

**ARTICLE 117.**

**PD 117.**

**SEC. 51P-117.101. LEGISLATIVE HISTORY.**

PD 117 was established by Ordinance No. 16491, passed by the Dallas City Council on February 27, 1980. Ordinance No. 16491 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. (Ord. Nos. 10962; 16491; 25508)

**SEC. 51P-117.102. PROPERTY LOCATION AND SIZE.**

PD 117 is established on property generally fronting on the south line of Forest Lane, beginning at a point approximately 321.58 feet east of the southeast corner of High Forest Drive and Forest Lane. The size of PD 117 is approximately 4.95 acres. (Ord. Nos. 16491; 25508)

**SEC. 51P-117.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 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 51. (Ord. 25508)

**SEC. 51P-117.104. DEVELOPMENT PLAN.**

All development must be in accordance with a city plan commission-approved development plan (Exhibit 117A). (Ord. Nos. 16491; 25508)

**SEC. 51P-117.105. USES.**

Single-family units, attached or detached, and common open areas are permitted. (Ord. Nos. 16491; 25508)

**SEC. 51P-117.106. SUBDIVISION PLAT.**

Prior to the issuance of any building permit, a subdivision plat as approved by the city plan commission must be filed for record with the county clerk. In conjunction with the submission of the subdivision plat, a legal instrument establishing a plan for permanent care and maintenance of any common area or communally-owned facility must be submitted and approved by the city attorney as to legal form and by the city plan commission as to suitability for the proposed use of the common area. (Ord. Nos. 16491; 25508)

**SEC. 51P-117.107. DENSITY.**

A maximum of 11 dwellings units are permitted. (Ord. Nos. 16491; 25508)

**SEC. 51P-117.108. STREETS AND PAVING.**

(a) All driveways, entrances, and dedicated streets must be constructed to the requirements of the department of public works and transportation and other departments of the city.

(b) 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. Nos. 16491; 25508; 26102)

**SEC. 51P-117.109. SIGNS.**

All signs must comply with the provisions for non-business zoning districts as specified in Chapter 41, "Sign Standards," of the Dallas City Code. (Ord. Nos. 16491; 25508)

**SEC. 51P-117.110. SETBACKS.**

All buildings must be set back as indicated on the approved development plan. (Ord. Nos. 16491; 25508)

**SEC. 51P-117.111. HEIGHT.**

All residential structures may not exceed a height of three stories, as the term is defined in the comprehensive zoning ordinance. (Ord. Nos. 16491; 25508)

**SEC. 51P-117.112. COVERAGE.**

Maximum percent of lot area which may be covered by the main building and all accessory buildings for residential uses may not exceed 60 percent. (Ord. Nos. 16491; 25508)

**SEC. 51P-117.113. PARKING.**

Parking must be provided at a ratio of three spaces per residential unit, and the required spaces may be placed in tandem. All enclosed parking spaces located so as to face upon or be entered directly from a street or alley must be located not nearer than 20 feet from the property line. (Ord. Nos. 16491; 25508)

**SEC. 51P-117.114. GENERAL REQUIREMENTS.**

(a) Development and utilization of the Property must be in compliance with all other applicable codes and regulations of the city.

(b) The building official shall not issue a certificate of occupancy until there has been full compliance with this article and any applicable provisions of the comprehensive general zoning ordinance of the city and the Dallas Building Code. (Ord. Nos. 16491; 25508; 26102)

**SEC. 51P-117.115.**

**ZONING MAP.**

PD 117 is located on Zoning Map No. D-7. (Ord. 25508)