

ARTICLE 417.

PD 417.

SEC. 51P-417.101. LEGISLATIVE HISTORY.

PD 417 was established by Ordinance No. 22636, passed by the Dallas City Council on December 13, 1995. Ordinance No. 22636 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22636; 26042)

SEC. 51P-417.102. PROPERTY LOCATION AND SIZE.

PD 417 is established on property generally fronting on the south line of Forest Lane, east of the southeast line of Greenville Avenue. The size of PD 417 is approximately 5.596 acres. (Ord. Nos. 22636; 26042)

SEC. 51P-417.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations contained 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. 22636; 26042)

SEC. 51P-417.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 417A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control. (Ord. Nos. 22636; 26042)

SEC. 51P-417.105. 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. [SUP]
- Church.
- College, university, or seminary. [SUP]
- Community service center. [SUP]
- Convalescent and nursing homes, hospice care, and related institutions. [RAR]
- Convent or monastery.
- Foster home.
- Hospital. [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.]
- Hazardous waste management facility. [Except when operated as a hazardous waste incinerator.]
- Temporary construction or sales office.

(g) Office uses.

- None permitted.

(h) Recreation uses.

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

(i) Residential uses.

- College dormitory, fraternity, or sorority house.
- Duplex.
- Group residential facility. [See Section 51A-4.209(3).]
- Handicapped group dwelling unit. [See Section 51A-4.209(3.1).]
- Multifamily.
- Residential hotel. [See Section 51A-4.209(5.1).]
- Retirement housing.
- Single family.

(j) Retail and personal service uses.

- None permitted.

- (k) Transportation uses.
 - Transit passenger shelter.
 - 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(10.1).]*
 - Utility or government installation other than listed. *[SUP]*
- (m) 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. 22636; 26042)

SEC. 51P-417.106. 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 outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(c) The accessory helistop use is permitted by SUP only.

(d) In this district, an SUP is required for an accessory medical/infectious waste incinerator if it is used to incinerate more than 225 pounds of waste per hour. *[See Section 51A-4.217(3.1).]* (Ord. Nos. 22636; 26042)

SEC. 51P-417.107. YARD, LOT, AND SPACE REGULATIONS.

- (a) Front yard. Minimum front yard is 15 feet.
- (b) Side and rear yard. Minimum side yard is 10 feet. Minimum rear yard is 15 feet.
- (c) Density.
 - (1) In general. Maximum dwelling unit density is 207 units.

(2) Standard affordable housing compliance. The owner may not apply for a building permit for new construction for a multifamily use unless complying with the density requirements for a multifamily use contained in Section 51A-4.116(b)(4)(C)(ii). New construction does not include the following: renovation, remodeling, repair, reconstruction, or enlarging the existing multifamily structures as shown on the development plan. Any increase in the number of dwelling units above that shown on the development plan must comply with the density provisions contained in Section 51A-4.116(b)(4)(C)(ii). The owner may not reconstruct any units destroyed by an intentional act of the owner or his assigns without complying with the density requirements contained in Section 51A-4.116(a)(4)(C)(ii).

(d) Height. Except as provided in Section 51A-4.408(a)(2), maximum structure height is 24 feet.

(e) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(f) Lot size. No minimum lot size.

(g) Stories. Maximum number of stories above grade is two. Parking garages are exempt from this requirement, but must comply with the height regulations in Subsection (d). (Ord. Nos. 22636; 26042)

SEC. 51P-417.108. OFF-STREET PARKING AND LOADING.

Off-street parking must be provided in accordance with Division 51A-4.300 et seq. (Ord. Nos. 22636; 26042)

SEC. 51P-417.109. SECURITY IMPROVEMENTS.

(a) Except as provided in Subsection (b) below, a controlled access security fence, a minimum of six feet in height, must be installed around the perimeter of the Property within one year of December 13, 1995.

(b) The portion of the fence required in Subsection (a) above located along the south property line is required to be a nine-foot solid fence.

(c) When increased security becomes necessary, a security service must periodically patrol the site during night time hours.

(d) Controlled access gates shall be provided at all entrances to the Property. Except for maintenance purposes, all access gates must remain closed at all times. Each of the three access gates located at the Forest Lane entrance to the Property must operate and open independently of each other. (Ord. Nos. 22636; 26042)

SEC. 51P-417.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 22636; 26042)

SEC. 51P-417.111. LANDSCAPING.

(a) Landscaping must be provided as shown on the landscape plan (Exhibit 417B).

(b) Landscaping must be installed within one year after December 13, 1995. Plant material must be maintained in a healthy, growing condition. (Ord. Nos. 22636; 26042)

SEC. 51P-417.112. RECREATIONAL EQUIPMENT.

The recreational equipment shown on the development plan must be installed within one year after December 13, 1995. (Ord. Nos. 22636; 26042)

SEC. 51P-417.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 22636; 26042)

SEC. 51P-417.114. LIGHTING.

Parking lot lighting must be provided along the south property line within one year after December 13, 1995. This lighting must be directed away from adjacent properties. (Ord. Nos. 22636; 26042)

SEC. 51P-417.115. GARBAGE COLLECTION.

Garbage pickup within 80 feet of the south property line is prohibited between the hours of 9:00 p.m. and 9:00 a.m. (Ord. Nos. 22636; 26042)

SEC. 51P-417.116. 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. 22636; 26042)

SEC. 51P-417.117. 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. 22636; 26042)

SEC. 51P-417.118.

ZONING MAP.

PD 417 is located on Zoning Map No. D-9. (Ord. Nos. 22636; 26042)