

**ARTICLE 729.**

**PD 729.**

**SEC. 51P-729.101. LEGISLATIVE HISTORY.**

PD 729 was established by Ordinance No. 26034, passed by the Dallas City Council on June 22, 2005. (Ord. 26034)

**SEC. 51P-729.102. PROPERTY LOCATION AND SIZE.**

PD 729 is established on property located at the east corner of Latimer Street and Romine Street. The size of PD 729 is approximately 3.64 acres. (Ord. 26034)

**SEC. 51P-729.103. 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. 26034)

**SEC. 51P-729.104. DEVELOPMENT PLAN.**

(a) For private recreation center, club, or area; community service center; adult day care facility; child-care facility; and transit passenger shelter uses, development and use of the Property must comply with the development plan (Exhibit 729A). 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. (Ord. 26034)

**SEC. 51P- 729.105. MAIN USES PERMITTED.**

The only main uses permitted in this district are:

(1) private recreation center, club, or area; community service center; adult day care facility; child-care facility; and transit passenger shelter (permitted by right); and

(2) all other main uses permitted in the R-5(A) Single Family District, subject to the same conditions applicable in the R-5(A) Single Family District, as set out in Chapter 51A, as amended. For example, a use permitted in the R-5(A) Single Family 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 R-5(A) Single Family District is subject to DIR in this district; etc. (Ord. 26034)

**SEC. 51P-729.106. 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. 26034)

**SEC. 51P-729.107. 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 in this section, the yard, lot, and space regulations for the R-5(A) Single Family District apply in this district.

(b) Setback from streets. For a private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter, minimum setback from any street frontage is as shown on the development plan.

(c) Side and rear yard. For a private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter, minimum side and rear yard setback is as shown on the development plan.

(d) Height. Maximum structure height is 36 feet.

(e) Lot coverage. Maximum lot coverage is 40 percent. (Ord. 26034)

**SEC. 51P-729.108. OFF-STREET PARKING AND LOADING.**

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Rules applicable only to private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter uses. For a private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter use, with up to 42,000 square feet of total floor area for all uses combined, and up to two game courts, a minimum of 100 parking spaces must be provided in the location shown on the development plan. Parking for additional floor area or game courts must be provided in compliance with the use regulations in Division 51A-4.200. Parking is permitted in the required setbacks. (Ord. 26034)

**SEC. 51P-729.109. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 26034)

**SEC. 51P-729.110. FENCES.**

For a private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter use, fencing is permitted at the maximum heights and in the locations shown on the development plan. (Ord. 26034)

**SEC. 51P-729.111. SCREENING.**

For a private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter use, a six-foot-high solid screening fence must be provided as shown on the development plan. (Ord. 26034)

**SEC. 51P-729.112. LANDSCAPING.**

- (a) Landscaping must be provided as shown on the landscape plan (Exhibit 729B).
- (b) Plant materials must be maintained in a healthy, growing condition. (Ord. 26034)

**SEC. 51P-729.113. SIGNS.**

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 26034)

**SEC. 51P-729.114. LIGHTING.**

Lighting is prohibited for the proposed soccer fields shown on the development plan. (Ord. 26034)

**SEC. 51P-729.115. OUTDOOR SPEAKERS.**

Outdoor speakers are prohibited on the Property. (Ord. 26034)

**SEC. 51P-729.116. ADDITIONAL PROVISIONS.**

- (a) The 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. 26034)

**SEC. 51P-729.117. 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. 26034)

**SEC. 51P-729.118. ZONING MAP.**

PD 729 is located on Zoning Map No. K-8. (Ord. 26034)