

**ARTICLE 603.**

**PD 603.**

**SEC. 51P-603.101. LEGISLATIVE HISTORY.**

PD 603 was established by Ordinance No. 24601, passed by the Dallas City Council on May 9, 2001. Ordinance No. 24601 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 24601; 25163)

**SEC. 51P-603.102. PROPERTY LOCATION AND SIZE.**

PD 603 is established on property generally located on the north line of Pinnacle Park Boulevard, east of North Cockrell Hill Road. The size of PD 603 is approximately 52.42 acres. (Ord. Nos. 24601; 25163)

**SEC. 51P-603.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) In this district, INDUSTRIAL (INSIDE) FOR LIGHT MANUFACTURING USE LIMITED TO AIR DUCT MANUFACTURING means an industrial (inside) for light manufacturing use for manufacturing air ducts, where all processing, fabricating, assembly, or disassembly of sheet metal takes place wholly within an enclosed building.

(d) This district is considered to be a nonresidential zoning district. (Ord. Nos. 24601; 25163; 26397)

**SEC. 51P-603.104. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit 603A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control. (Ord. Nos. 24601; 25163)

**SEC. 51P-603.105. MAIN USES PERMITTED.**

The uses permitted in this district are all uses permitted in the IR Industrial/Research District, subject to the same conditions applicable in the IR Industrial/Research District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the IR Industrial/Research District only by specific use permit (SUP) is permitted in this planned development district only by SUP; and a use subject to development impact review (DIR) in the IR Industrial/Research District is subject to DIR in this planned development district. (Ord. Nos. 24601; 25163)

**SEC. 51P-603.106.****ACCESSORY USES.**

(a) 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 in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are not permitted in this district:

- Accessory community center (private).
- Accessory pathological waste incinerator.
- Home occupation.
- Private stable.

(Ord. Nos. 24601; 25163)

**SEC. 51P-603.107.****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 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

- (a) Front yard. Minimum front yard is 15 feet.
- (b) Side and rear yard. No minimum side or rear yard.
- (c) Density. No maximum dwelling unit density.
- (d) Floor area. Maximum floor area is 1,045,000 square feet.
- (e) Height. Maximum structure height is 40 feet.
- (f) Lot coverage. Maximum lot coverage is 46 percent. Aboveground parking structures are included in the lot coverage calculations; surface parking lots and underground parking structures are not.
- (g) Lot size. No minimum lot size.
- (h) Stories. Maximum number of stories above grade is one. (Ord. Nos. 24601; 25163)

**SEC. 51P-603.108.****OFF-STREET PARKING AND LOADING.**

(a) For an industrial (inside) for light manufacturing use limited to air duct manufacturing, off-street parking must be provided at one space per 1,000 square feet of floor area; consult the use regulations in Division 51A-4.200 for the specific off-street loading requirements.

(b) For all other uses, consult the use regulations in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. (Ord. Nos. 24601; 25163; 26397)

**SEC. 51P-603.109.****ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. Nos. 24601; 25163)

**SEC. 51P-603.110. LANDSCAPING.**

- (a) Except as noted below, landscaping must be provided in accordance with Article X.
- (b) One large tree having a caliper of at least two inches must be provided for each 6,000 square feet of lot area or fraction thereof.
- (c) All plant material must be maintained in a healthy, growing condition. (Ord. Nos. 24601; 25163)

**SEC. 51P-603.111. TREE PRESERVATION.**

- (a) Trees must be preserved in accordance with the regulations in Article X, with not less than 4,306 caliper inches of mitigation being provided.
- (b) Tree removal applications may be approved by the building official prior to the submission of an application for a building permit on the Property.
- (c) A tree mitigation plan must be approved by the department of planning and development prior to issuance of a building permit on the Property. (Ord. Nos. 24601; 25163; 26397)

**SEC. 51P-603.112. ESCARPMENT REGULATIONS.**

- (a) Prior to the issuance of any building permit on the Property, the developer/owner must obtain approval from the director of public works and transportation and the escarpment review committee for any work on the Property as required in Division 51A-5.200.
- (b) No tree removal permit may be issued until the developer/owner has obtained approval from the director of public works and transportation and the escarpment review committee as required in Division 51A-5.200. (Ord. Nos. 24601; 25163)

**SEC. 51P-603.113. SIGNS.**

Signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 24601; 25163)

**SEC. 51P-603.114. 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. 24601; 25163; 26102)

**SEC. 51P-603.115.**

**COMPLIANCE WITH CONDITIONS.**

(a) 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.

(b) The building official shall not issue a building permit or certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24601; 25163; 26102)

**SEC. 51P-603.116.**

**ZONING MAP.**

PD 603 is located on Zoning Map No. K-5. (Ord. Nos. 24601; 25163)