

Division S-4. PD Subdistrict 4.

SEC. S-4.101. LEGISLATIVE HISTORY.

PD Subdistrict 4 was established by Ordinance No. 21627, passed by the Dallas City Council on April 14, 1993. Ordinance No. 21627 amended Ordinance No. 21416, 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; 21416; 21627; 25267)

SEC. S-4.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 4 is established on property generally located between the Dallas North Tollway and Kings Road, north of Cedar Springs Road. The size of PD Subdistrict 4 is approximately 16.818 acres. (Ord. Nos. 21627; 25267)

SEC. S-4.103. 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 this division, SUBDISTRICT means a subdistrict of PD 193.

(b) Unless otherwise stated, all references to code articles, divisions, or sections in this division refer to articles, divisions, or sections in Chapter 51.

(c) Section 51-2.101, "Interpretations," applies to this division.

(d) For purposes of determining the applicability of regulations in this division and in Chapter 51 triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51-4.800, this subdistrict is considered to be a residential zoning district. (Ord. Nos. 21627; 25267)

SEC. S-4.104. CONCEPTUAL PLAN.

Use of the Property must comply with the conceptual plan (Exhibit S-4A), which consists of a conceptual development plan and a conceptual landscape plan. In the event of a conflict between the provisions of this division and the conceptual plan, the provisions of this division control. (Ord. Nos. 21627; 25267)

SEC. S-4.105. DEVELOPMENT PLAN.

A development plan that complies with the requirements of Section 51-4.702 of Chapter 51 must be submitted to and approved by the city plan commission before the issuance of any building permit on the Property. Development and use of the Property must comply with the approved development plan. (Ord. Nos. 21627; 25267)

SEC. S-4.106. MAIN USES PERMITTED.

The main uses permitted on the Property are all main uses permitted in the MF-2 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. 21627; 25267)

SEC. S-4.107. 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 51-4.217. For more information regarding accessory uses, consult Section 51-4.217. (Ord. Nos. 21627; 25267)

SEC. S-4.108. 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 contained in Division 51-4.400. In the event of a conflict between this section and Division 51-4.400, this section controls.)

- (a) Front yard. Minimum front yard is 15 feet except as shown on the conceptual plan. Parking may be located in the front yard as shown on the conceptual plan.
- (b) Side and rear yard. Minimum side and rear yard is 10 feet.
- (c) Dwelling unit density. Maximum dwelling unit density is 24.
- (d) Floor area ratio. Maximum floor area ratio is 0.45.
- (e) Height. Maximum structure height is 42 feet.
- (f) Lot coverage. No maximum lot coverage.
- (g) Lot size. No minimum lot size.
- (h) Stories. Maximum number of stories above grade is three. (Ord. Nos. 21627; 25267)

SEC. S-4.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided in Subsection (b) and by the conceptual plan, required off-street parking and loading must be provided in accordance with the requirements of Part I of this article and reflected on the development plan.

(b) Maneuvering aisles and access lanes need not be provided for required off-street parking spaces. (Ord. Nos. 21627; 25267)

SEC. S-4.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 21627; 25267)

SEC. S-4.111. LANDSCAPING.

A two-foot setback for landscaping must be provided in the front yards. A landscape plan must be submitted to and approved by the city plan commission in conjunction with the submission and approval of the development plan. All landscaping must be provided as shown on the landscape plan and completed in accordance with the landscaping requirements contained in Part I of this article. All plant material must be maintained in a healthy, growing condition at all times. (Ord. Nos. 21627; 25267)

SEC. S-4.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 21627; 25267)

SEC. S-4.113. SCREENING FENCES.

The fence along the perimeter of the front yard of the Property must be a minimum of six feet and a maximum of nine feet in height, and more than fifty percent of its surface area must be open. The screening fence in the side yard located adjacent to Lot 5 of Block A/2302 and Lot 3 of Block B/2302 must be constructed of masonry and have a maximum height of nine feet. Except as specified in this section and by the conceptual plan, all screening fences (required or otherwise) must comply with the regulations pertaining to screening and fences in MF-2 subdistricts contained in Part I of this article. (Ord. Nos. 21627; 25267)

SEC. S-4.114. OTHER OAK LAWN SPD REQUIREMENTS.

Except as otherwise specified in this division, development and use of the Property must comply with Part I of this article. Except where otherwise specified in this division, the provisions governing the MF-2 subdistrict in the Oak Lawn PD apply to the Property. (Ord. Nos. 21627; 25267)

SEC. S-4.115. GENERAL REQUIREMENTS.

Development and use of the Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21627; 25267; 26102)

SEC. S-4.116. 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. 21627; 25267; 26102)

SEC. S-4.117. 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 applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21627; 25267; 26102)

SEC. S-4.118. ZONING MAP.

PD Subdistrict 4 is located on Zoning Map Nos. H-7 and I-7. (Ord. Nos. 21627; 25267)