

ARTICLE 805.

PD 805.

SEC. 51P-805.101. LEGISLATIVE HISTORY.

PD 805 was established by Ordinance No. 27515, passed by the Dallas City Council on March 25, 2009. (Ord. 27515)

SEC. 51P-805.102. PROPERTY LOCATION AND SIZE.

PD 805 is established on property located at the northeast corner of Masters Drive and Lake June Road. The size of PD 805 is approximately 14.86 acres. (Ord. 27515)

SEC. 51P-805.103. 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. In this article:

(1) **MASSAGE ESTABLISHMENT** means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include, however, duly licensed beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under such physician's direction. **MASSAGE** means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, and registered physical therapists who treat only patients recommended by a licensed physician and who operate only under such physician's direction, nor massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(2) **TATTOO OR BODY PIERCING STUDIO** means a business in which tattooing or body piercing is performed. **TATTOOING** means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. **BODY PIERCING** means piercing of body parts, other than ears, to allow the insertion of jewelry.

(c) This district is considered to be a nonresidential zoning district. (Ord. 27515)

SEC. 51P-805.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 805A: development plan.
- (2) Exhibit 805B: sign plans. (Ord. 27515)

SEC. 51P-805.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 805A). If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. 27515)

SEC. 51P-805.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. For example, a use permitted in the CR Community Retail District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the CR Community Retail District is subject to DIR in this district; etc.

(b) The following uses are not permitted:

- Cemetery or mausoleum.
- College dormitory, fraternity or sorority house.
- Convent or monastery.
- Hospital.
- Hotel or motel.
- Massage establishment.
- Swap or buy shop.
- Tattoo or body piercing studio.

(Ord. 27515)

SEC. 51P-805.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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:

- Private stable.

(c) The following accessory use is permitted by SUP only:

- Accessory helistop.

(Ord. 27515)

SEC. 51P-805.108. 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 in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

The yard, lot, and space regulations for the CR Community Retail District, apply. (Ord. 27515)

SEC. 51P-805.109. OFF-STREET PARKING AND LOADING.

(a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) For purposes of calculating the off-street parking and loading requirements, the Property is considered one lot.

(c) Ingress from and egress to Old Jamestown Avenue is prohibited. (Ord. 27515)

SEC. 51P-805.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27515)

SEC. 51P-805.111. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

(b) Plant materials must be maintained in a healthy, growing condition. (Ord. 27515)

SEC. 51P-805.112. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) The only detached premise signs allowed are as follows:

(1) One detached single-tenant premise sign is permitted toward the east end of Lake June Road, in the location shown on the development plan, and must comply with the dimensions and effective area shown on the sign plans (Exhibit 805B).

(2) Two detached multi-tenant premise signs are permitted, one near the entrance from Masters Drive and one toward the west end of Lake June Road, in the locations shown on the development plan, and must comply with the dimensions and effective areas shown on the sign plans (Exhibit 805B).

(3) Two detached monument premise signs are permitted in the locations shown on the development plan and must comply with the dimensions and effective areas shown on the sign plans (Exhibit 508B).

- (c) For purposes of sign regulation, the Property is considered one lot. (Ord. 27515)

SEC. 51P-805.113. ADDITIONAL PROVISIONS.

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) 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. 27515)

SEC. 51P-805.114. 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 to authorize work, or a certificate of occupancy to authorize the operation of a use in this 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. 27515)

SEC. 51P-805.115. ZONING MAP.

PD 805 is located on Zoning Map No. L-11. (Ord. 27515)