

PART II.

PD SUBDISTRICT REGULATIONS.

Division S-1. PD Subdistrict 1.

SEC. S-1.101. LEGISLATIVE HISTORY.

PD Subdistrict 1 was established by Ordinance No. 21451, passed by the Dallas City Council on October 28, 1992. Ordinance No. 21451 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; 21451; 25267)

SEC. S-1.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 1 is established on property generally located on the south and east corners of Hall Street and Reagan Avenue. The size of PD Subdistrict 1 is approximately 40,984 square feet. (Ord. Nos. 21451; 25267)

SEC. S-1.103. TRACTS ESTABLISHED.

This PD subdistrict is divided into five tracts: Tracts 1, 2, 3, 4, and 5. These tracts are described in Ordinance No. 21451. (Ord. Nos. 21451; 25267)

SEC. S-1.104. 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 subdistrict or district, and for purposes of interpreting the requirements of Division 51-4.800, this subdistrict is considered to be a residential zoning district. For purposes of the parking regulations, this subdistrict is considered to be a nonresidential district.

(e) A graphic presentation of the subdistrict and its tracts is shown on the development/landscape plan (Exhibit S-1A). In the event of a conflict between Exhibit S-1A and the property descriptions in Section S-1.103 of this division, the property descriptions prevail.

(f) In the event that PD 193 ever ceases to exist and the Property is not rezoned at that time, all references in this division to uses and development standards in PD 193 will mean those uses and development standards as they last were in that district. (Ord. Nos. 21451; 25267)

SEC. S-1.105. DEVELOPMENT/LANDSCAPE PLAN.

Development and use of the Property must comply with the development/landscape plan. (Ord. Nos. 21451; 25267)

SEC. S-1.106. MAIN USES PERMITTED.

(a) Tracts 1 and 4. The main uses permitted on Tracts 1 and 4 are as follows:

(1) Office.

(2) All uses permitted in the MF-2 subdistrict, subject to the same conditions applicable in the MF-2 subdistrict. For example, a use permitted in the MF-2 subdistrict by SUP only is permitted on these tracts by SUP only.

(3) Barber and beauty shop (First story of a structure in Tract 4 only).

(b) Tracts 2, 3, and 5. The main uses permitted on Tracts 2, 3, and 5 are as follows:

(1) Surface parking.

(2) All main uses permitted in the MF-2 subdistrict, subject to the same conditions applicable in the MF-2 subdistrict. For example, a use permitted in the MF-2 subdistrict by SUP only is permitted on these tracts by SUP only. (Ord. Nos. 21451; 25267; 26243)

SEC. S-1.107. 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 Part I of this article. For more information regarding accessory uses, consult Part I of this article. (Ord. Nos. 21451; 25267)

SEC. S-1.108. YARD, LOT, AND SPACE REGULATIONS.

(a) Front yard. Front yards must comply with the setbacks indicated on the development/landscape plan.

(b) Side and rear yard.

(1) On Tracts 1 and 4, side and rear yards must comply with the setbacks specified for the O-1 subdistrict.

(2) On Tracts 2, 3, and 5, side and rear yards must comply with the setbacks specified for the MF-2 subdistrict.

(c) Dwelling unit density.

(1) On Tracts 1 and 4, maximum dwelling unit density may not exceed the density permitted in the O-1 subdistrict.

(2) On Tracts 2, 3, and 5, maximum dwelling unit density may not exceed the density permitted in the MF-2 subdistrict.

(d) Floor area ratios.

(1) On Tracts 1 and 4, maximum floor area ratio may not exceed the ratio permitted in the O-1 subdistrict.

(2) On Tracts 2, 3, and 5, maximum floor area ratio may not exceed the ratio permitted in the MF-2 subdistrict.

(e) Height.

(1) On Tracts 1 and 4, maximum structure height may not exceed the height permitted in the O-1 subdistrict.

(2) On Tracts 2, 3, and 5, maximum structure height may not exceed the height permitted in the MF-2 subdistrict.

(f) Lot coverage.

(1) On Tracts 1 and 4, maximum lot coverage may not exceed the coverage permitted in the O-1 subdistrict.

(2) On Tracts 2, 3, and 5, maximum lot coverage may not exceed the coverage permitted in the MF-2 subdistrict.

(g) Lot size.

(1) On Tracts 1 and 4, minimum lot size may not be less than that allowed in the O-1 subdistrict.

(2) On Tracts 2, 3, and 5, minimum lot size may not be less than that allowed in the MF-2 subdistrict.

(h) Stories.

(1) On Tracts 1 and 4, maximum number of stories may not exceed the number permitted in the O-1 subdistrict.

(2) On Tracts 2, 3, and 5, maximum number of stories may not exceed the number permitted in the MF-2 subdistrict. (Ord. Nos. 21451; 25267)

SEC. S-1.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided in Subsection (b), off-street parking and loading must be provided in compliance with Part I of this article.

(b) Off-street parking space requirements for all uses combined on Tracts 1 and 4 are as follows:

(1) four spaces on Tract 1; and

- (2) two spaces on Tract 4. (Ord. Nos. 21451; 25267)

SEC. S-1.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 21451; 25267)

SEC. S-1.111. LANDSCAPING.

All landscaping must be provided as shown on the development/landscape plan. All plant material must be maintained in a healthy, growing condition at all times. (Ord. Nos. 21451; 25267)

SEC. S-1.112. SIGNS.

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

(b) Premise signs for a barber and beauty shop use must be a monument sign not to exceed four feet in height. In this section, monument sign means a detached sign applied directly onto a ground-level structure (instead of a pole support) with no separation between the sign and the ground. (Ord. Nos. 21451; 25267; 26243)

SEC. S-1.113. 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. (Ord. Nos. 21451; 25267)

SEC. S-1.114. 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. 21451; 25267; 26102)

SEC. S-1.115. 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. 21451; 25267; 26102)

SEC. S-1.116. 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 applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21451; 25267; 26102)

SEC. S-1.117. ZONING MAP.

PD Subdistrict 1 is located on Zoning Map No. I-7. (Ord. Nos. 21451; 25267)