

ARTICLE 489.

PD 489.

SEC. 51P-489.101. LEGISLATIVE HISTORY.

PD 489 was established by Ordinance No. 23309, passed by the Dallas City Council on October 22, 1997. Ordinance No. 23309 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 23309; 26042)

SEC. 51P-489.102. PROPERTY LOCATION AND SIZE.

PD 489 is established on property generally located on both sides of Brashear Street, northeast of Troy Street. The size of PD 489 is approximately 1.307 acres. (Ord. Nos. 23309; 26042)

SEC. 51P-489.103. 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 refer to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a nonresidential zoning district. (Ord. Nos. 23309; 26042)

SEC. 51P-489.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 489A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control. (Ord. Nos. 23309; 26042)

SEC. 51P-489.105. MAIN USES PERMITTED.

(a) All uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in the Dallas Development Code. For example, a use permitted in the CR Community Retail District by specific use permit (SUP) only is permitted in this PD by SUP only. A use subject to development impact review (DIR) in the CR Community Retail District is subject to DIR in this PD, etc.

(b) Child-care facility.

(c) Industrial (inside) for light manufacturing. (Ord. Nos. 23309; 26042)

SEC. 51P-489.106. 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 community center (private).
- Home occupation.
- Private stable.

(c) The following accessory use is permitted by SUP only:

- Accessory helistop.

(d) The following accessory use may require an SUP:

- Accessory medical/infectious waste incinerator. *[See Section 51A-4.217(3.1).]*

(Ord. Nos. 23309; 26042)

SEC. 51P-489.107. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard.

(1) In general. Minimum front yard is 10 feet.

(2) Urban form setback. An additional 20-foot front yard setback is required for that portion of a structure over 45 feet in height.

(b) Side and rear yard.

(1) In general. Minimum side and rear yard is 10 feet.

(2) Tower spacing. An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure over 45 feet in height, up to a maximum setback of 30 feet.

(c) Density. No maximum dwelling unit density.

(d) Floor area ratio. Maximum floor area ratio is:

(1) 0.5 for office uses; and

(2) 0.75 for all uses combined.

(e) Floor area.

(1) For the child-care facility use, maximum floor area permitted is 6,000 square feet.

(2) For the industrial (inside) for light manufacturing use, maximum floor area is 2,000 square feet.

(3) Maximum floor area for all uses combined is 21,000 square feet.

(f) Height.

(1) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(2) Maximum height. Unless further restricted under Paragraph (1), maximum structure height is 54 feet.

(g) 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.

(h) Lot size. No minimum lot size.

(i) Stories. Maximum number of stories above grade is two. Parking garages are exempt from this requirement, but must comply with the height regulations of Subsection (f). (Ord. Nos. 23309; 26042)

SEC. 51P-489.108. OFF-STREET PARKING AND LOADING.

(a) Off-street parking must be provided at the following ratios:

(1) Child-care facility: one space for each 545 square feet of floor area.

(2) Office uses: one space for each 360 square feet of floor area.

(3) Retail uses: one space for each 250 square feet of floor area.

(4) Industrial (inside) for light manufacturing: one space for each 500 square feet of floor area.

(5) For all other permitted uses, parking must be provided pursuant to the Dallas Development Code.

(b) Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. (Ord. Nos. 23309; 26042)

SEC. 51P-489.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23309; 26042)

SEC. 51P-489.110. LANDSCAPING.

Landscaping must be provided as shown on the landscape plan (Exhibit 489B). All landscaping must be completed in accordance with Article X. All plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 23309; 26042)

SEC. 51P-489.111. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 23309; 26042)

SEC. 51P-489.112. 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. 23309; 26042)

SEC. 51P-489.113. 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 ordinances, rules, and regulations of the city. (Ord. Nos. 23309; 26042)

SEC. 51P-489.114. ZONING MAP.

PD 489 is located on Zoning Map No. J-9. (Ord. Nos. 23309; 26042)