

ARTICLE 817.

PD 817.

SEC. 51P-817.101. LEGISLATIVE HISTORY.

PD 817 was established by Ordinance No. 27807, passed by the Dallas City Council on February 10, 2010. (Ord. 27807)

SEC. 51P-817.102. PROPERTY LOCATION AND SIZE.

PD 817 is established on property located at the northwest corner of Biscayne Boulevard and Tiffany Way. The size of PD 817 is approximately 18,960 square feet of land. (Ord. 27807)

SEC. 51P-817.103. 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. 27807)

SEC. 51P-817.104. EXHIBIT.

The following exhibit is incorporated into this article:

Exhibit 817A: development plan. (Ord. 27807)

SEC. 51P-817.105. DEVELOPMENT PLAN.

(a) Tract I. Development and use of the Property must comply with the development plan (Exhibit 817A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) Tract II. No development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 27807)

SEC. 51P-817.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family 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 R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) A private recreation center, club, or area is prohibited. (Ord. 27807)

SEC. 51P-817.107. ACCESSORY USES.

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

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

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

- Accessory community service center (private).

(d) For a swimming pool (private), Tract I and Tract II are considered one lot. (Ord. 27807)

SEC. 51P-817.108. 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.)

(a) Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) In Tract 1, the minimum side and rear yard is four feet. (Ord. 27807)

SEC. 51P-817.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. (Ord. 27807)

SEC. 51P-817.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27807)

SEC. 51P-817.111. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition. (Ord. 27807)

SEC. 51P-817.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 27807)

SEC. 51P-817.113. 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. 27807)

SEC. 51P-817.114. 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, 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. 27807)

SEC. 51P-817.115.

ZONING MAP.

PD 817 is located on Zoning Map No. G-9. (Ord. 27807)