

ARTICLE 406.

PD 406.

SEC. 51P-406.101. LEGISLATIVE HISTORY.

PD 406 was established by Ordinance No. 22201, passed by the Dallas City Council on September 28, 1994. Ordinance No. 22201 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22201; 26042)

SEC. 51P-406.102. PROPERTY LOCATION AND SIZE.

PD 406 is established on property generally bounded by State Highway Loop 12 (Walton Walker Boulevard), the Trinity River, and the West Levee right-of-way. The size of PD 406 is approximately 230 acres. (Ord. Nos. 22201; 26042)

SEC. 51P-406.103. 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) This district is considered to be a nonresidential zoning district. (Ord. Nos. 22201; 26042; 26743)

SEC. 51P-406.104. DEVELOPMENT PLAN NOT REQUIRED.

The provisions of Section 51A-4.702, "Planned Development (PD) District Regulations," relating to site plans, conceptual plans, and development plans, do not apply to the PD. (Ord. Nos. 22160; 26042)

SEC. 51P-406.105. MAIN USES PERMITTED.

- (a) Agricultural uses.
 - Crop production.
- (b) Commercial and business service uses.
 - Building repair and maintenance shop. [RAR]
 - Bus or rail transit vehicle maintenance or storage facility. [RAR]
 - Catering service.
 - Commercial cleaning or laundry plant. [RAR]
 - Custom business services.
 - Custom woodworking, furniture construction, or repair.
 - Electronics service center.
 - Job or lithographic printing. [RAR]

- Labor hall. *[SUP]*
- Machine or welding shop. *[RAR]*
- Machinery, heavy equipment, or truck sales and services. *[RAR]*
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance. *[RAR]*

(c) Industrial uses.

- Industrial (inside or outside) potentially incompatible. *[SUP]*
- Industrial (inside) for light manufacturing.
- Metal salvage facility. *[SUP]*
- Industrial (inside or outside) not potentially incompatible.
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(d) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. *[SUP]*
- Child-care facility.
- Church.
- College, university, or seminary.
- Hospital. *[SUP]*
- Public or private school. *[SUP]*

(e) Lodging uses.

- Hotel or motel. *[SUP]*
- Lodging or boarding house. *[SUP]*

(f) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Hazardous waste management facility.
- Temporary construction or sales office.

(g) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[RAR]*
- Medical clinic or ambulatory surgical center.
- Office.

(h) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(i) Residential uses.

-- Single family existing as of September 28, 1994, subject to the following:

- (A) A single family use is not permitted once the structure is removed, demolished, or destroyed, or is damaged such that the cost of repair is more than 60 percent of the cost of replacing the structure.
- (B) A single family use is not permitted once it has been discontinued for six months or more, provided, however, that the board of adjustment may grant a special exception to this provision only if the owner can show that there was a clear intent not to abandon the use.
- (C) A single family use is not permitted once the structure is found to be an urban nuisance and ordered demolished by the urban rehabilitation standards board under the provisions of Chapter 27 of the Dallas City Code, as amended, and all rights to appeal the decision of the board have been exhausted.

(j) Retail and personal service uses.

- Auto service center. *[RAR]*
- Car wash. *[RAR]*
- Commercial amusement (inside). *[SUP]*
- Commercial parking lot or garage. *[RAR]*
- Drive-in theater. *[SUP]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- Home improvement center, lumber, brick, or building materials sales yard. *[RAR]*
- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. *[RAR]*

(k) Transportation uses.

- Airport or landing field. *[SUP]*
- Commercial bus station and terminal. *[RAR]*
- Heliport. *[RAR]*
- Helistop. *[RAR]*
- Railroad passenger station. *[SUP]*
- Railroad yard, roundhouse, or shops. *[RAR]*
- STOL (short takeoff or landing) port. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution.]*

(l) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical generating plant. *[SUP]*

- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [RAR]
- Tower/antenna for cellular communication.

(m) Wholesale, distribution, and storage uses.

- Auto auction. [SUP]
- Building mover's temporary storage yard. [SUP]
- Contractor's maintenance yard. [RAR]
- Freight terminal. [RAR]
- Manufactured building sales lot. [RAR]
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage (with visual screening). [RAR]
- Outside storage (without visual screening). [RAR]
- Petroleum product storage and wholesale. [RAR]
- Recycling buy-back center. [See Section 51A-4.213 (11).]
- Recycling collection center. [See Section 51A-4.213 (11).1.]
- Recycling drop-off container. [See Section 51A-4.213(11.2).]
- Recycling drop-off for special occasion collection. [See Section 51A-4.213(11.3).]
- Sand, gravel, or earth sales and storage. [RAR]
- Vehicle storage lot.
- Warehouse. [RAR]

(Ord. Nos. 22201; 26042)

SEC. 51P-406.106. 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 contained 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 medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- Day home.
- Home occupation.

(Ord. Nos. 22201; 26042)

SEC. 51P-406.107. YARD, LOT, AND SPACE REGULATIONS.

(a) Front yard. Minimum front yard is:

- (1) 15 feet where adjacent to an expressway or a thoroughfare; and

- (2) no minimum in all other cases.
- (b) Side and rear yard. No minimum side and rear yard.
- (c) Density. No maximum dwelling unit density.
- (d) Floor area. Maximum floor area ratio is:
 - (1) 0.5 for retail and personal service uses;
 - (2) 0.75 for any combination of lodging, office, and retail and personal service use;and
 - (3) 2.0 for all uses combined.
- (e) Height.
 - (1) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. (See Section 51A-4.412.) Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.
 - (2) Maximum height. Unless further restricted under Paragraph (1), maximum structure height is 110 feet.
- (f) 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.
- (g) Lot size. No minimum lot size.
- (h) Stories. Maximum number of stories above grade is eight. Parking garages are exempt from this requirement, but must comply with the height regulations of Subsection (e). (Ord. Nos. 22201; 26042)

SEC. 51P-406.108. OFF-STREET PARKING AND LOADING.

Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. (Ord. Nos. 22201; 26042)

SEC. 51P-406.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 22201; 26042)

SEC. 51P-406.110. LANDSCAPING.

See Article X. (Ord. Nos. 22201; 26042)

SEC. 51P-406.111. SIGNS.

Signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 22201; 26042)

SEC. 51P-406.112. 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. 22201; 26042)

SEC. 51P-406.113. 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. 22201; 26042)

SEC. 51P-406.114. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD 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. 22201; 26042)

SEC. 51P-406.115. ZONING MAP.

PD 406 is located on Zoning Map Nos. J-4 and K-4. (Ord. Nos. 22201; 26042)