

## **ARTICLE 405.**

### **PD 405.**

#### **SEC. 51P-405.101. LEGISLATIVE HISTORY.**

PD 405 was established by Ordinance No. 22160, passed by the Dallas City Council on August 24, 1994. Ordinance No. 22160 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22160; 26042)

#### **SEC. 51P-405.102. PROPERTY LOCATION AND SIZE.**

PD 405 is established on property generally located along the south line of Scyene Road, west of the west line of St. Augustine Road. The size of PD 405 is approximately 9.02 acres. (Ord. Nos. 22160; 26042)

#### **SEC. 51P-405.103. 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. Nos. 22160; 26042)

#### **SEC. 51P-405.104. DEVELOPMENT/CONCEPTUAL PLAN.**

Development and use of the Property must comply with the development/conceptual plan (Exhibit 405A). All portions of the Property not shown in Phase 1 on the development/conceptual plan shall be considered to be conceptual. For those portions of the Property shown in concept on the development/conceptual plan, a development plan must be approved by the city plan commission before issuance of any building permit. In the event of a conflict between the provisions of this article and the development/conceptual plan, the provisions of this article control. (Ord. Nos. 22160; 26042)

#### **SEC. 51P-405.105. MAIN USES PERMITTED.**

- (a) Agricultural uses.
  - Crop production.
- (b) Commercial and business service uses.
  - None permitted.
- (c) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(d) Institutional and community service uses.

-- Adult day care facility. *[SUP]*  
-- Cemetery or mausoleum. *[SUP]*  
-- Child-care facility.  
-- Church.  
-- College, university, or seminary.  
-- Community service center. *[SUP]*  
-- Convent or monastery. *[SUP]*  
-- Foster home. *[SUP]*  
-- Library, art gallery, or museum. *[SUP]*  
-- Public or private school. *[SUP]*

(e) Lodging uses.

-- None permitted.

(f) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*  
-- Temporary construction or sales office.

(g) Office uses.

-- None permitted.

(h) Recreation uses.

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

(i) Residential uses.

-- College dormitory, fraternity, or sorority house.  
-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*  
-- Single family.

(j) Retail and personal service uses.

-- None permitted.

(k) Transportation uses.

-- Transit passenger shelter. *[See Section 51A-4.211(9).]*  
-- Transit passenger station or transfer center. *[SUP]*

(l) Utility and public service uses.

- Electrical substation. [SUP]
- Local utilities.
- Police or fire station. [SUP]
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. [See Section 51A-4.212(10).]
- Utility or government installation other than listed. [SUP]

(m) Wholesale, distribution, and storage uses.

- 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.]

(Ord. Nos. 22160; 26042)

**SEC. 51P-405.106. 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 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 center (private).

(Ord. Nos. 22160; 26042)

**SEC. 51P-405.107. YARD, LOT, AND SPACE REGULATIONS.**

(a) Front yard. Minimum front yard is 25 feet.

(b) Side and rear yard.

(1) Minimum side and rear yard for single family uses is five feet.

(2) Minimum side yard for other permitted uses is 10 feet.

(3) Minimum rear yard for other permitted uses is 15 feet.

(c) Dwelling unit density. No maximum dwelling unit density.

(d) Floor area. No maximum floor area ratio.

(e) Height. Maximum structure height is 30 feet, except that the following structures, when located on top of a church building, are excluded from the height measurement of the church building:

- (1) Belfries.
- (2) Bell towers.
- (3) Campaniles.
- (4) Carillons.
- (5) Crosses.
- (6) Cupolas.
- (7) Spires.
- (8) Steeples.

(f) Lot coverage.

(1) Maximum lot coverage is:

- (A) 45 percent for residential uses; and
- (B) 25 percent for nonresidential uses.

(2) Surface parking lots and underground parking structures are not included in lot coverage calculations.

(g) Lot size. Minimum lot area for residential uses is 7,500 square feet.

(h) Stories. No maximum number of stories. (Ord. Nos. 22160; 26042)

**SEC. 51P-405.108. OFF-STREET PARKING AND LOADING.**

(a) Off-street parking/loading must be provided as shown on the development/conceptual plan.

(b) For those portions of the Property shown in concept on the development/conceptual plan, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements. (Ord. Nos. 22160; 26042)

**SEC. 51P-405.109. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. Nos. 22160; 26042)

**SEC. 51P-405.110. LANDSCAPING.**

- (a) Landscaping must be provided as shown on the development/conceptual plan.
- (b) Landscaping must be installed within six months after the issuance of a certificate of occupancy.
- (c) Plant material must be maintained in a healthy, growing condition.
- (d) Landscaping on those portions of the Property shown in concept on the development/conceptual plan must comply with the provisions contained in Article X. (Ord. Nos. 22160; 26042)

**SEC. 51P-405.111. SIGNS.**

Signs must comply with the provisions for non-business zoning districts contained in Article VII, except that existing signs shown on the development/conceptual plan may remain as nonconforming signs subject to the provisions of Division 51A-7.700. (Ord. Nos. 22160; 26042)

**SEC. 51P-405.112. ADDITIONAL PROVISIONS.**

- (a) For a college, university, or seminary use, no more than 50 students may reside within Phase 1 as shown on the development/conceptual plan. No more than 125 students may reside on the Property.
- (b) The entire Property must be properly maintained in a state of good repair and neat appearance.
- (c) 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. Nos. 22160; 26042)

**SEC. 51P-405.113. 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. 22160; 26042)

**SEC. 51P-405.114. 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. 22160; 26042)

**SEC. 51P-405.115. ZONING MAP.**

PD 405 is located on Zoning Map No. K-11. (Ord. Nos. 22160; 26042)