

ARTICLE 608.

PD 608.

SEC. 51P-608.101. LEGISLATIVE HISTORY.

PD 608 was established by Ordinance No. 24657, passed by the Dallas City Council on June 27, 2001. Ordinance No. 24657 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 24657; 25163)

SEC. 51P-608.102. PROPERTY LOCATION AND SIZE.

PD 608 is established on property generally located on the south line of Churchill Way east of Hughes Lane. The size of PD 608 is approximately 2.5 acres. (Ord. Nos. 24657; 25163)

SEC. 51P-608.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a residential zoning district. (Ord. Nos. 24657; 25163)

SEC. 51P-608.104. DEVELOPMENT PLAN.

(a) For a single family use and a private street use, development and use of the Property must comply with the development plan (Exhibit 608A). In the event of a conflict between the text of this article and the development plan, the text of this article controls.

(b) For a church/synagogue use, development and use of the Property must comply with the development plan for a church/synagogue (Exhibit 608B). In the event of a conflict between the text of this article and the development plan, the text of this article controls.

(c) For all other uses, a development plan must be approved by the city plan commission before issuance of any building permit. (Ord. Nos. 24657; 25163; 26429)

SEC. 51P-608.105. MAIN USES PERMITTED.

(a) Private street.

(b) Except as provided in Subsection (a), the uses permitted in this district are those uses permitted in the TH-2(A) Townhouse District, subject to the same conditions applicable in the TH-2(A) Townhouse District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the TH-2(A) Townhouse District only by specific use permit (SUP) is permitted in this planned development district only by SUP, and a use subject to development impact review (DIR) in the

TH-2(A) Townhouse District is subject to DIR in this planned development district. (Ord. Nos. 24657; 25163)

SEC. 51P-608.106. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are not permitted in this district:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.
- Private stable.

(Ord. Nos. 24657; 25163)

SEC. 51P-608.107. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard. For a single family use, minimum front yard is 10 feet. Minimum front yard for an enclosed parking structure is 20 feet if the parking structure faces upon or can be entered directly from the street.

(b) Side yard. No minimum side yard.

(c) Rear yard. Minimum rear yard is five feet.

(d) Density. Maximum number of dwelling units is 11.

(e) Floor area. No maximum floor area ratio.

(f) Height. Maximum structure height is 36 feet.

(g) Lot coverage. Maximum lot coverage is 60 percent for residential structures and 25 percent for nonresidential structures. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(h) Lot size. Minimum lot area for residential use is 7,300 square feet.

(i) Stories. No maximum number of stories.

(j) Distance between single family structures. Minimum distance between single family structures is 10 feet. (Ord. Nos. 24657; 25163)

SEC. 51P-608.108. OFF-STREET PARKING AND LOADING.

- (a) For a single family use, two off-street parking spaces are required per lot.
- (b) For a church/synagogue use, a minimum of 105 off-street parking spaces must be provided in the location shown on Exhibit 608B.
- (c) For all other uses, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.
- (d) Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally. (Ord. Nos. 24657; 25163; 26429)

SEC. 51P-608.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 24657; 25163)

SEC. 51P-608.110. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant material must be maintained in a healthy, growing condition.
- (c) A landscape hedge must be provided and maintained between the private road and the wall on the west line of the Property. (Ord. Nos. 24657; 25163)

SEC. 51P-608.111. TREE PRESERVATION.

Tree preservation must be provided as outlined in Article X, except as follows:

- (1) Tree removal applications may be approved by the building official prior to the submission of an application for a building permit.
- (2) A tree survey that complies with the requirements of Article X must be submitted in conjunction with a preliminary plat.
- (3) Mitigation of protected trees must be completed in the following time frame: 50 percent of the total required caliper inches must be provided prior to the final inspection of the seventh single family structure; 75 percent of the total required caliper inches must be provided prior to the final inspection of the ninth single family structure; and 100 percent of the total required caliper inches must be provided prior to the final inspection of the 11th single family structure. (Ord. Nos. 24657; 25163)

SEC. 51P-608.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 24657; 25163)

SEC. 51P-608.113. ACCESS.

- (a) For a single family use, ingress and egress must be provided as shown on Exhibit 608A.
- (b) For a church/synagogue use, ingress and egress must be provided as shown on Exhibit 608B. (Ord. Nos. 24657; 25163; 26429)

SEC. 51P-608.114. STREETS AND SIDEWALKS.

- (a) Private street pavement width must be a minimum of 37 feet.
- (b) Roll over or mountable curbs are allowed on private streets, subject to design and construction approval by the director of public works and transportation.
- (c) Sidewalks are required on private streets. (Ord. Nos. 24657; 25163)

SEC. 51P-608.115. ADDITIONAL PROVISIONS.

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) For a church/synagogue use, the maximum number of seats permitted in the sanctuary is 422. Seats may be fixed or unfixe
- (c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 24657; 25163; 26102; 26429)

SEC. 51P-608.116. COMPLIANCE WITH CONDITIONS.

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit or certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24657; 25163; 26102)

SEC. 51P-608.117. ZONING MAP.

PD 608 is located on Zoning Map No. D-7. (Ord. Nos. 24657; 25163)