

ARTICLE 609.

PD 609.

SEC. 51P-609.101. LEGISLATIVE HISTORY.

PD 609 was established by Ordinance No. 24675, passed by the Dallas City Council on August 8, 2001. (Ord. 24675)

SEC. 51P-609.102. PROPERTY LOCATION AND SIZE.

PD 609 is established on property located on the northeast corner of State Highway Loop 12 and Carbondale Street. The size of PD 609 is approximately 20.93 acres. (Ord. 24675)

SEC. 51P-609.103. 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 nonresidential zoning district. (Ord. 24675)

SEC. 51P-609.104. MAIN USES PERMITTED.

The only main uses permitted in this district are the following:

- (1) Commercial amusement (outside) limited to a rodeo arena, practice arena, trailer overflow parking, covered seating, announcement booth, concessions, storage area, and supporting facilities.
- (2) Football field and playground including bleachers and multi-use pavilion.
- (3) Those uses permitted in the A(A) Agricultural District, subject to the same conditions applicable in that district, as set out in Chapter 51A. For example, a use permitted in the A(A) Agricultural District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the A(A) Agricultural District is subject to DIR in this district; etc. (Ord. 24675)

SEC. 51P-609.105. 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. Feed storage is an accessory use permitted in this district.

(b) The following accessory uses are not permitted in this district:

- 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 helistop.

(Ord. 24675)

SEC. 51P-609.106. SITE PLAN.

Development and use of the Property must comply with the site plan (Exhibit 609A). In the event of a conflict between the provisions of this article and the site plan, the provisions of this article control. (Ord. 24675)

SEC. 51P-609.107. 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 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. The minimum front yard is 50 feet.
- (b) Side and rear yard. The minimum side yard is 50 feet. The minimum rear yard is 50 feet.
- (c) Density. There is no maximum dwelling unit density.
- (d) Floor area ratio. There is no maximum floor area ratio.
- (e) Height. The maximum structure height is 30 feet.
- (f) Lot coverage. The maximum lot coverage is 25 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (g) Lot size. There is no minimum lot size.
- (h) Stories. There is no maximum number of stories above grade. (Ord. 24675)

SEC. 51P-609.108. OFF-STREET PARKING AND LOADING.

Off-street parking and loading must be provided as shown on the site plan. (Ord. 24675)

SEC. 51P-609.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 24675)

SEC. 51P-609.110. LANDSCAPING.

- (a) Landscaping must be provided as shown on the landscape plan (Exhibit 609B).
- (b) All plant materials must be maintained in a healthy, growing condition.
- (c) Tree preservation and mitigation must be provided in accordance with Article X. (Ord. 24675)

SEC. 51P-609.111. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. 24675)

SEC. 51P-609.112. ACCESS.

Ingress and egress to the Property must be provided as shown on the site plan. (Ord. 24675)

SEC. 51P-609.113. 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. (Ord. Nos. 24675; 26102)

SEC. 51P-609.114. 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 district until there has been full compliance with the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24675; 26102)

SEC. 51P-609.115. ZONING MAP.

PD 609 is located on Zoning Map Nos. M-8, M-9, N-8 and N-9. (Ord. 24675)