

ARTICLE 415.

PD 415.

SEC. 51P-415.101. LEGISLATIVE HISTORY.

PD 415 was established by Ordinance No. 22408, passed by the Dallas City Council on May 10, 1995. Ordinance No. 22408 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22408; 26042)

SEC. 51P-415.102. PROPERTY LOCATION AND SIZE.

PD 415 is established on property generally located on the east line of St. Augustine Road, north of the northerly line of Scyene Road. The size of PD 415 is approximately 28.75 acres. (Ord. Nos. 22408; 26042)

SEC. 51P-415.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations contained in Chapter 51A apply.
- (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. 22408; 26042)

SEC. 51P-415.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 415A). (Ord. Nos. 22408; 26042)

SEC. 51P-415.105. MAIN USES PERMITTED.

- (a) Agricultural uses.
 - Crop production.
- (b) Institutional and community service uses.
 - Adult day care facility. [SUP]
 - Cemetery or mausoleum. [SUP]
 - Child-care facility. [SUP]
 - Church.
 - College, university, or seminary. [SUP]
 - Community service center. [SUP]
 - Convalescent and nursing homes, hospice care, and related institutions. [SUP]
 - Convent or monastery. [SUP]
 - Foster home. [SUP]

- Library, art gallery, or museum. [SUP]
- Public or private school. [SUP]
- (c) Miscellaneous uses.
 - Temporary construction or sales office.
- (d) Recreation uses.
 - Country club with private membership. [SUP]
 - Private recreation center, club, or area. [SUP]
 - Public park, playground, or golf course.
- (e) Residential uses.
 - Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(3.1) is not met.]
 - Retirement housing. [SUP]
 - Single family.
- (f) Transportation uses.
 - Private street or alley. [SUP]
 - Transit passenger shelter.
- (g) 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(10.1).]
 - Utility or government installation other than listed. [SUP]
- (h) Wholesale, distribution, and storage uses.
 - Recycling drop-off container. [See Section 51A-4.213(11.2).]
 - Recycling drop-off for special occasion collection. [See Section 51A-4.213(11.3).]

(Ord. Nos. 22408; 26042)

SEC. 51P-415.106. ACCESSORY USES.

- (a) The following accessory uses are not permitted in this PD:
 - Accessory helistop.
 - Accessory medical/infectious waste incinerator.
 - Accessory outside display of merchandise.
 - Accessory outside sales.
 - Accessory pathological waste incinerator.

(b) The “accessory community center (private)” use is permitted by SUP only. (Ord. Nos. 22408; 26042)

SEC. 51P-415.107. YARD, LOT, AND SPACE REGULATIONS.

(a) Front yard. No minimum front yard.

(b) Side and rear yard.

(1) Minimum side yard for single family structures is three feet on at least one side of a lot. Lots on the Property containing single family structures are permitted to have one side yard with no setback. Single family structures on the Property must be separated by a minimum of three feet.

(2) Minimum rear yard for single family structures is five feet.

(3) Minimum side and rear yard for other permitted structures is 10 feet.

(c) Dwelling unit density. No more than nine dwelling units for each acre are permitted on the Property.

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

(e) Height. Maximum structure height is 36 feet.

(f) Stories. Maximum number of stories is two.

(g) Lot coverage. Maximum lot coverage is 60 percent for residential structures and 25 percent for nonresidential structures.

(h) Lot size. Minimum lot area is 3,000 square feet for single family structures. (Ord. Nos. 22408; 26042)

SEC. 51P-415.108. OFF-STREET PARKING AND LOADING.

Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. In this district, off-street parking must be provided at or below ground level. (Ord. Nos. 22408; 26042)

SEC. 51P-415.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 22408; 26042)

SEC. 51P-415.110. ELECTRICAL SERVICE FOR SINGLE FAMILY USES.

In this district, a lot for a single family use may be supplied by not more than one electrical utility service, and metered by not more than one electrical meter. The board of adjustment may grant a special exception to authorize more than one electrical utility service and more than one electrical meter on a lot in this district when, in the opinion of the board, the special exception will:

- (1) not be contrary to the public interest;
- (2) not adversely affect neighboring properties; and
- (3) not be used to conduct a use not permitted in this district. (Ord. Nos. 22408; 26042)

SEC. 51P-415.111. LANDSCAPING.

Landscaping must comply with Article X. (Ord. Nos. 22408; 26042)

SEC. 51P-415.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 22408; 26042)

SEC. 51P-415.113. 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 federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 22408; 26042)

SEC. 51P-415.114. GENERAL REQUIREMENTS.

(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 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 applicable ordinances, rules, and regulations of the city. (Ord. Nos. 22408; 26042)

SEC. 51P-415.115. ZONING MAP.

PD 415 is located on Zoning Map No. K-11. (Ord. Nos. 22408; 26042)