

## **ARTICLE 635.**

### **PD 635.**

#### **SEC. 51P-635.101. LEGISLATIVE HISTORY.**

PD 635 was established by Ordinance No. 25264, passed by the Dallas City Council on May 28, 2003. (Ord. 25264)

#### **SEC. 51P-635.102. PROPERTY LOCATION AND SIZE.**

PD 635 is established on property located on Royal Lane east of Newkirk Street. The size of PD 635 is approximately 8.54 acres. (Ord. 25264)

#### **SEC. 51P-635.103. 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. 25264)

#### **SEC. 51P-635.104. DEVELOPMENT PLAN.**

(a) For a public school use, development and use of the Property must comply with the development plan (Exhibit 635A). 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 permitted 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. (Ord. 25264)

#### **SEC. 51P-635.105. MAIN USES PERMITTED.**

The only main uses permitted in this district are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in the Dallas Development Code, as amended, except that a public school other than an open enrollment charter school is permitted by right. For example, a use permitted in the R-7.5(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-7.5(A) Single Family District is subject to DIR in this planned development district. (Ord. 25264)

**SEC. 51P-635.106. 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. 25264)

**SEC. 51P-635.107. 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) Except as provided below, the yard, lot, and space regulations set forth in Chapter 51A for an R-7.5(A) Single Family District apply.

(b) The following regulations apply for a public school use.

(1) Minimum front yard is as shown on the development plan, and a maximum six-foot-high fence is allowed in the required front yard.

(2) Minimum side and rear yard is as shown on the development plan.

(3) Maximum height is 30 feet.

(4) Maximum lot coverage is 25 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. (Ord. 25264)

**SEC. 51P-635.108. 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. Off-street parking for a public school use is allowed in the required yards. (Ord. 25264)

**SEC. 51P-635.109. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 25264)

**SEC. 51P-635.110. LANDSCAPING.**

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

(b) All plant materials must be maintained in a healthy, growing condition. (Ord. 25264)

**SEC. 51P-635.111.                    SIGNS.**

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 25264)

**SEC. 51P-635.112.                    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. 25264; 26102)

**SEC. 51P-635.113.                    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 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. 25264; 26102)

**SEC. 51P-635.114.                    ZONING MAP.**

PD 635 is located on Zoning Map No. E-4. (Ord. 25264)