

ARTICLE 607.

PD 607.

SEC. 51P-607.101. LEGISLATIVE HISTORY.

PD 607 was established by Ordinance No. 24680, passed by the Dallas City Council on August 8, 2001. (Ord. 24680)

SEC. 51P-607.102. PROPERTY LOCATION AND SIZE.

PD 607 is established on property located in an area bounded by Camp Wisdom Road on the north, Bainbridge Avenue on the east, Cliff Creek Crossing Drive on the south, and Kirnwood Drive and Chaucer Place on the west. The size of PD 607 is approximately 73 acres. (Ord. 24680)

SEC. 51P-607.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions 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 district.
- (d) Sub Area 2 includes Sub Area 2A and Sub Area 2B. (Ord. 24680)

SEC. 51P-607.104. MAIN USES PERMITTED.

- (a) Sub Area 1 and Sub Area 1A. The only main uses permitted in Sub Area 1 and Sub Area 1A are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in that district. For example, a use permitted in the R-7.5(A) Single Family District by specific use permit (SUP) only is permitted in these sub areas by SUP only; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in these sub areas; etc.
- (b) Sub Area 2. The main uses permitted in Sub Area 2 are those main uses permitted in the NS(A) Neighborhood Service District, subject to the same conditions applicable in that district. For example, a use permitted in the NS(A) Neighborhood Service District by specific use permit (SUP) only is permitted in this district by SUP only; a use subject to development impact review (DIR) in the NS(A) Neighborhood Service District is subject to DIR in this district; etc.
- (c) Sub Area 3. The only main uses permitted in Sub Area 3 are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in that district. For example, a use permitted in the CR Community Retail District by specific use permit (SUP) only is permitted in this district by SUP only; a use subject to development impact review (DIR) in the CR Community Retail District is subject to DIR in this district; etc. (Ord. Nos. 24680; 25250)

SEC. 51P-607.105.**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 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 pathological waste incinerator.
- Accessory medical/infectious waste incinerator.

(Ord. 24680)

SEC. 51P-607.106.**NO DEVELOPMENT PLAN REQUIRED.**

No development plan is required in this district 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. 24680)

SEC. 51P-607.107.**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) Sub Area 1 and Sub Area 1A. Minimum front yard is 20 feet.
- (2) Sub Area 2. Minimum front yard is 15 feet.
- (3) Sub Area 3. Minimum front yard is 15 feet.

(b) Side and rear yard.

- (1) Sub Area 1 and Sub Area 1A.

(A) For single family structures, no minimum side yard. Minimum side yard for other permitted structures is 10 feet.

(B) For single family structures, minimum rear yard is five feet. Minimum rear yard for other permitted structures is 10 feet.

- (2) Sub Area 2. Minimum side and rear yard is:

(A) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district.

(B) No minimum side and rear yard in all other cases.

(3) Sub Area 3. Minimum side and rear yard is:

(A) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district.

(B) No minimum side and rear yard in all other cases.

(c) Density.

(1) Sub Area 1 and Sub Area 1A. No maximum dwelling unit density.

(2) Sub Area 2. No maximum dwelling unit density.

(3) Sub Area 3. No maximum dwelling unit density.

(d) Floor area.

(1) Sub Area 1 and Sub Area 1A. No maximum floor area ratio.

(2) Sub Area 2. Maximum floor area ratio is 0.5.

(3) Sub Area 3. Maximum floor area ratio is:

(A) 0.5 for office uses; and

(B) 0.75 for all uses combined.

(e) Height.

(1) Sub Area 1 and Sub Area 1A. Maximum structure height is 30 feet.

(2) Sub Area 2.

(A) 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.

(B) Maximum height. Unless further restricted under Paragraph (2)(A), maximum structure height is:

(i) 35 feet for a structure with a gable, hip, or gambrel roof; and

(ii) 30 feet for any other structure.

(3) Sub Area 3.

(A) 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.

(B) Maximum height. Unless further restricted under Paragraph (3)(A), maximum structure height is 54 feet.

(f) Lot coverage.

(1) Sub Area 1 and Sub Area 1A.

(A) Maximum lot coverage is 45 percent for residential structures.

(B) Maximum lot coverage is 25 percent for nonresidential structures.

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

(2) Sub Area 2. Maximum lot coverage is 40 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(3) Sub Area 3. 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.

(1) Sub Area 1. Minimum lot size for single family structures is 7,500 square feet.

(2) Sub Area 1A. Minimum lot size for single family structures is 5,500 square feet.

(3) Sub Area 2 and Sub Area 3. No minimum lot size.

(h) Stories.

(1) Sub Area 1 and Sub Area 1A. No maximum number of stories.

(2) Sub Area 2. Maximum number of stories above grade is two.

(3) Sub Area 3. Maximum number of stories above grade is four. (Ord. Nos. 24680; 25250)

SEC. 51P-607.108.

OFF-STREET PARKING AND LOADING.

Consult the use regulations 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. (Ord. 24680)

SEC. 51P-607.109.

ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 24680)

SEC. 51P-607.110. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Division 51A-10.130, "Tree Preservation," applies to this district. (Ord. 24680)

SEC. 51P-607.111. SIGNS.

- (a) Sub Area 1 and Sub Area 1A. Signs must comply with the provisions for non-business zoning districts in Article VII.
- (b) Sub Area 2. Signs must comply with the provisions for non-business zoning districts in Article VII.
- (c) Sub Area 3. Signs must comply with the provisions for business zoning districts in Article VII. (Ord. Nos. 24680; 25250)

SEC. 51P-607.112. 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.
- (c) Electrical service for single family uses. In this district, 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 district 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 planned development district.
- (d) Electrical service for duplex uses. In this district, a lot for a duplex use may be supplied by not more than one electrical utility service, and metered by not more than two electrical meters. The board of adjustment may grant a special exception to authorize more than one electrical utility service and more than two electrical meters on a lot for a duplex use in this district 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 planned development district.
- (e) Additional provisions for Sub Area 1A. In Sub Area 1A, alleys must be provided for all lots except those having frontage along Kirnwood Drive, Bainbridge Avenue, or Cliff Creek Crossing

Drive. Vehicular access to all lots must be from the alley except those having frontage along Kirnwood Drive, Bainbridge Avenue, or Cliff Creek Crossing Drive. (Ord. Nos. 24680; 25250; 26102)

SEC. 51P-607.113. 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 a certificate of occupancy for a use in this 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. 24680; 26102)

SEC. 51P-607.114. ZONING MAP.

PD 607 is located on Zoning Map No. P-5. (Ord. 24680)