

ARTICLE 627.

PD 627.

SEC. 51P-627.101. LEGISLATIVE HISTORY.

PD 627 was established by Ordinance No. 25114, passed by the Dallas City Council on November 13, 2002. (Ord. 25114)

SEC. 51P-627.102. PROPERTY LOCATION AND SIZE.

PD 627 is established on property located on Midway Road from Bonham Street to Sexton Lane. The size of PD 627 is approximately 30.1 acres. (Ord. 25114)

SEC. 51P-627.103. 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. 25114)

SEC. 51P-627.104. DEVELOPMENT PLAN.

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. 25114)

SEC. 51P-627.105. MAIN USES PERMITTED.

The uses permitted in this district are the same as those uses permitted in the R-16(A) Single Family District, subject to the same conditions applicable in the R-16(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-16(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP, and a use subject to development impact review (DIR) in the R-16(A) Single Family District is subject to DIR in this district. (Ord. 25114)

SEC. 51P-627.106. 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 in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) In this district, the following accessory uses are not permitted.

- 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. 25114)

SEC. 51P-627.107. 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) In general. Except as provided below, the yard, lot, and space regulations for an R-16(A) Single Family District, as set out in Chapter 51A, apply to this district.

(b) Front yard. Minimum front yard is 25 feet.

(c) Side and rear yard. Minimum side yard is five feet. (Ord. 25114)

SEC. 51P-627.108. OFF-STREET PARKING AND LOADING.

Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. (Ord. 25114)

SEC. 51P-627.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 25114)

SEC. 51P-627.110. LANDSCAPING.

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

(b) All plant materials must be maintained in a healthy, growing condition.

(c) Maximum nonpermeable coverage in the front yard is 40 percent. (Ord. 25114)

SEC. 51P-627.111. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 25114)

SEC. 51P-627.112.

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. 25114; 26102)

SEC. 51P-627.113.

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. 25114; 26102)

SEC. 51P-627.114.

ZONING MAP.

PD 627 is located on Zoning Map No. E-6. (Ord. 25114)