

ARTICLE 43.

PD 43.

SEC. 51P-43.101. LEGISLATIVE HISTORY.

PD 43 was established by Ordinance No. 13110, passed by the Dallas City Council on October 28, 1970. Ordinance No. 13110 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas, as amended. Ordinance No. 13110 was amended by Ordinance No. 13905, passed by the Dallas City Council on December 18, 1972, and Ordinance No. 14124, passed by the Dallas City Council on May 29, 1973. (Ord. Nos. 10962; 13110; 13905; 14124; 25423)

SEC. 51P-43.102. PROPERTY LOCATION AND SIZE.

PD 43 is established on property generally located on the north side of Alta Mesa Drive, east of Forest Parkway. The size of PD 43 is approximately 41.58 acres. (Ord. Nos. 13110; 25423)

SEC. 51P-43.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 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 51. (Ord. 25423)

SEC. 51P-43.104. DEVELOPMENT PLAN.

Development must conform with the development plan (Exhibit 43A). *[Note: A revised development plan was adopted by Ordinance No. 13905; however, no copy of this plan exists.]* (Ord. Nos. 13110; 13905; 14124; 25423)

SEC. 51P-43.105. LOT AREA.

Minimum lot area is 5,000 square feet. (Ord. Nos. 13110; 25423)

SEC. 51P-43.106. LOT WIDTH.

Minimum lot width is 60 feet. (Ord. Nos. 13110; 25423)

SEC. 51P-43.107. LOT DEPTH.

Minimum lot depth is 75 feet. (Ord. Nos. 13110; 25423)

SEC. 51P-43.108. LOT COVERAGE.

No more than 35 percent of the lot may be covered by the main building and accessory buildings. (Ord. Nos. 13110; 25423)

SEC. 51P-43.109. FRONT YARD.

No building may be nearer than 25 feet from the front property line. (Ord. Nos. 13110; 25423)

SEC. 51P-43.110. SIDE YARD.

A minimum side yard of 10 percent of the lot width must be provided except that corner lots must have a minimum side yard of 10 feet; a single-family attached unit may have a zero side yard on one side provided that the other side yard is increased to a minimum of 20 percent. (Ord. Nos. 13905; 25423)

SEC. 51P-43.111. ATTACHED HOMES.

No more than 30 percent of all living units within this PD may be attached units. (Ord. Nos. 13110; 25423)

SEC. 51P-43.112. STREETS.

All lots must front on a dedicated street. Streets must have a minimum width of 50 feet and must be paved to the standards of the department of public works and transportation. (Ord. Nos. 13110; 25423)

SEC. 51P-43.113. PLATS.

Before the issuance of a building permit, a plat must be filed for record and must provide for dedication of streets, alleys, and park areas. (Ord. Nos. 13110; 25423)

SEC. 51P-43.114. GENERAL REQUIREMENTS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications adopted for such purpose to the satisfaction of the director of public works and transportation.

(b) No certificate of occupancy shall be issued by the building official until there has been full compliance with this article, the requirements of the building for which the certificate of occupancy is issued, and any applicable provisions of the zoning ordinance and the building codes. (Ord. Nos. 13110; 25423; 26102)

SEC. 51P-43.115. ZONING MAP.

PD 43 is located on Zoning Map No. P-8. (Ord. 25423)