

Division S-39. PD Subdistrict 39.

SEC. S-39.101. LEGISLATIVE HISTORY.

PD Subdistrict 39 was established by Ordinance No. 24254, passed by the Dallas City Council on May 10, 2000. Ordinance No. 24254 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. Subsequently, Ordinance No. 24254 was amended by Ordinance No. 24709, passed by the Dallas City Council on September 12, 2001. (Ord. Nos. 10962; 21859; 24254; 24709; 25267)

SEC. S-39.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 39 is established on property generally located at the north corner of Bookout Street and Wolf Street. The size of PD Subdistrict 39 is approximately 3.3720 acres. (Ord. Nos. 24254; 25267)

SEC. S-39.103. 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) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(c) This subdistrict is considered to be a nonresidential zoning district. (Ord. Nos. 24254; 25267)

SEC. S-39.104. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit S-39A). In the event of a conflict between the provisions of this division and the conceptual plan, the provisions of this division control. (Ord. Nos. 24254; 25267; 26326)

SEC. S-39.105. DEVELOPMENT PLAN.

(a) Development and use of the Property must comply with the development plan (Exhibit S-39B).

(b) A building permit application must be filed within 48 months after the passage of Ordinance No. 24254 or the development plan shall expire.

(c) Prior to the issuance of a building permit for any new construction on the Property, other than for the repair and renovation of the existing structures on the Property, a detailed development plan must be approved by the city plan commission.

(d) In the event of a conflict between the provisions of this division and the conceptual and development plans, the provisions of this division control. (Ord. Nos. 24254; 24709; 25267; 25939; 26326)

SEC. S-39.106. MAIN USES PERMITTED.

- (a) Residential uses.
 - Single-family.
 - Duplex.
 - Multiple-family.
 - Lodging or boarding house.
 - Hotel and motel.
 - Handicapped group dwelling unit.

- (b) Utility and service uses.
 - None permitted.

- (c) Transportation uses.
 - None permitted.

- (d) Community service uses.
 - Child-care facility.

- (e) Medical uses.
 - Medical clinic.
 - Medical or scientific laboratory.
 - Optical shop.
 - Medical appliance fitting and sales.

- (f) Religious uses.
 - Church.
 - Rectory.
 - Convent or monastery.

- (g) Educational uses.
 - Public or private school.
 - Library, art gallery, or museum.

- (h) Recreation and entertainment uses.
 - Public park or playground.
 - Private recreation club or area.
 - Theatre.

(i) Bar and restaurant uses.

- Bar, lounge, or tavern.
- Restaurant without drive-in service.
- Private club.
- Catering service.

(j) Personal, professional, and custom crafts uses.

- Office.
- Temporary construction or sales office.
- Bank or savings and loan office (without drive-in windows).
- Bank or savings and loan office (with drive-in windows).
- Barber and beauty shop.
- Health studio.
- Custom cleaning shop.
- Self service laundry or dry cleaning.
- Laundry or cleaning pick-up and receiving station.
- Key shop.
- Shoe repair.
- Tailor, custom sewing, millinery.
- Taxidermist.
- Travel bureau.
- Broadcasting or recording studio.
- Instructional arts studio.
- Handcrafted art work studio.
- Handcraft bookbinding.
- Photography studio.
- Safe deposit boxes.

(k) Retail uses.

- Retail stores other than listed.
- Antique shop.
- Retail food store.
- Bakery or confectionery shop.
- Book and stationery store.
- Camera shop.
- Cigar, tobacco, and candy store.
- Clothing store.
- Drug store.
- Liquor store.
- Florist store.
- Furniture store.
- Second hand store.
- Hardware or sporting goods store.
- Home improvement center.
- Hobby and art supplies store.
- Paint and wallpaper store.
- Swimming pool sales and supply.

(l) Motor vehicle related uses.

-- None permitted.

(m) Commercial uses.

-- Custom furniture construction, repair, or upholstery shop.
-- Building repair and maintenance shop.
-- Monument sales yard.
-- Job printing, lithographer, printing, or blueprinting plant.
-- Duplication shop.
-- Custom print shop.
-- Gummed label printing.
-- Venetian blind or window shade repair, assembly, and sales.
-- Computer service center.
-- Custom commercial engraving.
-- Garden shop, plant sales, or greenhouse.
-- Diamond and precious stone sales (wholesale only).
-- Design or decorative center.

(n) Storage and waste disposal uses.

-- Warehouse.

(o) Animal related uses.

-- None permitted.

(p) Industrial and manufacturing uses.

-- None permitted.

(Ord. Nos. 24254; 25267)

SEC. S-39.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. This subdistrict is considered as a single building site for purposes of the location of accessory uses. 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. 24254; 25267)

SEC. S-39.108. YARD, LOT, AND SPACE REGULATIONS.

(a) Front yard. Minimum front yard is 10 feet.

(b) Side and rear yard. Minimum side and rear yard is 10 feet.

(c) Floor area ratio. Maximum floor area ratio is 4.0, except that maximum floor area ratio is 4.5 if the total floor area of residential uses exceeds the lot area.

(d) Height. Maximum structure height is 240 feet.

(e) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. (Ord. Nos. 24254; 25267)

SEC. S-39.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided below, consult Part I of this article for specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations of PD 193 for information regarding off-street parking and loading generally.

(b) Required parking and loading for any main or accessory use may be located anywhere within this subdistrict.

(c) All of the required parking for hotel and restaurant uses may be provided as packed parking subject to Division 51A-4.324, "Special Parking Regulations."

(d) No more than 35 percent of the required parking spaces may consist of 7.5-foot-wide stalls. All visitor parking spaces must be a minimum of 8.5-foot-wide stalls.

(e) Parking for multiple-family and hotel uses must be provided in accordance with the development plan. (Ord. Nos. 24254; 24709; 25267; 25939)

SEC. S-39.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 24254; 25267)

SEC. S-39.111. LANDSCAPING.

Landscaping must be provided in accordance with the landscape requirements contained in Part I of this article. (Ord. Nos. 24254; 25267)

SEC. S-39.112. SIGNS.

Signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 24254; 25267)

SEC. S-39.113. GENERAL REQUIREMENTS.

(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 plan, development and use of the Property must comply with Part I of this article. (Ord. Nos. 24254; 25267; 26102)

SEC. S-39.114. 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. 24254; 25267; 26102)

SEC. S-39.115. 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 ordinances, rules, and regulations of the city. (Ord. Nos. 24254; 25267; 26102)

SEC. S-39.116. ZONING MAP.

PD Subdistrict 39 is located on Zoning Map Nos. I-7 and J-7. (Ord. Nos. 24254; 25267)