

**Division S-29. PD Subdistrict 29.**

**SEC. S-29.101. LEGISLATIVE HISTORY.**

PD Subdistrict 29 was established by Ordinance No. 23640, passed by the Dallas City Council on September 9, 1998. Ordinance No. 23640 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; 23640; 25267)

**SEC. S-29.102. PROPERTY LOCATION AND SIZE.**

PD Subdistrict 29 is established on property generally fronting on the northeast line of Gillespie Avenue, southeast of the southeast line of Hood Street. The size of PD Subdistrict 29 is approximately 1.211 acres. (Ord. Nos. 23640; 25267)

**SEC. S-29.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations 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) Unless otherwise stated, all code references are to Chapter 51.

(c) This subdistrict is considered to be a residential zoning district. (Ord. Nos. 23640; 25267)

**SEC. S-29.104. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development/landscape plan (Exhibit S-29A). 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. 23640; 25267)

**SEC. S-29.105. MAIN USES PERMITTED.**

(a) Single-family.

(b) Handicapped group dwelling unit. (Ord. Nos. 23640; 25267)

**SEC. S-29.106. 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 Part I of this article. For more information regarding accessory uses, consult Part I of this article. (Ord. Nos. 23640; 25267)

**SEC. S-29.107. YARD, LOT, AND SPACE REGULATIONS.**

- (a) Front yard. Minimum front yard is 15 feet.
- (b) Side and rear yard. No minimum side and rear yards.
- (c) Dwelling units. Maximum number of dwelling units permitted in this PD subdistrict is 14.
- (d) Height. Maximum structure height is 60 feet, measured to the roof ridge.
- (e) Lot coverage. Maximum lot coverage is 80 percent. (Ord. Nos. 23640; 25267)

**SEC. S-29.108. OFF-STREET PARKING AND LOADING.**

- (a) Two off-street parking spaces must be provided for each single-family dwelling unit.
- (b) For a handicapped group dwelling unit, parking must be provided pursuant to Part I of this article. (Ord. Nos. 23640; 25267)

**SEC. S-29.109. FENCING.**

Fencing must be provided as shown on the development/landscape plan. (Ord. Nos. 23640; 25267)

**SEC. S-29.110. LANDSCAPING.**

Tree mitigation must comply with Article X. Landscaping must be provided and installed as required in PD 193. Plant material must be maintained in a healthy, growing condition. (Ord. Nos. 23640; 25267)

**SEC. S-29.111. SIGNS.**

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 23640; 25267)

**SEC. S-29.112. INGRESS-EGRESS.**

Ingress and egress must be provided as shown on the development/landscape plan. (Ord. Nos. 23640; 25267)

**SEC. S-29.113. 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. 23640; 25267; 26102)

**SEC. S-29.114. 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. 23640; 25267; 26102)

**SEC. S-29.115. 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. 23640; 25267; 26102)

**SEC. S-29.116. ZONING MAP.**

PD Subdistrict 29 is located on Zoning Map No. I-7. (Ord. Nos. 23640; 25267)