

ARTICLE 600.

PD 600.

SEC. 51P-600.101. LEGISLATIVE HISTORY.

PD 600 was established by Ordinance No. 24555, passed by the Dallas City Council on March 28, 2001. Ordinance No. 24555 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 24555; 25163)

SEC. 51P-600.102. PROPERTY LOCATION AND SIZE.

PD 600 is established on property generally located at the northwest corner of Normah Street at Milam Street. The size of PD 600 is approximately 0.1336 acres. (Ord. Nos. 24555; 25163)

SEC. 51P-600.103. 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. 24555; 25163)

SEC. 51P-600.104. DEVELOPMENT PLAN.

(a) For single family uses, development and use of the Property must comply with the development plan (Exhibit 600A). In the event of a conflict between this article and the development plan, the provisions of this article control.

(b) For all other permitted uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. Nos. 24555; 25163)

SEC. 51P-600.105. MAIN USES PERMITTED.

The uses permitted in this district are all uses permitted in the TH-3(A) Townhouse District, as set out in the Dallas Development Code, as amended. For example a use permitted in the TH-3(A) Townhouse District only by specific use permit (SUP) is permitted in this planned development district only by SUP; and a use subject to development impact review (DIR) in the TH-3(A) Townhouse District is subject to DIR in this planned development district. (Ord. Nos. 24555; 25163)

SEC. 51P-600.106. ACCESSORY USES.

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 in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 24555; 25163)

SEC. 51P-600.107. 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 single family uses, minimum front yard is as shown on the development plan.

(2) For all other permitted uses, minimum front yard is the same as in the TH-3(A) district.

(b) Side and rear yard.

(1) For single family uses, minimum side and rear yards are as shown on the development plan.

(2) For all other permitted uses, minimum side and rear yards are the same as in the TH-3(A) district.

(c) Density. Maximum number of dwelling units is two.

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

(e) Height. Maximum structure height is 39 feet.

(f) 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.

(g) Lot size. Minimum lot size is 2,000 square feet.

(h) Stories. No maximum number of stories. (Ord. Nos. 24555; 25163)

SEC. 51P-600.108. OFF-STREET PARKING AND LOADING.

(a) For a single family residential use, one space per lot. A parking space in an enclosed structure may be less than 20 feet from the adjacent right-of-way line if the garage door has a remote automatic control installed that is maintained in working condition and no portion of the garage door encroaches into the public right-of-way when it opens or closes. No parking is allowed outside of the garage door less than 20 feet from the adjacent right-of-way line.

(b) For all other permitted uses, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. (Ord. Nos. 24555; 25163)

SEC. 51P-600.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 24555; 25163)

SEC. 51P-600.110. LANDSCAPING.

(a) All landscaping must be provided in accordance with Article X.

(b) Division 51A-10.130 entitled, "Tree Preservation," applies to the Property. The requirements for protective fencing and mitigation of tree removal apply to all uses in this district. No grading may occur, and no building permit may be issued to authorize work on the Property until any required protective fencing is inspected and approved by the building official or his designated representative.

(c) Plant material must be maintained in a healthy, growing condition. (Ord. Nos. 24555; 25163)

SEC. 51P-600.111. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 24555; 25163)

SEC. 51P-600.112. 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. 24555; 25163; 26102)

SEC. 51P-600.113. COMPLIANCE WITH CONDITIONS.

(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 planned development district 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. 24555; 25163; 26102)

SEC. 51P-600.114. ZONING MAP.

PD 600 is located on Zoning Map No. I-7. (Ord. Nos. 24555; 25163)