

ARTICLE 499.

PD 499.

SEC. 51P-499.101. LEGISLATIVE HISTORY.

PD 499 was established by Ordinance No. 23436, passed by the Dallas City Council on February 11, 1998. Ordinance No. 23436 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 23436; 26042)

SEC. 51P-499.102. PROPERTY LOCATION AND SIZE.

PD 499 is established on property generally bounded by Far Hills Lane, Knollwood Drive, Spring Grove Avenue, and Meandering Way. The size of PD 499 is approximately 11.366 acres. (Ord. Nos. 23436; 26042)

SEC. 51P-499.103. 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. 23436; 26042)

SEC. 51P-499.104. DEVELOPMENT AND LANDSCAPE PLAN.

- (a) For a public school, use and development of the Property must comply with the development plan (Exhibit 499A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.
- (b) For all other permitted uses, Section 51A-4.702(c)(2) through Section 51A-4.702(i), regarding submission of and amendments to a site plan, a development plan, and a landscape plan, do not apply. (Ord. Nos. 23436; 26042)

SEC. 51P-499.105. 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]*
- Convent or monastery. *[SUP]*
- Foster home. *[SUP]*
- Library, art gallery, or museum. *[SUP]*
- Public or private school.

(e) Lodging uses.

- None permitted.

(f) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(g) Office uses.

- None permitted.

(h) Recreation uses.

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

(i) Residential uses.

- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Single family.

(j) Retail and personal service uses.

- None permitted.

(k) Transportation uses.

- Private street or alley. *[SUP]*
- 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. [SUP required if an SUP is required in the R-7.5(A) Single Family District under Section 51A-4.212(10.1).]
- Utility or government installation other than listed.

(m) Wholesale, distribution, and storage uses.

- Recycling drop-off container. [SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]
- Recycling drop-off for special occasion collection. [SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]

(Ord. Nos. 23436; 26042)

SEC. 51P-499.106. 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 helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(c) In this district, the following accessory use is permitted by SUP only:

- Accessory community center (private).

(Ord. Nos. 23436; 26042)

SEC. 51P-499.107. 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) For a public school, minimum front yard is as shown on the development plan.
- (2) For all other permitted uses, minimum front yard is 25 feet.

- (b) Side and rear yard.
- (1) For a public school, minimum side and rear yard is as shown on the development plan.
- (2) For all other permitted uses, minimum side yard is 10 feet and minimum rear yard is 15 feet.
- (c) Dwelling unit density. No maximum dwelling unit density.
- (d) Height.
- (1) For a public school, maximum height for existing light standards is 40 feet; maximum height for the existing warning siren is 45 feet; maximum height for the existing antenna is 35 feet; and maximum height for all other structures is 30 feet.
- (2) For all other permitted uses, maximum structure height is 30 feet.
- (e) Lot coverage.
- (1) For a public school, maximum lot coverage is 15 percent.
- (2) For all other permitted uses, maximum lot coverage is 45 percent for residential structures, and 25 percent for nonresidential structures.
- (3) Surface parking lots and underground parking structures are not included in lot coverage calculations.
- (f) Lot size. Minimum lot size for residential uses is 7,500 square feet.
- (g) Stories.
- (1) For a public school, maximum number of stories is one.
- (2) For all other permitted uses, no maximum number of stories.
- (h) Floor area.
- (1) For a public school, maximum floor area is 63,000 square feet.
- (2) For all other permitted uses, no maximum floor area. (Ord. Nos. 23436; 26042)

SEC. 51P-499.108. 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 (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally. (Ord. Nos. 23436; 26042)

SEC. 51P-499.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23436; 26042)

SEC. 51P-499.110. LANDSCAPING.

(a) For a public school, landscaping must be provided as shown on the landscape plan (Exhibit 499B). Plant material must be maintained in a healthy, growing condition.

(b) For all other permitted uses, landscaping must be provided in accordance with Article X. (Ord. Nos. 23436; 26042)

SEC. 51P-499.111. SIGNS.

(a) Except as otherwise provided, signs must comply with the provisions for non-business zoning districts contained in Article VII.

(b) One detached premise sign with a maximum effective area of 30 square feet and a maximum height of eight feet may be located as shown on the development plan. (Ord. Nos. 23436; 26042)

SEC. 51P-499.112. LIGHTING.

All outdoor lighting must be operational and maintained in accordance with the Dallas Development Code and must be directed away from adjoining properties. (Ord. Nos. 23436; 26042)

SEC. 51P-499.113. 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.

(c) In this PD, 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 PD 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. 23436; 26042)

SEC. 51P-499.114. 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. 23436; 26042)

SEC. 51P-499.115.

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. 23436; 26042)

SEC. 51P-499.116.

ZONING MAP.

PD 499 is located on Zoning Map No. C-8. (Ord. Nos. 23436; 26042)