

## **ARTICLE 628.**

### **PD 628.**

#### **SEC. 51P-628.101. LEGISLATIVE HISTORY.**

PD 628 was established by Ordinance No. 25154, passed by the Dallas City Council on January 8, 2003. (Ord. 25154)

#### **SEC. 51P-628.102. PROPERTY LOCATION AND SIZE.**

PD 628 is established on property located at the northeast corner of Harter Road and Tarleton Street. The size of PD 628 is approximately 8.794 acres. (Ord. 25154)

#### **SEC. 51P-628.103. 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 nonresidential zoning district. (Ord. 25154)

#### **SEC. 51P-628.104. DEVELOPMENT PLAN.**

(a) For a private school use, development and use of the Property must comply with the development plan (Exhibit 628A). In the event of a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other 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.

(c) Improvements or new construction by a church use do not require amendments to the development plan. (Ord. 25154)

#### **SEC. 51P-628.105. MAIN USES PERMITTED.**

The only main uses permitted in this district are those main uses permitted in the R-7.5(A) District, subject to the same conditions applicable in the R-7.5(A) District, as set out in the Dallas Development Code, as amended, except that a private school is permitted by right. For example, except for a private school, a use permitted in the R-7.5(A) 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-7.5(A) District is subject to DIR in this district. (Ord. 25154)

**SEC. 51P-628.106.**

**ACCESSORY USES.**

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Before and after school care for students is considered an accessory use to a private school. 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 use is not permitted in this district:

-- Outside storage.

(Ord. 25154)

**SEC. 51P-628.107.**

**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. Minimum front yard is 30 feet.

(b) Side and rear yard.

(1) For a private school, minimum side and rear yard is as shown on the development plan.

(2) For all other uses, the R-7.5(A) district regulations apply.

(c) Density. No maximum dwelling unit density.

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

(e) Height.

(1) Maximum structure height for a private school is 36 feet. For all other uses the R-7.5(A) district regulations apply.

(2) For a private school, the 36-foot height limit is an absolute limit. Except for chimneys, no accessories, mechanicals, or parapet walls may extend above the maximum height.

(f) Lot coverage. The maximum lot coverage is 25 percent for a private school use. For all other uses, the R-7.5(A) district regulations apply. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. The minimum lot size is 7,500 square feet.

(h) Stories. The maximum number of stories above grade is three. (Ord. 25154)

**SEC. 51P-628.108. OFF-STREET PARKING AND LOADING.**

- (a) For a private school use and a church use, a minimum of 150 off-street parking spaces must be provided.
- (b) For a private school use, loading must be provided as shown on the development plan.
- (c) For all other uses, consult the use regulations (Divisions 51A-4.200) for the specific off-street parking and loading requirements for each use.
- (d) For all other uses, consult the off-street parking and loading regulations (Division 51A-4.300) for information regarding off-street parking and loading generally. (Ord. 25154)

**SEC. 51P-628.109. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 25154)

**SEC. 51P-628.110. LANDSCAPING.**

- (a) For a private school use, landscaping and screening must be provided as shown on the landscape plan (Exhibit 628B).
- (b) For a church use, screening and landscape buffers along the Peavy Road alley must be provided as shown on the landscape plan.
- (c) For all other uses, landscaping and screening must be provided in accordance with Article X.
- (d) All plant materials must be maintained in a healthy, growing condition. (Ord. 25154)

**SEC. 51P-628.111. SIGNS.**

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 25154)

**SEC. 51P-628.112. OUTDOOR PLAY AREA.**

For a private school use, a minimum of 100 square feet of outdoor play area must be provided for each child in the play area at one time. (Ord. 25154)

**SEC. 51P-628.113. ENROLLMENT.**

Enrollment for a private school is limited to 500 students. (Ord. 25154)

**SEC. 51P-628.114. CLASSROOMS.**

For a private school use, a maximum of 30 classrooms are permitted. (Ord. 25154)

**SEC. 51P-628.115. TRAFFIC CIRCULATION.**

For a private school use, traffic circulation must be provided as shown on the circulation plan (Exhibit 628C). (Ord. 25154)

**SEC. 51P-628.116. EXTERIOR LIGHTING.**

All exterior lighting must be directed away from residential properties that are adjacent to the Property or across an intervening street or alley from the Property. (Ord. 25154)

**SEC. 51P-628.117. 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. 25154; 26102)

**SEC. 51P-628.118. 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 to authorize work, or a certificate of occupancy to authorize the operation of 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. 25154; 26102)

**SEC. 51P-628.119. ZONING MAP.**

PD 628 is located on Zoning Map No. G-9. (Ord. 25154)