

Division S-48. PD Subdistrict 48.

SEC. S-48.101. LEGISLATIVE HISTORY.

PD Subdistrict 48 was established by Ordinance No. 25853, passed by the Dallas City Council on January 12, 2005. (Ord. 25853)

SEC. S-48.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 48 is established on property generally bounded by Reagan Street, Brown Street, Shelby Avenue, and Fairmount Street. The size of PD Subdistrict 48 is approximately 3.09 acres. (Ord. 25853)

SEC. S-48.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions in Chapter 51 and in Part I of this article apply to this division. In the event of a conflict, this division controls. In the event of a conflict between Chapter 51 and Part I of this article, Part I of this article controls. In this division, SUBDISTRICT means a subdistrict of PD 193.

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

(c) This subdistrict is considered to be a residential zoning district. (Ord. 25853)

SEC. S-48.104. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit S-48A). In the event of a conflict between the provisions of this division and the conceptual plan, the provisions of this division control. (Ord. 25853)

SEC. S-48.105. DEVELOPMENT PLAN.

(a) For multiple-family uses, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this subdistrict.

(b) For all other permitted uses, no development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 25853)

SEC. S-48.106. MAIN USES PERMITTED.

The only uses permitted in this subdistrict are those uses permitted in the MF-3 Multiple-Family Subdistrict, subject to the same conditions applicable in the MF-3 Multiple-Family Subdistrict, as set out in Part I of this article. For example, a use permitted only by specific use permit (SUP) in the MF-3 Multiple-Family Subdistrict is permitted only by SUP in this subdistrict, and a use subject to development impact review (DIR) in the MF-3 Multiple-Family Subdistrict is subject to DIR in this PD subdistrict; etc.

SEC. S-48.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Part I of this article. For more information regarding accessory uses, consult the general regulations of PD 193.

(b) The following accessory uses are prohibited:

- (1) Private stable.
- (2) Amateur communication tower.
- (3) Open storage.

(Ord. 25853)

SEC. S-48.108. 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 Part I of this article. In the event of a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations of the MF-3 Multiple-Family Subdistrict apply in this subdistrict.

(b) Multiple-family uses.

- (1) Front yard. Minimum front yard is as shown on the conceptual plan.
- (2) Side and rear yard. Minimum side and rear yard is as shown on the conceptual plan.
- (3) Lot coverage. Maximum coverage is 75 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (4) Height. Maximum structure height is 48 feet, except that the maximum height of parapets is limited to 60 feet or 52 feet in the locations shown on the conceptual plan.
- (5) Density. Maximum number of dwelling units is 250.
- (6) Stories. No maximum number of stories. (Ord. 25853)

SEC. S-48.109. OFF-STREET PARKING.

Consult Part I of this article for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations of PD 193 for information about off-street parking and loading generally. (Ord. 25853)

SEC. S-48.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 25853)

SEC. S-48.111. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided as required in Part I of this article.

(b) Tree preservation, protective fencing of trees, and tree mitigation must comply with Article X. No grading may occur, and no building permit may be issued, until any required protective fencing is approved by the building official.

(c) Plant materials must be maintained in a healthy, growing condition. (Ord. 25853)

SEC. S-48.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. 25853)

SEC. S-48.113. ADDITIONAL PROVISIONS.

(a) The Property must be 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.

(c) Except as otherwise specified in this division or shown on the conceptual plan, development and use of the Property must comply with Part I of this article. (Ord. 25853)

SEC. S-48.114. PAVING.

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. (Ord. 25853)

SEC. S-48.115. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or a certificate of occupancy for a use in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 25853)

SEC. S-48.116. ZONING MAP.

PD Subdistrict 48 is located on Zoning Map No. I-7. (Ord. 25853)