

ARTICLE 601.

PD 601.

SEC. 51P-601.101. LEGISLATIVE HISTORY.

PD 601 was established by Ordinance No. 24581, passed by the Dallas City Council on April 11, 2001. Ordinance No. 24581 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 24581; 25163)

SEC. 51P-601.102. PROPERTY LOCATION AND SIZE.

PD 601 is established on property generally located along the northeast line of Carroll Avenue at Gurley Avenue. The size of PD 601 is approximately 1.337 acres. (Ord. Nos. 24581; 25163)

SEC. 51P-601.103. 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. 24581; 25163)

SEC. 51P-601.104. DEVELOPMENT/ LANDSCAPE PLAN.

(a) For a child-care facility and related uses, development and use of the Property must comply with the development/landscape plan (Exhibit 601A). In the event of a conflict between this article and the development/landscape plan, this article controls.

(b) For all other permitted uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of an amendment to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. Nos. 24581; 25163)

SEC. 51P-601.105. MAIN USES PERMITTED.

(a) Child-care facility.

(b) Except as provided in Subsection (a) above, the uses permitted in this district are those uses permitted in the CH Clustered Housing District subject to the same conditions applicable in the CH Clustered Housing District, as set out in the Dallas Development Code, as amended. For example a use permitted in the CH Clustered Housing 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 CH Clustered Housing District is subject to DIR in this planned development district. (Ord. Nos. 24581; 25163)

SEC. 51P-601.106.**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. 24581; 25163)

SEC. 51P-601.107.**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. As indicated on the development/landscape plan.
- (b) Side and rear yard. As indicated on the development/landscape plan.
- (c) Density. No maximum dwelling unit density.
- (d) Floor area. Maximum floor area ratio is 0.5.
- (e) Height.

(1) No portion of a structure over 26 feet in height may be located above a residential proximity slope. Exception: 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.

(2) Maximum structure height in all other cases is 30 feet.

- (f) Lot coverage.

(1) Maximum lot coverage for institutional structures is 60 percent.

(2) Maximum lot coverage is 45 percent for residential structures and 25 percent for all other nonresidential structures.

(3) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

- (g) Lot size.

(1) For a public or private school use, no minimum lot size.

(2) For all other permitted uses, minimum lot size is 7,500 square feet.

- (h) Stories. Maximum number of stories above grade is two. (Ord. Nos. 24581; 25163)

SEC. 51P-601.108. OFF-STREET PARKING AND LOADING.

(a) For a child-care facility, off-street parking must be provided as shown on the development/landscape plan. Parking is permitted in the designated front yards.

(b) For all other permitted uses, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300) for information regarding off-street parking and loading generally.

(c) The parking lot indicated on Tract II of the development/landscape plan will remain exclusively as parking for the structure indicated on Tract I of the development/landscape plan. (Ord. Nos. 24581; 25163)

SEC. 51P-601.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 24581; 25163)

SEC. 51P-601.110. LANDSCAPING.

(a) For a child-care facility use, landscaping must be provided as shown on the development/landscape plan within six months after issuance of a certificate of occupancy.

(b) For a child-care facility use, parking lot screening must be provided as shown on the development/landscape plan.

(c) For all other uses, landscaping must be provided in accordance with Article X.

(d) Plant material must be maintained in a healthy, growing condition. (Ord. Nos. 24581; 25163)

SEC. 51P-601.111. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 24581; 25163)

SEC. 51P-601.112. INGRESS-EGRESS.

For a child-care facility use, ingress and egress must be provided as shown on the development/landscape plan. (Ord. Nos. 24581; 25163)

SEC. 51P-601.113. VISUAL OBSTRUCTION REGULATIONS.

Except as provided in this section, development must comply with the visual obstruction regulations contained in Section 51A-4.602(d). For a public or private school use, a chain link fence, as shown on the development/landscape plan, may be located in the visibility triangle. (Ord. Nos. 24581; 25163)

SEC. 51P-601.114. 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. 24581; 25163; 26102)

SEC. 51P-601.115. 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. 24581; 25163; 26102)

SEC. 51P-601.116. ZONING MAP.

PD 601 is located on Zoning Map No. J-8. (Ord. Nos. 24581; 25163)