

DATE April 23, 2024

TO Development Services Department

FROM Andrew Espinoza, CBO, MCP, CFM, CCEA, Director/Chief Building Official

Code Interpretation Number: CI2024-100

Title: Parking Regulations Interpretation for Animal Shelters or Veterinary Clinic Uses

Purpose: To provide an interpretation by the Development Services Department (DSD) Building Official on parking regulations as they apply to Animal Shelters or Veterinary Clinic uses, as outlined by Chapter 51A of the Dallas Development Code.

Code Edition: Dallas Development Code, specifically sections [51A-4.210\(b\)\(2\)](#) and [51A-4.300](#) address parking space allocation based on the floor area utilized by facilities to ensure adequate parking and loading facilities are provided for vehicular traffic and parking demands generated by human use.

Question 1: What is the primary objective of parking regulations in Chapter 51A?

Answer: The primary objective of Section [51A-4.300](#), is "to provide adequate off-street parking and loading facilities for various types of land use." In general, these regulations are provided to manage vehicle traffic generated by human activities, ensure enough parking and loading spaces to accommodate the volume of people who visit, work, or utilize services. These provisions are geared to prevent congestion, enhance safety and accessibility in urban environments, and promote efficient traffic flow with operational efficiency.

Question 2: Can floor area associated with indoor runs, kennels, pens, and similar animal spaces be taken into consideration when calculating parking requirements?

Answer: Yes. Floor area dedicated to indoor runs, kennels, pens, and similar animal spaces strictly located within the building footprint that do not contribute to human-generated vehicular traffic may be taken into consideration when calculating parking requirements.

Question 3: Can floor area associated with indoor runs, kennels, pens, and similar animal spaces be excluded from parking calculations?

Answer: Yes. Excluding such areas from parking calculations helps prevent unnecessary paving and use of land that does not directly serve the facility's primary human traffic and parking needs. Exclusions demonstrated in areas that, while essential for operations, do not add to human traffic and therefore do not increase parking demand may be excluded. However, applicants must

submit a detailed parking analysis, detailed site plans, parking plan, and traffic study impact analysis as justification when requested by the Building Official

Question 4: Does this interpretation apply to any other occupancies other than Animal Shelters and Veterinary Animal Clinic Uses.

Answer: No.



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