

- i. The City of Dallas logo its buildings or the name of the City may not be included in the film or its marketing and advertising without written permission.
 - ii. Where permitted filming includes advertising signs or other displays of commercial speech, the signs and/or displays must be removed upon the expiration of the permit.
- b) Indemnification.
- i) The producer must sign an indemnification provision on the permit whereby the producer agrees to indemnify the City and its officials and employees from all claims, losses and expenses, including attorneys' fees and costs, that may arise from the permit and any of the activities performed pursuant to the permit by, on behalf of, or at the direction of the producer, except to the extent that claims, losses and/or expenses are caused by the gross negligence or intentional misconduct of the City, its officials and or employees.
- c) Exception.
- i) A permit shall not be required for filming on private property or for the filming of public events such as rallies, protests, demonstrations, or other events held on City property and open to the public at large.

Sec. 8.27 – LIQUOR STORES, PACKAGE STORES, AND LIQUOR OUTLETS

- 1) Package Stores are restricted to the C-1 Commercial Low Density, and C-2 Commercial Medium-Density zoning districts. In addition to being zoned C-1 or C-2, there are additional zoning requirements as follows:
 - a) The property must have a least two-hundred (200) feet of road frontage on a state highway or major arterial, be at least one (1) acre in size, and must be used exclusively for the purpose of selling distilled spirits. This means that a package store shall not be part of a shopping center. It must be a stand-alone building.
 - b) Any building constructed on the property shall be:
 - i) be at least six-thousand (6,000) square feet – of which at least seventy-five (75%) percent shall be dedicated to public retail sales. C-1 zoned properties are permitted a building with a minimum of four-thousand (4,000) square feet;
 - ii) shall be occupied by a single tenant;
 - iii) shall have one entrance and one exit and these shall be located at the front of the building;
 - iv) shall have at least one hundred-fifty (150) square feet of plate glass (this excludes plate glass used in the door);
 - v) shall have no windows or doors on the sides or rear of the building. Drive-in establishments are permitted subject to the provisions of Section 8.09.
 - vi) shall not have living quarters or residential space on the premises.

Sec. 8.28 – SHIPPING CONTAINERS

- 1) Shipping containers shall be considered primary structures under the terms of this ordinance and follow all regulation and restrictions specified herein.
 - a) Shipping containers are required to have foundations for footings. All Shipping containers must be located on a structural foundation and have appropriate footings.
- 2) Shipping containers are only permitted in the CBD, MXU, C-2 and I-2 zoning districts as Special Exception Uses, requiring annual renewal by the Community Development Director.
 - a) Shipping Containers located in commercial zoning districts may only be used for retail, bar/tavern or restaurant uses. Shipping containers shall not be used as ancillary storage or for other non-customer facing functions.

b) The containers shall not be used for residential purposes.

3) GENERAL TEMPORARY USE AND STRUCTURE STANDARDS APPLICABLE TO ALL ZONING DISTRICTS.

Temporary Structure Standards. Shipping Containers that are used for temporary occupancy or to be used in conjunction with two or more containers as a cooperative commercial or industrial space shall meet all requirements within this section.

a) All temporary structures shall conform to the following requirements:

i) Applicable Development Standards. Temporary structures must meet all development standards for a permanent accessory structure unless otherwise specified in this section.

ii) Temporary Structure Time Limits. Any temporary structure used for a permitted primary use may be permitted for up to two (2) years, unless otherwise specified by this ordinance.

iii) All temporary uses shall occur outside of the right-of-way.

b) Temporary Use and Structure Standards. Temporary uses and structures are permitted in any zoning district provided that the use is a permitted use in that zoning district.

i) Permit Requirements. All temporary uses and structures shall require a permit unless otherwise specified in this section. No temporary use or structure, or the related signs, lighting, parking, etc., shall be constructed or placed upon a site prior to all necessary permits being obtained.

ii) Time Limits. Temporary uses and/or structures that seek extensions of the initial time limits established in this section shall be subject to administrative approval.

1) One (1) year extensions may be granted by the Director who may impose reasonable conditions as part of the approval. A bi-annual renewal of the Temporary Structure Permit by the Community Development Director is required.

iii) Removal. All temporary uses and/or structures must be removed and the site reverted to its original condition within the duration of the permit or any extension thereof.

4) DIMENSIONS. Shipping containers may not be more than the standard high cab dimensions (40 feet wide and no more than 8 feet in depth). Rooftop patios and steps leading to the roof of the container are permitted and may exceed the height restrictions stated, but require review and approval from the authority having jurisdiction.

5) QUANTITY. No more than four containers are permissible on a lot at one time. Should additional containers be desired, a site plan shall be prepared and approved by the City Council prior to the colocation of more than one container on a single site. Shipping containers may be stacked vertically, however the peak height shall not exceed 24' from finished elevation of the main level shipping container. No more than two (2) shipping containers may be stacked vertically on any given lot.

6) LOCATION. The containers are permitted no closer than 5 feet to the front, side and rear property lines. All shipping containers shall be at least 5 feet from another structure, including other shipping containers.



a) All containers shall be located on a hard, dustless surface. Each container project used for commercial purposes is required to have an exterior patio that serves as additional public space.

7) Architectural Standards

a) All shipping containers used for commercial purposes shall be painted an attractive design.

b) The use of awnings, canopies and porte-cocheres are encouraged and shall contribute to the overall design aesthetic.

c) Exterior façade walls shall be clad in metal, finished wood, cementitious siding, or a combination of.

d) If shipping containers are used as accessory structures to a primary structure on site, they must be architecturally compatible and similar to the principle structure.

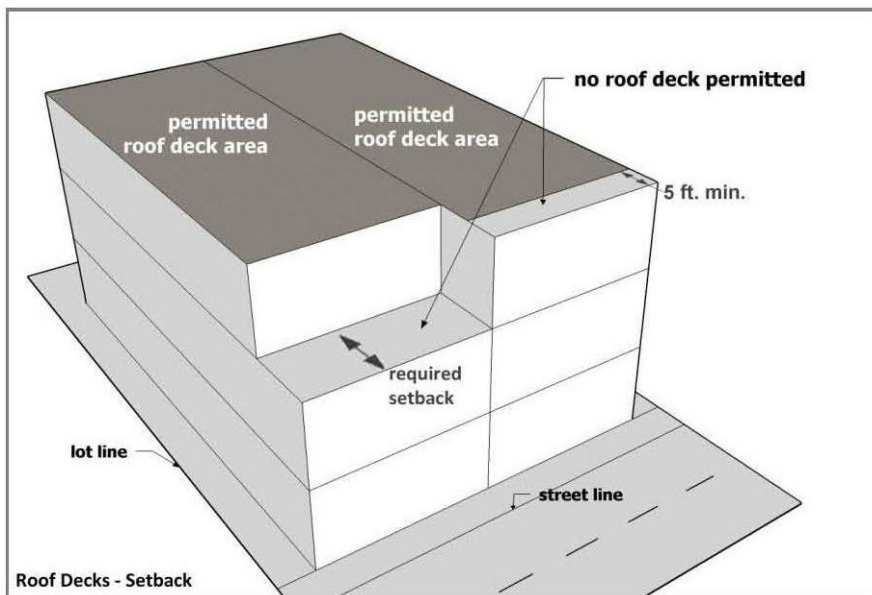
i) A covered walkway or breezeway is allowed between a primary structure and accessory structure. Such connection shall not be exempt the accessory structure from compliance

with the standards of this section.

- e) The name of the business shall be clearly identified via signage on the primary façade of the container.
- f) The use of Shipping Containers as stated in this section will be exempt from the design standards of Sec. 9.04.
- g) All proposed uses of shipping containers must be presented to the Community Development Director through the use of renderings and floor plans and approved in order to proceed.

Sec. 8.29 – ROOFTOP DECKS/TERRACES

- 1) Roof decks are permitted for residential uses in all zoning districts. Roof decks for non-residential uses are prohibited, except in the CBD and MXU district, where special exception approval in accordance with the procedures is required. Roof decks are prohibited on accessory structures.
- 2) Setbacks. Roof decks must be set back at least five (5) feet from the extreme front building line. In cases where the top story is already set back at least five ft. from the front building line of the building, the roof deck does not require an additional setback. A roof deck may not be constructed in the front setback.



- 3) Height. A roof deck and associated railings and fencing is considered a permitted appurtenance and is not subject to the building height limitations of the subject zoning district, provided that no part of the deck surface extends more than 48 in. above a plane that is midway between the lowest and the highest points of the roof surface supporting the rooftop deck.
- 4) Roof Deck Access Structures. A roof deck access structure meeting the following requirements is considered a building appurtenance and is not subject to the building height limitations of the subject zoning district.
 - 1) The roof deck access structure may only serve to enclose the access stairs, elevators, or other means of access.
 - 2) The roof deck access structure may not exceed 125 sq. ft. in area, however roof deck access structures that also contain an elevator are permitted an additional 40 sq. ft. of area.
 - 3) The roof deck access structure may not exceed 10 ft. in height above the surface of the roof deck.
- 5) Roof deck access structures must meet the same setback requirements as the associated roof deck, provided that any part of the roof deck access structure located more than 42 in. above the surface of the roof deck must be set back an additional 5 ft. from the required setback of the associated roof deck. The roof deck access structure must be set back 5 ft. from the rear building line.