

ARTICLE 422.

PD 422.

SEC. 51P-422.101. LEGISLATIVE HISTORY.

PD 422 was established by Ordinance No. 22559, passed by the Dallas City Council on September 27, 1995. Ordinance No. 22559 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22559; 26042)

SEC. 51P-422.102. PROPERTY LOCATION AND SIZE.

PD 422 is established on property generally located along the southeast line of Ferguson Road, northeast of the most northerly end of a corner clip at the east corner of Ferguson Road and Lakeland Drive. The size of PD 422 is approximately 10.9153 acres. (Ord. Nos. 22559; 26042)

SEC. 51P-422.103. 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. 22559; 26042)

SEC. 51P-422.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan entitled, "Multifamily Development Plan" (Exhibit 422A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control. (Ord. Nos. 22559; 26042)

SEC. 51P-422.105. MAIN USES PERMITTED.

- (a) Multifamily uses.
- (b) Retirement housing uses. (Ord. Nos. 22559; 26042)

SEC. 51P-422.106. 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 PD:

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

(Ord. Nos. 22559; 26042)

SEC. 51P-422.107. YARD, LOT, AND SPACE REGULATIONS.

- (a) Front yard. Minimum front yard setback is 15 feet.
- (b) Side and rear yard.
 - (1) Minimum side yard or rear yard for multifamily structures is 15 feet.
 - (2) Minimum side and rear yard for other permitted structures is 10 feet.
- (c) Dwelling unit density. No more than 420 dwelling units 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 above grade is three.
- (g) Lot coverage. Maximum lot coverage is 60 percent. (Ord. Nos. 22559; 26042)

SEC. 51P-422.108. 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. 22559; 26042)

SEC. 51P-422.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 22559; 26042)

SEC. 51P-422.110. 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 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 entitled, "Multifamily Development Plan." Any increase in the number of dwelling units above that shown on the "Multifamily 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(b)(4)(C)(ii). (Ord. Nos. 22559; 26042)

SEC. 51P-422.111. ACCESS.

Ingress and egress must be provided as shown on the development plan. Controlled access gates must be maintained at all ingress and egress points as shown on the development plan. (Ord. Nos. 22559; 26042)

SEC. 51P-422.112. LANDSCAPING.

Landscaping must comply with Article X. (Ord. Nos. 22559; 26042)

SEC. 51P-422.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 22559; 26042)

SEC. 51P-422.114. SCREENING.

A solid screening fence or wall must be maintained as shown on the development plan. (Ord. Nos. 22559; 26042)

SEC. 51P-422.115. SECURITY FENCES.

Security fences must be maintained on the Property as shown on the development plan. (Ord. Nos. 22559; 26042)

SEC. 51P-422.116. ADDITIONAL PROVISIONS.

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. 22559; 26042)

SEC. 51P-422.117. 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. 22559; 26042)

SEC. 51P-422.118. 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. 22559; 26042)

SEC. 51P-422.119. ZONING MAP.

PD 422 is located on Zoning Map No. I-10. (Ord. Nos. 22559; 26042)