

**Division S-16. PD Subdistrict 16.**

**SEC. S-16.101. LEGISLATIVE HISTORY.**

PD Subdistrict 16 was established by Ordinance No. 22954, passed by the Dallas City Council on November 13, 1996. Ordinance No. 22954 amended Ordinance No. 21859, PD 193 (the Oak Lawn Special Purpose District), as amended, and Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. (Ord. Nos. 10962; 21859; 22954; 25267)

**SEC. S-16.102. PROPERTY LOCATION AND SIZE.**

PD Subdistrict 16 is established on property generally located on the east corner of Harwood Street and Wolf Street. The size of PD Subdistrict 16 is approximately 0.8946 acres. (Ord. Nos. 22954; 25267)

**SEC. S-16.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions contained in Chapter 51 and in Part I of this article apply. In the event of a conflict, this division controls.

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

(c) For purposes of determining the applicability of regulations in this division and in Chapter 51 triggered by adjacency or proximity to another zoning subdistrict or district, and for purposes of interpreting the requirements of Division 51-4.800, this subdistrict is considered to be a nonresidential zoning district. (Ord. Nos. 22954; 25267)

**SEC. S-16.104. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit S-16A). In the event of a conflict between the provisions of this division and the development plan, the provisions of this division control. (Ord. Nos. 22954; 25267)

**SEC. S-16.105. MAIN USES PERMITTED.**

(a) Bank or savings and loan office with drive-through service.

(b) Except as provided in Subsection (a), the uses permitted in this subdistrict are all uses permitted in the O-2 Office Subdistrict of PD 193 subject to the same conditions applicable in said subdistrict. For example, a use permitted in the O-2 Office Subdistrict by specific use permit (SUP) only is permitted in this planned development subdistrict by SUP. A use subject to development impact review (DIR) in the O-2 Office Subdistrict is subject to DIR in this planned development subdistrict, etc. (Ord. Nos. 22954; 25267)

**SEC. S-16.106. 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 contained in Section 51P-193.108, "Accessory Uses," of PD 193. For more information regarding accessory uses, consult Part I of this article. (Ord. Nos. 22954; 25267)

**SEC. S-16.107. YARD, LOT, AND SPACE REGULATIONS.**

(a) Except as provided below, the yard, lot, and space regulations specified for the O-2 Office Subdistrict of PD 193, as amended, apply to this PD subdistrict.

(b) For a bank or savings and loan office with drive-through service use, the following yard, lot, and space regulations apply:

- (1) Front yard. Minimum front yard is as shown on the development plan.
- (2) Side and rear yard. Minimum side and rear yard are as shown on the development plan.
- (3) Floor area. Maximum floor area is as shown on the development plan.
- (4) Lot coverage. Maximum lot coverage is as shown on the development plan.
- (5) Lot size. Minimum lot size is as shown on the development plan.

(c) Maximum permitted structure height and number of stories for all uses in this subdistrict are 36 feet and three stories. (Ord. Nos. 22954; 25267)

**SEC. S-16.108. OFF-STREET PARKING AND LOADING.**

Parking for a bank or savings and loan office with drive-through service use must be provided as shown on the development plan. For all other permitted uses, consult Part I of this article for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations of PD 193 for information regarding off-street parking and loading generally. (Ord. Nos. 22954; 25267)

**SEC. S-16.109. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. Nos. 22954; 25267)

**SEC. S-16.110. ACCESS.**

Ingress and egress for a bank or savings and loan office with drive-through service must be provided as shown on the development plan. (Ord. Nos. 22954; 25267)

**SEC. S-16.111. LANDSCAPING.**

Landscaping must comply with Section 51P-193.126. All plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 22954; 25267)

**SEC. S-16.112. TREE PRESERVATION.**

Tree mitigation must comply with Article X. (Ord. Nos. 22954; 25267)

**SEC. S-16.113. SIGNS.**

(a) Detached premise signs for a bank or savings and loan office with drive-through service may be erected as shown on the development plan. The permissible effective area and height of these detached signs are also shown on the development plan.

(b) Except as provided in Subsection (a), all signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 22954; 25267)

**SEC. S-16.114. GENERAL REQUIREMENTS.**

(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. 22954; 25267; 26102)

**SEC. S-16.115. PAVING.**

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. (Ord. Nos. 22954; 25267; 26102)

**SEC. S-16.116. COMPLIANCE WITH CONDITIONS.**

The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 22954; 25267; 26102)

**SEC. S-16.117. ZONING MAP.**

PD Subdistrict 16 is located on Zoning Map No. J-7. (Ord. Nos. 22954; 25267)