

ARTICLE 9.

PD 9.

SEC. 51P-9.101. LEGISLATIVE HISTORY.

PD 9 was established as a specialty district by Ordinance No. 5250, passed by the Dallas City Council on September 18, 1951. Ordinance No. 5250 amended basic Zoning Ordinance No. 5238, passed by the Dallas City Council on August 28, 1951. Ordinance No. 5250 was amended by Ordinance No. 6355, passed by the Dallas City Council on October 25, 1954; Ordinance No. 8189, passed by the Dallas City Council on September 8, 1959; and Ordinance No. 10816, passed by the Dallas City Council on January 18, 1965. The specialty district created by Ordinance No. 5250 was converted to PD 9 by Comprehensive General Zoning Ordinance No. 10962, passed by the Dallas City Council on March 29, 1965. On the same date the city council approved Ordinance No. 10962, it also adopted a zoning map which added a "Dry" suffix to PD 9. Subsequently, Ordinance No. 11689, passed by the Dallas City Council on January 16, 1967, re-established PD 9 and repealed Ordinance No. 5250. Ordinance No. 11689 was amended by Resolution No. 78-2169, passed by the Dallas City Council on August 2, 1978; Ordinance No. 18151, passed by the Dallas City Council on February 1, 1984; Ordinance No. 18234, passed by the Dallas City Council on April 18, 1984; Ordinance No. 19028, passed by the Dallas City Council on February 19, 1986; Ordinance No. 22002, passed by the Dallas City Council on March 23, 1994; Ordinance No. 22329, passed by the Dallas City Council on February 8, 1995; and Ordinance No. 23866, passed by the Dallas City Council on April 28, 1999. (Ord. Nos. 5238; 5250; 6355; 8189; 10816; 10962; 11689; 18151; 18234; 19028; 22002; 22329; 23866; 24637; Res. 78-2169)

SEC. 51P-9.102. PROPERTY LOCATION AND SIZE.

PD 9 is established on property located south of Boll Street and Routh Street, northwest of McKinney Avenue, northeast of Maple Avenue, and east of Cedar Springs Road. The size of PD 9 is approximately 14.5734 acres. (Ord. Nos. 11689; 24637)

SEC. 51P-9.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions contained in Chapter 51 of the Dallas City Code, as amended, apply to this article.

(b) Unless otherwise stated, all code references are to Chapter 51.

(c) The conversion of any of the existing structures within this district to any permitted use of the district, as hereinafter established, is permitted. (Ord. Nos. 23866; 24637)

SEC. 51P-9.104. USES.

(a) Except as provided in Subsections (b) and (c) below, main uses permitted on the Property are as follows:

(1) Bank or savings and loan office.

(2) Wholesale, caterer, or wedding service office or sample room.

- (3) Department, variety, or novelty shop (retail sales).
- (4) Electrical goods (retail sales).
- (5) Film developing and printing.
- (6) Furniture repair and upholstery (retail sales).
- (7) Household and office furnishings and appliances (retail sales).
- (8) Jewelry shop.
- (9) Piano and musical instrument store (retail).
- (10) Studios for art, dance, music, or drama.

(11) All of the permitted uses of the Neighborhood Service District as listed and defined in Chapter 51, as amended, are permitted, except that neither a “laundry and/or dry cleaning (self-service)” nor a “food store and/or meat market” use is permitted.

(b) For property identified as Tract A on the Tract Map, labelled as Exhibit 9A, and described in Exhibit 9B, the only uses permitted are retail uses on the first floor of the building and office uses on the second floor of the building.

(c) For property identified as Tract B on Exhibit 9A and described in Exhibit 9C, “restaurant with alcoholic beverages and/or entertainment” is a permitted use, and the “D” dry zoning designation is hereby removed. (Ord. Nos. 23866; 24637)

SEC. 51P-9.105. GENERAL REGULATIONS.

The following regulations with regard to building locations, front yards, side yards, rear yards, and maximum lot coverage requirements must be complied with:

(1) No building may be located closer to the front or side property lines along Fairmount Street, Routh Street, or Howell Street than is indicated on the Building Line Plan labelled Exhibit 9D.

(2) If there is no side building line indicated on the Building Line Plan, the following restriction applies: No main building may be located closer than five feet to a side lot line; however, this restriction does not apply to garages or accessory buildings located within the required rear yard or the rear 20 percent of the lot, nor does this restriction apply to the southeast 110 feet of the portion of City Block 1/949 that is within this PD.

(3) No buildings other than accessory buildings may be located on the rear 20 percent of any lot (the required rear yard), and no accessory building may occupy more than 30 percent of the required rear yard. (Ord. Nos. 23866; 24637)

SEC. 51P-9.106. PARKING REGULATIONS.

(a) Any building erected for or converted to an apartment, retail or personal service use must provide off-street parking to the rear or side of the main building (not within the front yard) as follows:

(1) For apartment uses, parking must be provided at a ratio of one space for each dwelling unit.

(2) For retail display or sales, clinics and doctor's offices, parking must be provided at a ratio of one space for each 200 square feet of floor area.

(3) For banks, savings and loans and general offices, parking must be provided at a ratio of one space for each 300 square feet of floor area.

(b) Head-in parking is not permitted from any street in this district, however, head-in parking is permitted from any alley. (Ord. Nos. 23866; 24637)

SEC. 51P-9.107. SIGN REGULATIONS.

(a) No sign, billboard or poster other than signs and name plates relating to the occupancy of the premises or commodities or services offered for sale, is permitted within this district.

(b) No sign may flash or intermittently light.

(c) No more than a total of 30 square feet of sign face may be installed on any single lot.

(d) All signs must be placed flat against the building, except that a single, standard pole sign having a sign face not exceeding 12 square feet may be placed behind a line located five feet from the front property line.

(e) Signs may occupy the space between two feet and ten feet above grade. (Ord. Nos. 23866; 24637)

SEC. 51P-9.108. PAVING REQUIREMENTS.

(a) Except as provided in this article, 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) All driveways, entrances, and parking areas must have a minimum surfacing of six inches compacted gravel and two coats of penetration asphalt. The developer shall bear the total cost and maintenance of all such improvements, including curb and drainage structures that may be necessary. (Ord. Nos. 23866; 24637; 26102)

SEC. 51P-9.109. COMPLIANCE WITH CONDITIONS.

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. 23866; 24637; 26102)

SEC. 51P-9.110. ZONING MAP.

PD 9 is located on Zoning Map Nos. I-7 and J-7. (Ord. Nos. 22329; 24637)

SEC. 51P-9.111.

PLAN.

PD 12 has no city council-approved conceptual or development plan. Development on the Property must, however, comply with Exhibit 9D. (Ord. Nos. 23866; 24637)