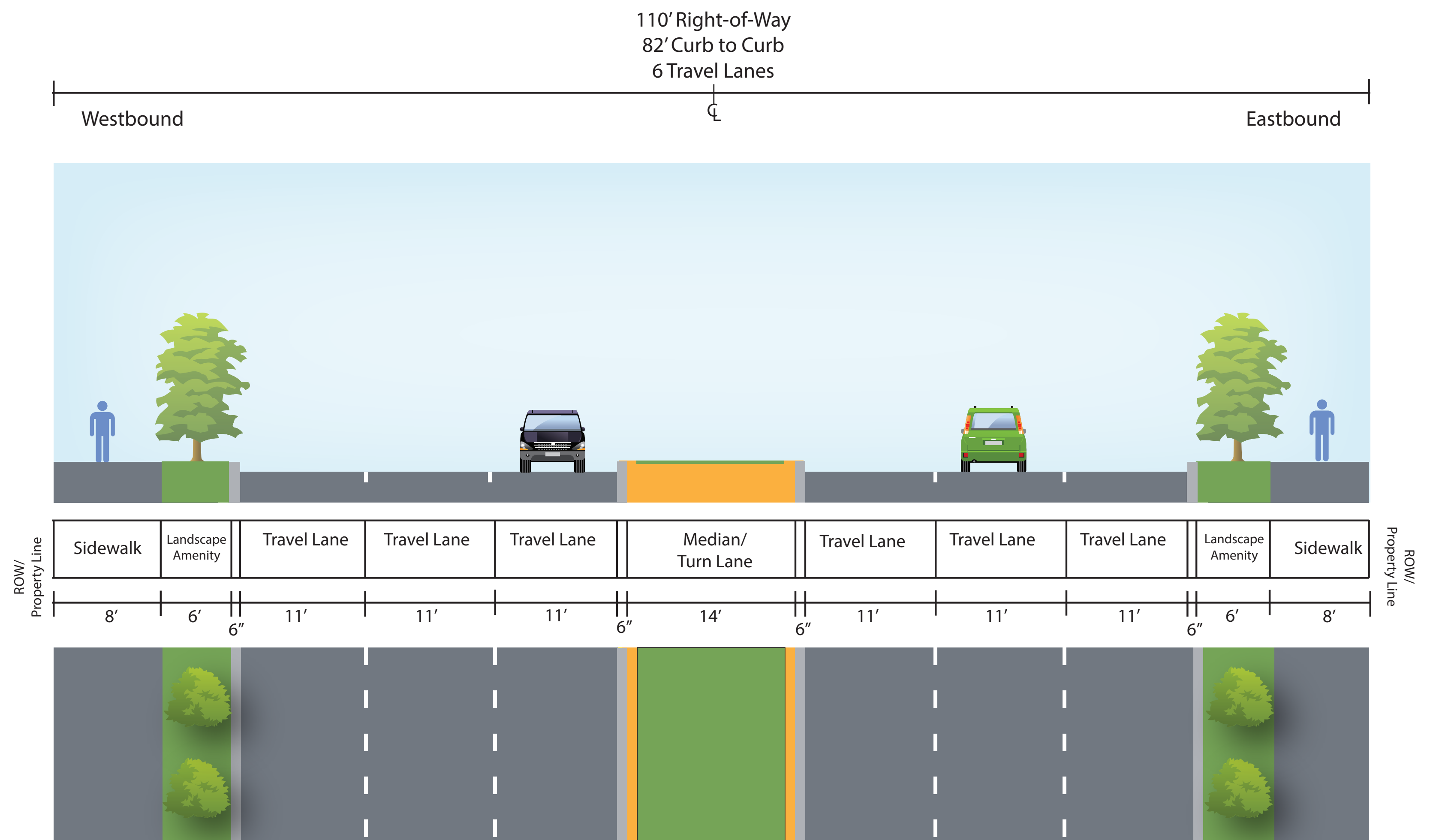


Centennial Green - Street Cross-Sections

East Spring Valley Road

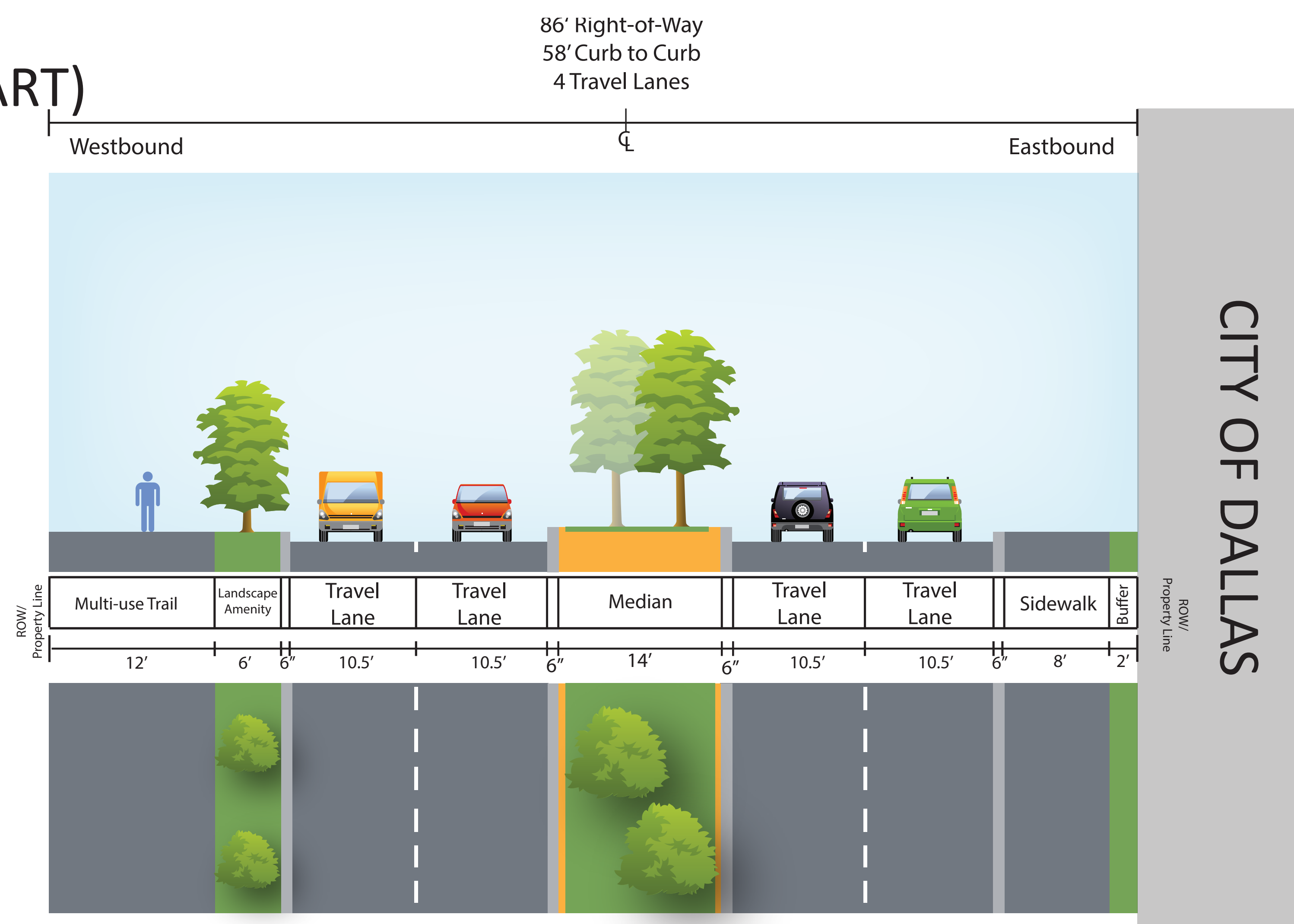


Centennial Boulevard



All new and existing driveways, streets and alleys require an additional dedicated right turn lane on Centennial Boulevard.

Buckingham Road (East of DART)



CITY OF DALLAS

Centennial Green - Proposed Use Types

Draft

District	How Permitted P - Permitted S - Special Permit	Supplemental Use Regulations
Use		
Residential		
Multi-Family	P	Minimum Density of forty dwelling units per acre.
Single Family Detached	P	Minimum Density of eight dwelling units per acre.
Townhome	P	Minimum Density of ten dwelling units per acre.
Non-Residential		
Adult Day Care		
Ambulance Service		
Amusement Arcade		
Antenna, Accessory	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Antenna, Commercial	P	
Antenna, Commercial, in Excess of Three Antennas	S	
Antenna, Freestanding	P	
Antenna, Mounted	P	
Art Gallery		
Assisted Living Facility	S	
Bakery	P	Use prohibited as a free-standing building west of Floyd Branch.
Bank or Financial Institution	P	
Barber or Beauty Salon	P	
Beer and Wine Package Sales - 75% or more Revenue from Sales of Beer and/or Wine	S	Use prohibited east of Floyd Branch and south of Lois Branch.
Beer and Wine Package Sales - Less than 75% Revenue from Sales of Beer and/or Wine	P	
Boarding Kennel		
Carwash		
Catering Service		
Child Care Center	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Church	P	
Commercial Amusement Center		
Community Garden	P	
Construction Field Office	P	
Contracting Operation		
Cultural/Community Center	P	
Drive-Through Facility (All Uses)	S	Use prohibited as a free-standing building west of Floyd Branch.
Drugstore or Pharmacy	P	
Electronic-Cigarette Establishment	S	Use prohibited east of Floyd Branch and south of Lois Branch.
Fine Arts Studio	P	
Food Truck Park		
Fraternal Organization	P	Use prohibited as a free-standing building west of Floyd Branch.
Health Club	P	
Helipad		
Home Occupation	P	See Article I, Title, Definitions, General Provisions, Auto Wrecking Yards and Swimming Pools, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Hospital		
Hotel, Full Service	S	Use prohibited east of Floyd Branch and south of Lois Branch.
Hotel, Other	S	
Independent Living Facility	S	
Large Scale Retail/Service Store	S	Use prohibited as a free-standing building west of Floyd Branch.
Laundromat	S	
Laundry or Dry Cleaning Service		Use prohibited east of Floyd Branch and south of Lois Branch.
Laundry Pick Up Station		
Live/Work Unit	P	



Centennial Green - Proposed Use Types

Draft

District	How Permitted P - Permitted S - Special Permit	Supplemental Use Regulations
Mailing Service	P	Use prohibited as a free-standing building west of Floyd Branch. Use prohibited east of Floyd Branch and south of Lois Branch.
Manufacturing Facility, Artisanal		
Manufacturing Facility, Heavy		
Manufacturing Facility, High Tech		
Martial Arts School	S	Use prohibited as a free-standing building west of Floyd Branch.
Massage Establishment	S	Use prohibited east of Floyd Branch and south of Lois Branch.
Microbrewery		
Mortuary or Funeral Home		
Motor Freight Terminal		
Motor Vehicle Body Shop		
Motor Vehicle Parts and Accessory Sales		
Motor Vehicle Rental		
Motor Vehicle Rental (Limit Ten Vehicles)		
Motor Vehicle Repair Shop—Major		
Motor Vehicle Repair Shop—Minor		
Motor Vehicle Sales/Leasing—New		
Motor Vehicle Sales/Leasing—Used		
Motor Vehicle Service Station, No Repair		
Motor Vehicle Storage Lot		
Movie Theater		
Nursery or Greenhouse		
Nursing or Convalescent Home	S	
Office	P	Use prohibited as a free-standing building west of Floyd Branch.
Open Air Market		
Parking, Garage	P	
Parking, Surface Lot	S	
Parking, Surface Lot or Garage - Municipal	P	
Performing Arts Center		
Pet Sales and Grooming	P	Use prohibited as a free-standing building west of Floyd Branch. Use prohibited east of Floyd Branch and south of Lois Branch. See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Photography or Art Studio	P	Use prohibited as a free-standing building west of Floyd Branch.
Print Shop, Minor	P	Use prohibited east of Floyd Branch and south of Lois Branch.
Private Club	S	Use prohibited as a free-standing building west of Floyd Branch. Use prohibited east of Floyd Branch and south of Lois Branch. Subject to Chapter 4, Code of Ordinances, as amended or its successors.
Private Recreation Club		
Public Building	P	
Radio, Recording or Television Studio	P	Use prohibited as a free-standing building west of Floyd Branch. Use prohibited east of Floyd Branch and south of Lois Branch.
Repair Shop, Household Items		



Centennial Green - Proposed Use Types

Draft

District	How Permitted P - Permitted S - Special Permit	Supplemental Use Regulations
Repair Shop, Personal Items	P	Use prohibited as a free-standing building west of Floyd Branch. Use prohibited east of Floyd Branch and south of Lois Branch.
Research Laboratories and Facilities		
Restaurant with Curb Service	S	Use prohibited as a free-standing building west of Floyd Branch. Use prohibited east of Floyd Branch and south of Lois Branch.
Restaurant with Drive-Through Service	S	
Restaurant Without Drive-Through or Curb Service	P	
Retail Sales	P	
School, Parochial (Located on Same Lot as Church)	P	
School, Parochial (Not located on Same Lot as Religious Institution)	S	
School, Private		
Smoking Establishment	S	Use prohibited as a free-standing building west of Floyd Branch.
Tailor Shop	P	Use prohibited east of Floyd Branch and south of Lois Branch.
Tattoo and Permanent Cosmetics		
Technical Training School		
Veterinary Office		
Warehouse		
Wholesale Establishment		
Winery/Distillery		
Wrecker service		

