

Division S-17. PD Subdistrict 17.

SEC. S-17.101. LEGISLATIVE HISTORY.

PD Subdistrict 17 was established by Ordinance No. 22955, passed by the Dallas City Council on November 13, 1996. Ordinance No. 22955 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; 22955; 25267)

SEC. S-17.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 17 is established on property generally located between Travis Street and Cole Avenue, southwest of Fitzhugh Avenue. The size of PD Subdistrict 17 is approximately 2.5135 acres. (Ord. Nos. 22955; 25267)

SEC. S-17.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions contained in Chapter 51 and in Part I of this article apply to this division. In the event of a conflict, this division controls. In the event of a conflict between Chapter 51 and Part I of this article, Part I of this article controls. In this division, SUBDISTRICT means a subdistrict of PD 193.

(b) This subdistrict is considered to be a residential zoning district. (Ord. Nos. 22955; 25267)

SEC. S-17.104. DEVELOPMENT PLAN.

Development and use of the Property for a multiple-family use must comply with the development/landscape plan (Exhibit S-17A). In the event of a conflict between the provisions of this division and the development/landscape plan, the provisions of this division apply. (Ord. Nos. 22955; 25267)

SEC. S-17.105. MAIN USES PERMITTED.

The main uses permitted on the Property are those main uses permitted in the MF-2 Multiple-family Subdistrict, subject to the same conditions applicable in that subdistrict. For example, a use permitted in the MF-2 Subdistrict by SUP only is permitted on the Property by SUP only. (Ord. Nos. 22955; 25267)

SEC. S-17.106. 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." For more information regarding accessory uses, consult Part I of this article. (Ord. Nos. 22955; 25267)

SEC. S-17.107. YARD, LOT, AND SPACE REGULATIONS.

(a) Front yard. Minimum front yard is 15 feet. Parking may be located in the front yard. Porches, stairs, fireplaces and chimneys, mechanical equipment, canopies, and covered parking are allowed within the required setback.

(b) Side and rear yard. Minimum side and rear yard is eight feet except along the perimeter of the Property, as shown on the development/ landscape plan. Parking is permitted in the side and rear yards. Internal lot lines require no setback. Porches, stairs, fireplaces and chimneys, mechanical equipment, canopies, and covered parking are allowed within the required setback.

(c) Dwelling units. Maximum number of dwelling units is 74.

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

(e) Lot coverage. Maximum lot coverage is 70 percent for all structures. Surface parking lots and underground parking structures are not included in lot coverage calculations. For purposes of lot coverage, the entire subdistrict is considered as one lot. (Ord. Nos. 22955; 25267)

SEC. S-17.108. OFF-STREET PARKING.

(a) For a residential use, parking must be provided at a minimum of one parking space per bedroom. Parking is permitted in the required yards. For purposes of parking, this PD subdistrict is considered one lot.

(b) Off-street parking and loading for a multiple-family use must be provided as shown on the development/landscape plan.

(c) For any other permitted use, parking must be provided per PD 193 requirements, as amended. (Ord. Nos. 22955; 25267)

SEC. S-17.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 22955; 25267)

SEC. S-17.110. LANDSCAPING.

(a) For multiple-family uses, all landscaping must be provided as shown on the development/ landscape plan and completed in accordance with the landscaping requirements contained in the ordinance that governs PD 193. Plant material must be maintained in a healthy, growing condition.

(b) For all other uses, landscaping must be provided and completed in accordance with the Ordinance No. 21859, the ordinance that governs PD 193. (Ord. Nos. 22955; 25267)

SEC. S-17.111. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 22955; 25267)

SEC. S-17.112. 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.

(c) Except as otherwise specified in this division or shown on the development/landscape plan, development and use of the Property must comply with the ordinance that governs PD 193. (Ord. Nos. 22955; 25267; 26102)

SEC. S-17.113. 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. 22955; 25267; 26102)

SEC. S-17.114. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or a certificate of occupancy for a use in this PD 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. 22955; 25267; 26102)

SEC. S-17.115. ZONING MAP.

PD Subdistrict 17 is located on Zoning Map No. I-7. (Ord. Nos. 22955; 25267)