

ARTICLE 404.

PD 404.

SEC. 51P-404.101. LEGISLATIVE HISTORY.

PD 404 was established by Ordinance No. 22159, passed by the Dallas City Council on August 24, 1994. Ordinance No. 22159 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 22159 was amended by Ordinance No. 23809, passed by the Dallas City Council on February 24, 1999. (Ord. Nos. 19455; 22159; 23809; 26042)

SEC. 51P-404.102. PROPERTY LOCATION AND SIZE.

PD 404 is established on property generally located at the southwest corner of Walnut Hill Lane and a city drainage easement located west of Shady Trail. The size of PD 404 is approximately 18.2145 acres. (Ord. Nos. 22159; 23809; 26042)

SEC. 51P-404.103. 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 nonresidential zoning district. (Ord. Nos. 22159; 26042)

SEC. 51P-404.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 404A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control. (Ord. Nos. 22159; 23809; 26042)

SEC. 51P-404.105. MAIN USES PERMITTED.

- (a) Agricultural uses.
 - Crop production.
- (b) Commercial and business service uses.
 - Building repair and maintenance shop. [RAR]
 - Bus or rail transit vehicle maintenance or storage facility. [RAR]
 - Catering service.
 - Commercial cleaning or laundry plant. [RAR]
 - Custom business services.
 - Custom woodworking, furniture construction, or repair.
 - Electronics service center.

- Job or lithographic printing. [RAR]
- Labor hall. [SUP required if spacing component of Section 51A-4.202(8.1) is not met.]
- Machine or welding shop. [RAR]
- Machinery, heavy equipment, or truck sales and services. [RAR]
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance.

(c) Industrial uses.

- Industrial (inside) for light manufacturing.
- Inside industrial. [RAR]
- Medical/infectious waste incinerator. [SUP]
- Municipal waste incinerator. [SUP]
- Outside industrial. [SUP]
- Pathological waste incinerator. [SUP]
- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]

(d) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. [SUP]
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Hospital. [RAR]
- Public or private school. [SUP]

(e) Lodging uses.

- Hotel or motel. [RAR]
- Lodging or boarding house.
- Overnight general purpose shelter. [SUP]

(f) Miscellaneous uses.

- Carnival or circus (temporary). [By special authorization of the building official.]
- Hazardous waste management facility. [Except when operated as a hazardous waste incinerator.]
- Temporary construction or sales office.

(g) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. [RAR]
- Medical clinic or ambulatory surgical center.
- Office.

(h) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(i) Retail and personal service uses.

- Auto service center. *[RAR]*
- Bar, lounge, or tavern. *[SUP]*
- Car wash. *[RAR]*
- Commercial amusement (inside). *[SUP may be required.]*
- Commercial parking lot or garage. *[RAR]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- Home improvement center, lumber, brick, or building materials sales yard. *[RAR]*
- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Pawn shop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. *[RAR]*

(j) Transportation uses.

- Airport or landing field. *[SUP]*
- Commercial bus station and terminal. *[RAR]*
- Heliport. *[RAR]*
- Helistop. *[RAR]*
- Railroad passenger station. *[SUP]*
- STOL (short takeoff or landing) port. *[SUP]*
- Transit passenger shelter. *[Site plan may be required.]*
- Transit passenger station or transfer center. *[SUP]*

(k) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities. *[RAR may be required.]*
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[RAR]*
- Tower/antenna for cellular communication.
- Utility or government installation other than listed. *[SUP]*
- Water treatment plant. *[SUP]*

(l) Wholesale, distribution, and storage uses.

- Freight terminal. [RAR]
- Manufactured building sales lot. [RAR]
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage (with visual screening). [RAR]
- Recycling buy-back center. [RAR]
- Recycling collection center. [RAR]
- Recycling drop-off container. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]
- Recycling drop-off for special occasion collection. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.3) are not satisfied.]
- Trade center.
- Warehouse. [RAR]

(Ord. Nos. 22109; 26042)

SEC. 51P-404.106. 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 contained 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 community center (private).
- Accessory pathological waste incinerator.
- Home occupation.
- Private stable.

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

- Accessory medical/infectious waste incinerator.

(Ord. Nos. 22109; 26042)

SEC. 51P-404.107. YARD, LOT, AND SPACE REGULATIONS.

(a) Front yard. Minimum front yard is 15 feet.

(b) Side and rear yard. Minimum side and rear yard is:

(1) 30 feet where adjacent to or directly across an alley from a residential, duplex, townhouse, CH, or multifamily district; and

(2) no minimum in all other cases.

(c) Density. No maximum dwelling unit density.

(d) Floor area.

(1) College and medical clinic uses combined are limited to a maximum of 344,559 square feet of floor area. Maximum floor area for the following six existing buildings, as shown on the development plan, is as follows:

<u>Structure</u>	<u>Maximum Floor Area</u>
North building	63,948 square feet
East building	63,948 square feet
South building	63,948 square feet
Auditorium gymnasium	27,410 square feet
Public clinic	26,415 square feet
Student clinic and rehabilitation center	29,365 square feet
Research institute building	19,201 square feet
School for advanced and related studies	13,361 square feet
Administrative office building	6,386 square feet
Facilities management and security building	10,577 square feet
Printing, receiving, and shipping building	20,000 square feet
Total	344,559 square feet

(2) Maximum floor are ratio for all uses is as follows:

(A) 0.5 for retail and personal service uses;

(B) 0.75 for any combination of lodging, office, and retail and personal service uses; and

(C) 2.0 for all uses combined.

(e) Height.

(1) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. (See Section 51A-4.412.) Exception: Structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less.

(2) Maximum height. Unless further restricted under Paragraph (1), maximum structure height is 200 feet.

(f) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories. Maximum number of stories above grade is 15. Parking garages are exempt from this requirement, but must comply with the height regulations of Subsection (e). (Ord. Nos. 23809; 26042)

SEC. 51P-404.108. OFF-STREET PARKING AND LOADING.

(a) Except as specified in this section, off-street parking must be provided in accordance with the Dallas Development Code.

(b) Off-street parking spaces for college or medical clinic uses must be provided at a ratio of one space for each 240 square feet of floor area.

(1) Should either of the existing off-site parking agreements (labelled as Exhibits 404B and 404C) terminate, the property owner must notify the building inspection division of the city within 14 days of receipt of notice of termination or the effective date of termination, whichever is sooner.

(2) Any parking that is lost due to termination of an existing off-site parking agreement must be replaced either off-site as provided for in the Special Parking Regulations of Division 51A-4.320 or on-site in accordance with the requirements of the Dallas Development Code.

(c) For all other uses allowed, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. (Ord. Nos. 23809; 26042)

SEC. 51P-404.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 22159; 26042)

SEC. 51P-404.110. LANDSCAPING.

Landscaping must be provided as shown on the development plan. Plant material must be maintained in a healthy, growing condition. (Ord. Nos. 23809; 26042)

SEC. 51P-404.111. SIGNS.

Signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 22159; 26042)

SEC. 51P-404.112. ADDITIONAL PROVISIONS.

(a) The entire 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 applicable federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 22159; 26042)

SEC. 51P-404.113. 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. Nos. 22159; 26042)

SEC. 51P-404.114.

COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD 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. 22159; 26042)

SEC. 51P-404.115.

ZONING MAP.

PD 404 is located on Zoning Map No. F-5. (Ord. Nos. 22159; 26042)