

**DALLAS DEVELOPMENT CODE: ORDINANCE NO. 10962, AS AMENDED.**  
(Ord. 24637)

**ARTICLE I.**

**GENERAL PROVISIONS.**  
(Ord. 21044)

**SEC. 51-1.101.** Reserved. (Ord. Nos. 19455; 24637)

**SEC. 51-1.102. APPLICABILITY AND PURPOSE.**

(a) Applicability.

(1) At any time prior to March 1, 1987, an applicant for a change in zoning district classification or boundary may voluntarily elect to proceed under either this chapter or Chapter 51A. Any request for a change in zoning district classification or boundary that is formally initiated on or after March 1, 1987 must be made under Chapter 51A.

(2) This chapter continues to apply to all property in the city that retains one of the base zoning classifications listed in Section 51-4.101.

(3) Chapter 51A (and not this chapter) automatically applies to all property that is annexed into the city on or after March 1, 1987.

(b) Purpose.

(1) In general. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city in order to:

- (A) lessen the congestion in the streets;
- (B) secure safety from fire, flooding, and other dangers;
- (C) provide adequate light and air;
- (D) prevent the overcrowding of land;
- (E) avoid undue concentration of population;
- (F) facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements;

- (G) promote the character of areas of the city;
- (H) limit the uses in areas of the city that are peculiarly suitable for particular uses;
- (I) conserve the value of buildings; and
- (J) encourage the most appropriate use of land throughout the city.

(2) Compliance with FHAA. This paragraph incorporates by reference the language of Paragraph (2), “Compliance with FHAA,” of Subsection (b), “Purpose,” of Section 51A-1.102, “Applicability and Purpose,” of Article I, “General Provisions,” of CHAPTER 51A of the Dallas City Code, as that paragraph exists today and as it may be amended in the future. (Ord. Nos. 19455; 21044; 26140)

**SEC. 51-1.103. ENFORCEMENT.**

This section incorporates by reference the language of Section 51A-1.103 of Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 18001; 19963; 20236; 26286)

**SEC. 51-1.104. CERTIFICATE OF OCCUPANCY.**

This section incorporates by reference the language in Section 51A-1.104 of Chapter 51A of the Dallas Development Code, as amended. (Ord. Nos. 21735; 22204; 24439; 26579)

**SEC. 51-1.104.1. APPLICATIONS.**

This section incorporates by reference the language of Section 51A-1.104.1 of Chapter 51A of the Dallas Development Code, as amended. (Ord. Nos. 21633; 26536)

**SEC. 51-1.105. FEES.**

This section incorporates by reference the language of Section 51A-1.105 of CHAPTER 51A, “DALLAS DEVELOPMENT CODE: ORDINANCE NO. 19455, AS AMENDED,” of the Dallas City Code, as that section exists today and as it may be amended in the future. (Ord. Nos. 17158; 17388; 18177; 18411; 18554; 18876; 18922; 18942; 19080; 19300; 19358; 19373; 19481; 19557; 19832; 20073; 20093; 20132; 20926; 21751; 22004; 24843; 25097)

**SEC. 51-1.105.1. FEE EXEMPTIONS AND REFUNDS.**

This section incorporates by reference the language of Section 51A-1.105.1 of Chapter 51A of the Dallas Development Code, as amended. (Ord. 26924)

**SEC. 51-1.106. NOTIFICATION SIGNS REQUIRED TO BE OBTAINED AND POSTED BY APPLICANT.**

This section incorporates by reference the language of Section 51A-1.106 of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," as that section exists today and as it may be amended in the future. (Ord. Nos. 18177; 19872; 19963; 20926; 22389)

**SEC. 51-1.107. SPECIAL EXCEPTION FOR THE HANDICAPPED.**

This section incorporates by reference the language of Section 51A-1.107, "Handicapped Special Exception," of Article I, "General Provisions," of CHAPTER 51A of the Dallas City Code, as that section exists today and as it may be amended in the future. (Ord. 26140)

**SEC. 51-1.108. COMPREHENSIVE PLAN.**

This section incorporates by reference the language of Section 51A-1.108 of Chapter 51A of the Dallas City Code, as amended. (Ord. 26371)

**SEC. 51-1.109. APPORTIONMENT OF EXACTIONS.**

This section incorporates by reference the language of Section 51A-1.109 of Chapter 51A of the Dallas Development Code, as amended. (Ord. 26530)