

## **ARTICLE 421.**

### **PD 421.**

#### **SEC. 51P-421.101. LEGISLATIVE HISTORY.**

PD 421 was established by Ordinance No. 22480, passed by the Dallas City Council on June 28, 1995. Ordinance No. 22480 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22480; 26042)

#### **SEC. 51P-421.102. PROPERTY LOCATION AND SIZE.**

PD 421 is established on property generally located along the northwest line of Skillman Street, southwest of the corner clip at the west corner of Skillman Street and Whitehurst Drive. The size of PD 421 is approximately 5.0949 acres. (Ord. Nos. 22480; 26042)

#### **SEC. 51P-421.103. 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. 22480; 26042)

#### **SEC. 51P-421.104. CONCEPTUAL PLAN.**

Development and use of the Property must comply with the conceptual plan entitled "Development Plan" (Exhibit 421A). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. (Ord. Nos. 22480; 26042)

#### **SEC. 51P-421.105. DEVELOPMENT PLAN.**

A development plan must be approved by the city plan commission before issuance of any building permit. Development and use of the Property must comply with the approved development plan. The development plan and any amendments must comply with the conceptual plan and this article. (Ord. Nos. 22480; 26042)

#### **SEC. 51P-421.106. 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.
- 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.]
- Single family.

(f) Transportation uses.

- Private street or alley.
- 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. [As permitted in the TH-2(A) Townhouse District; 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. [As permitted in the TH-2(A) Townhouse District; see Section 51A-4.213(11.2).]
- Recycling drop-off for special occasion collection. [As permitted in the TH-2(A) Townhouse District; see Section 51A-4.213(11.3).]

**SEC. 51P-421.107.**

**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 PD:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(c) The accessory community center (private) use is permitted by SUP only in this PD. (Ord. Nos. 22480; 26042)

**SEC. 51P-421.108.**

**YARD, LOT, AND SPACE REGULATIONS.**

(a) Front yard. Minimum front yard setback is five feet.

(b) Side and rear yard.

(1) No minimum side yard or rear yard for single family structures. If a side yard is provided, a minimum of three feet of separation between structures is required.

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

(c) Density. No more than 40 dwelling units are permitted on the Property.

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

(e) Height. Maximum structure height is 26 feet.

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

(g) Lot coverage. Maximum lot coverage is 75 percent for residential structures and 25 percent for nonresidential structures.

(h) Lot size. Minimum lot area is 2,000 square feet. (Ord. Nos. 22480; 26042)

**SEC. 51P-421.109.**

**OFF-STREET PARKING AND LOADING.**

(a) Single family uses.

(1) A minimum of two off-street parking spaces are required per lot.

(2) Garages may not be enclosed into a living area unless provisions are made to provide required parking.

(3) A parking space must be at least 10 feet from the right-of-way line adjacent to a street or alley if the space is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. This provision controls over any building line platted to a lesser setback and any other provision of this district.

(4) Any garage door setback less than 20 feet from the right-of-way adjacent to a street or alley must be equipped with electric automatic control. The controls must be maintained in working condition at all times.

(5) “No Parking” signs must be installed as shown on the development plan prior to application for final inspection for any single family dwelling located on the lot on which the sign is required. Signs must comply with city specifications, as amended, and be approved by the director of public works and transportation or his representative.

(b) All other uses. For all other uses, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations contained in Divisions 51A-4.300 for general information regarding off-street parking and loading.

(c) Above-ground parking prohibited. In this district, off-street parking must be provided at or below ground level. (Ord. Nos. 22480; 26042)

**SEC. 51P-421.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. Nos. 22480; 26042)

**SEC. 51P-421.111. 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. 22480; 26042)

**SEC. 51P-421.112. ACCESS.**

Ingress and egress must be provided as shown on the conceptual plan. (Ord. Nos. 22480; 26042)

**SEC. 51P-421.113. LANDSCAPING.**

Landscaping must comply with Article X. (Ord. Nos. 22480; 26042)

**SEC. 51P-421.114. SIGNS.**

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 22480; 26042)

**SEC. 51P-421.115.****HOMEOWNERS' ASSOCIATION.**

Prior to final plat approval, the owner(s) of the Property must execute an instrument creating a homeowners' association for the maintenance of common areas, screening walls, common and perimeter landscape areas, and private streets. This instrument must be approved as to form by the city attorney, approved by the city plan commission, and filed in the Dallas County deed records. (Ord. Nos. 22480; 26042)

**SEC. 51P-421.116.****ADDITIONAL PROVISIONS.**

(a) Barrier free ramps must be installed simultaneously with the paving of the private streets on the Property.

(b) Sidewalks, per city specifications, must be provided adjacent to all streets and be completed prior to submission of an application for a final inspection of the single family dwelling adjacent to the required sidewalk.

(c) The entire Property must be properly maintained in a state of good repair and neat appearance.

(d) 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. 22480; 26042)

**SEC. 51P-421.117.****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. 22480; 26042)

**SEC. 51P-421.118.****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. 22480; 26042)

**SEC. 51P-421.119.****ZONING MAP.**

PD 421 is located on Zoning Map No. E-9. (Ord. Nos. 22480; 26042)