

PART 2.101 - R2-36 ZONE, DALLAS CONVERSION DISTRICT

Uses	1	All of the uses permitted in the R-2 Zone, Two Family Dwelling District, are permitted in this Zone.
	2	The restrictions applicable in the R-2 Zone, Two Family Dwelling District to exterior changes to <u>multiple dwellings</u> converted from other uses in the same <u>building</u> do not apply in this Zone.
Number of dwelling units	3	A <u>lot</u> must not contain more than 6 <u>dwelling units</u> .
	4	The <u>height</u> of a <u>building</u> must not exceed 8.2 m
Floor Area	5	The <u>total floor area</u> of a <u>building</u> must not exceed 710 m ² .
Open space	6	<u>Open site space</u> must be at least
		(a) 40% of the total area of a <u>lot</u> , and
Setbacks		(b) 35% of a <u>rear yard</u> .
	7	The <u>setback</u> must be at least
Parking		(a) 3.3 m from a <u>front lot line</u> ;
		(b) 15 m from a <u>rear lot line</u> ;
		(c) 0.3 m from a north <u>lot line</u> ;
		(d) 0.7 m from a south <u>lot line</u> .
General	8	A <u>lot</u> must contain at least 0.8 parking spaces for every <u>dwelling unit</u> on that <u>lot</u> .
	9	Except as provided in this Part, the regulations applicable in the R-2 Zone, Two Family Dwelling District apply in this zone.