

**ARTICLE 468.**

**PD 468.**

**Oak Cliff Gateway Special Purpose District**

**SEC. 51P-468.101. LEGISLATIVE HISTORY.**

PD 468 was established by Ordinance No. 23057, passed by the Dallas City Council on March 12, 1997. Ordinance No. 23057 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23057 was amended by Ordinance No. 23868, passed by the Dallas City Council on April 28, 1999, and Ordinance No. 25866, passed by the Dallas City Council on January 26, 2005. (Ord. Nos. 19455; 23057; 23868; 25866; 26042)

**SEC. 51P-468.102. PROPERTY LOCATION AND SIZE.**

PD 468 is established on property generally bounded by Interstate 30, the Levee on the east side of the Trinity River, Interstate 35E (South R.L. Thorton Freeway), Jefferson Boulevard, Eighth Street, a line midway between Beckley Avenue and Crawford Street, Neches Street, Bishop Avenue, Colorado Boulevard, and Beckley Avenue. The size of PD 468 is approximately 608.86 acres. (Ord. Nos. 23057; 26042; 26606)

**SEC. 51P-468.103. PURPOSE.**

This article provides standards specifically tailored to meet the needs of the Oak Cliff Gateway area of the city, which is hereby designated as an area of historical, cultural, and architectural importance and significance to the citizens of the city. The general objectives of these standards are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the following:

- (1) Accommodate the existing mix of uses in the area.
- (2) Protect the internal and adjacent stable residential neighborhoods.
- (3) Preserve and enhance the historical, cultural, and architectural significance of the area.
- (4) Strengthen the neighborhood identity.
- (5) Create a more desirable pedestrian environment. (Ord. Nos. 23057; 26042)

**SEC. 51P-468.104. DEFINITIONS AND INTERPRETATIONS.**

- (a) Unless otherwise stated, the definitions in Chapter 51A apply to this article.
- (b) Unless the context clearly indicates otherwise, in this article:
  - (1) **BAIL BOND OFFICE** means an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.

(2) LUMINOUS REFLECTANCE means the ratio of the amount of total light that is reflected outward by a material to the amount of total light falling on the material.

(3) TATTOO OR BODY PIERCING STUDIO means an establishment in which tattooing is performed, or body piercing for the purpose of wearing jewelry in the pierced body part (for any body part other than earlobes) is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

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

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(3) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800.)

(4) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(e) Unless the context clearly indicates otherwise, for purposes of interpreting Chapter 51A, the subdistricts are considered to be residential or nonresidential as indicated:

(1) Subdistrict A - Beckley Industrial Area: nonresidential.

(2) Subdistrict A-1 - Beckley Residential Area: residential.

(3) Subdistrict B - Oak Farms Commercial Area: nonresidential.

(4) Subdistrict C - Lake Cliff Residential Area: residential.

(5) Subdistrict C-1 - Lake Cliff Neighborhood Service Area: nonresidential.

(6) Subdistrict D - Founders Park Mixed Area: nonresidential.

(7) Subdistrict D-1, Tracts 1 and 3 - Founders Park Retail: nonresidential; Tract 2 - Founders Park Residential: residential.

(8) Subdistrict D-2 - Founders Park Mixed Area 2: nonresidential.

(9) Subdistrict E - Hospital Area: nonresidential. (Ord. Nos. 23057; 25866; 26042; 26149; 26190)

**SEC. 51P-468.105.**

**CREATION OF SUBDISTRICTS.**

(a) This district is to be known as the Oak Cliff Gateway Special Purpose District, and is divided into the following nine subdistricts, as described in Exhibit A of Ordinance No. 23057, as amended, and as shown on the map labelled Exhibit 468A:

- (1) Subdistrict A - Beckley Industrial Area.
- (2) Subdistrict A-1 - Beckley Residential Area.
- (3) Subdistrict B - Oak Farms Commercial Area.
- (4) Subdistrict C - Lake Cliff Residential Area.
- (5) Subdistrict C-1 - Lake Cliff Neighborhood Service Area.
- (6) Subdistrict D - Founders Park Mixed Area.
- (7) Subdistrict D-1 - Founders Park Retail (Tracts 1 and 3) and Founders Park Residential (Tract 2).
- (8) Subdistrict D-2 - Founders Park Mixed Area 2.
- (9) Subdistrict E - Hospital Area.

(b) In the event of a conflict between Exhibit A of Ordinance No. 23057, as amended, and Exhibit 468A, Exhibit A, as amended, controls.

(c) Use regulations and development standards for each subdistrict are set out below. (Ord. Nos. 23057; 23868; 25866; 26042; 26149; 26190)

**SEC. 51P-468.106.**

**GENERAL DEVELOPMENT STANDARDS.**

(a) Except as provided in this section, the provisions of Section 51A-4.702, "Planned Development (PD) District Regulations," relating to the PD pre-application conference, site plan procedure, site analysis, conceptual plan, development plan, development schedule, and amendments to the development plan do not apply to this district.

(b) Use and development of Subdistrict A-1 must comply with the Subdistrict A-1 development plan (Exhibit 468C). In the event of a conflict between the text of this ordinance and the Subdistrict A-1 development plan, the text of this ordinance controls.

(c) In Subdistrict A-1, for use and development of the Property as shown in the Subdistrict A-1 development plan, a preliminary plat is not required to be submitted at the same time that the development plan is submitted. For any other development or use of Tract A-1 that deviates from the Subdistrict A-1 development plan, a preliminary plat must be submitted with the development plan.

(d) For Tract 1 in Subdistrict D-1, a development plan that complies with the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan and this article must be approved by the city plan commission prior to the issuance of a building permit in Tract 3. In the event of a conflict between the text of this article and the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan, the text of this article controls.

(e) For Tract 2 in Subdistrict D-1, development and use of the property must comply with the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan (Exhibit 468B). In the event of a conflict between the text of this article and the development plan, the text of this article controls.

(f) For Tract 3 in Subdistrict D-1, a development plan that complies with the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan and this article must be approved by the city plan commission prior to the issuance of a building permit in Tract 3. In the event of a conflict between the text of this article and the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan, the text of this article controls.

(g) The provisions of Section 51A-4.702(h) and (i) apply to Subdistrict D-1. (Ord. Nos. 25866; 26042; 26149; 26328; 26395; 26750)

**SEC. 51P-468.107. SUBDISTRICT A - BECKLEY INDUSTRIAL AREA.**

(a) Main uses permitted.

(1) Commercial and business service uses.

- Building repair and maintenance shop.
- Catering service.
- Commercial cleaning or laundry plant.
- Custom business services.
- Custom woodworking, furniture construction or repair.
- Electronics service center.
- Job or lithographic printing.
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.

(2) Industrial uses.

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

(3) Institutional and community service uses.

- Child-care facility.
- Church.
- Public or private school.

(4) Lodging uses.

- Hotel or motel. *[SUP required if less than 80 rooms.]*

(5) Miscellaneous uses.

- Temporary construction or sales office.

(6) Office uses.

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

(7) Recreation uses.

- Public park, playground, or golf course.

(8) Residential uses. The following residential uses are permitted only as a use category within a mixed use project:

- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily.
- Single family.
- Retirement housing.

To qualify as a mixed use project, a development must contain residential uses and one or more of the other use categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

<u>Use Category</u>	<u>Percentage of Total Floor Area</u>
<b>Lodging</b>	<b>10 percent</b>
<b>Office</b>	<b>15 percent</b>
<b>Residential</b>	<b>10 percent</b>
<b>Retail and personal service</b>	<b>5 percent</b>

(9) Retail and personal service uses.

- Ambulance service.
- Auto service center.
- Car wash. *[Tunnel unit type only.]*
- Commercial amusement (outside). *[SUP]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard.
- Household equipment and appliance repair. *[No outside storage permitted.]*
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service.
- Theater.

(10) Transportation uses.

-- Transit passenger shelter.

(11) Utility and public service uses.

-- Electrical substation.

-- Local utilities.

-- Police or fire station.

-- Post office.

-- Tower/antenna for cellular communication.

-- Utility or government installation other than listed. *[SUP]*

(12) Wholesale, distribution, and storage uses.

-- Contractor's maintenance yard.

-- Mini-warehouse.

-- Office showroom/warehouse.

-- Warehouse.

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

(c) Yard, lot, and space regulations.

(1) Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistrict A except as provided in the urban design guidelines for properties fronting on specific streets.

(2) In general. The yard, lot, and space regulations in this subsection 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 subsection and Division 51A-4.400, this subsection controls.

(3) Front yard. Minimum front yard is 15 feet.

(4) Side and rear yard. No minimum side or rear yard.

(5) Density. No maximum density.

(6) Floor area ratio. Maximum floor area ratio is 3:1.

(7) Height. Maximum structure height to the east of Plowman Avenue is 270 feet. Maximum structure height to the west of Plowman Avenue is 110 feet.

(8) Lot coverage. Maximum lot coverage is 80 percent.

(9) Lot size. No minimum lot size.

(10) Stories. Maximum number of stories to the east of Plowman Avenue is 20. Maximum number of stories to the west of Plowman Avenue is eight.

(d) Off-street parking and loading. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(e) Environmental performance standards. See Article VI.

(f) Landscaping.

(1) All landscaping must be provided in accordance with Article X.

(2) Plant material must be maintained in a healthy, growing condition.

(g) Signs. Signs must comply with the provisions for business zoning districts contained in Article VII.

(h) Additional provisions.

(1) Properties must be maintained in a state of good repair and neat appearance.

(2) Development and use of the properties must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(i) Urban design guidelines for properties fronting on Beckley Avenue, East Colorado Boulevard, Jefferson Boulevard, and Greenbriar Lane.

(1) Purpose. The purpose of these urban design guidelines is to enhance the pedestrian environment by increasing safety measures and providing amenities; preserve the historic character of Old Oak Cliff; and enhance the safety factors for heavily traveled major thoroughfares.

(2) CPTED review. Compliance with Crime Prevention Through Environmental Design (CPTED) review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.

(3) Front yard. Minimum front yard is 15 feet. Maximum front yard is 30 feet.

(4) Lighting. Exterior lighting of the front yard and parking areas must be directed away from adjoining properties.

(5) Parking lots.

(A) Screening methods. All off-street surface parking lots, excluding driveways used for ingress or egress must be screened from the street by using one or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface:

(i) Brick, stone, or concrete masonry; stucco; concrete; or wood wall or fence.

(ii) Earthen berm planted with turf grass or ground cover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height for each two feet of width.

(iii) Evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet

wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.

(B) Measuring the height of screening. The height of screening is measured from the horizontal plane passing through the nearest point of the surface of the parking lot. Screening may be placed in a visibility triangle as defined in the visual obstruction regulations in Section 51A-4.602(c). Any screening placed in a visibility triangle must be two and one-half feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle.

(6) Reflective glass. Maximum permitted luminous reflectance of glass used as an exterior building material varies depending on where the reflective glass is used on the building. The luminous reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The luminous reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.

(7) Screening of outside storage. Outside storage must be screened as provided by Section 51A-4.602(b).

(8) Street trees. In addition to any landscaping required by Article X, trees must be planted within 10 feet of the front property line at a density of one tree for each 30 linear feet of frontage, excluding visibility triangles, driveways, and points of ingress and egress to and from the property.

(j) Urban design guidelines for properties fronting on Julian Street, Spann Street, Oregon Street, Dealey Street, and Morgan Street.

(1) Purpose. The purpose of these urban design guidelines is to enhance the pedestrian environment by increasing safety measures and providing amenities, and to preserve the historic character of Old Oak Cliff.

(2) CPTED review. Compliance with CPTED review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.

(3) Lighting. Exterior lighting of the front yard and parking areas must be directed away from adjoining properties.

(4) Reflective glass. Maximum permitted luminous reflectance of glass used as an exterior building material varies depending on where the reflective glass is used on the building. The luminous reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The luminous reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.

(5) Screening of outdoor storage. Outside storage must be screened as provided by Section 51A-4.602(b).

(6) Sidewalks. Buildings must be set back at least six feet from the required sidewalk.

(7) Street trees. In addition to any landscaping required by Article X, trees must be planted within 10 feet of the front property line at a density of one tree for each 30 linear feet of frontage,



excluding visibility triangles, driveways, and points of ingress and egress to and from the property. (Ord. Nos. 23057; 26042)

**SEC. 51P-468.107.1**

**SUBDISTRICT A-1 - BECKLEY RESIDENTIAL AREA.**

(a) Main uses permitted.

(1) Residential uses.

- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily.
- Residential hotel.
- Single family.

(2) Transportation uses.

- Transit passenger shelter.

(3) Utility and public service uses.

- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed. *[SUP]*

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

(c) Yard, lot, and space regulations.

(1) Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistrict A-1.

(2) In general. The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this subsection controls.)

(3) Front yard. Minimum front yard is 15 feet.

(4) Side and rear yard. No minimum side or rear yard.

(5) Density. Maximum number of dwelling units is 23.

(6) Floor area ratio. Maximum floor area ratio is 3:1.

(7) Height. Maximum structure height is 50 feet.

(8) 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.

(9) Lot size. No minimum lot size.

(10) Stories. No maximum number of stories.

(d) 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.

(e) Environmental performance standards. See Article VI.

(f) Landscaping.

(1) For a shared access development, landscaping must be provided in accordance with all provisions set forth in this paragraph.

(A) Treatment as a single lot. For purposes of landscape regulations, a shared access development is treated as a single lot.

(B) Landscape site area designation. A minimum of 20 percent of the shared access development must be designated as landscape site area. Permeable pavement for motor vehicles does not count as a part of the landscape site area.

(C) Trees.

(i) Site trees. One tree must be provided for every 4,000 square feet within the shared access development. A minimum of 50 percent of these site trees must be planted within the rear 50 percent of the shared access development. Every site tree must have a planting area of at least 25 square feet. The trunk of any site tree must be located more than two-and-one-half feet from any pavement.

(ii) Street trees. All street trees must be large canopy trees. One large canopy tree must be provided for every 25 feet of frontage, with a minimum of two trees required. These trees must be located within the public right-of-way.

(2) For all other uses, landscaping must be provided in accordance with Article X.

(3) All plant materials must be maintained in a healthy, growing condition.

(g) Signs. Signs must comply with the provisions for non-business zoning districts in Article VII.

(h) Additional provisions.

(1) Property in this subdistrict must be properly maintained in a state of good repair and neat appearance.

(2) Development and use of property in this subdistrict must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 26149)

(a) Main uses permitted.

(1) Commercial and business service uses.

- Building repair and maintenance shop.
- Catering service.
- Commercial cleaning or laundry plant.
- Custom business services.
- Custom woodworking, furniture construction or repair.
- Electronics service center.
- Job or lithographic printing.
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental. *[No outside display or storage.]*

(2) Industrial uses.

- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(3) Institutional and community service uses.

- Child-care facility.
- Church.
- Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*
- Public or private school.
- Library, art gallery, or museum.

(4) Lodging uses.

- Hotel or motel. *[SUP required if less than 80 rooms.]*

(5) Miscellaneous uses.

- Temporary construction or sales office.

(6) Office uses.

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

(7) Recreation uses.

- Private recreation center, club, or area.
- Public park, playground, or golf course.

(8) Residential uses.

- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily.
- Single family.
- Retirement housing.
- The residential uses listed above are also permitted as a use category within a mixed use project. To qualify as a mixed use project, a development must contain residential uses and one or more of the other use categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

<u>Use Category</u>	<u>Percentage of Total Floor Area</u>
<b>Lodging</b>	<b>10 percent</b>
<b>Office</b>	<b>15 percent</b>
<b>Residential</b>	<b>10 percent</b>
<b>Retail and personal service</b>	<b>5 percent</b>

(9) Retail and personal service uses.

- Ambulance service.
- Animal shelter or clinic without outside run.
- Auto service center.
- Car wash. *[Tunnel unit type only.]*
- Commercial amusement (outside). *[SUP]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard.
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service.
- Temporary retail store.
- Theater.
- Vehicle display, sales, and service.

(10) Transportation uses.

- Transit passenger shelter.

(11) Utility and public service uses.

- Electrical substation.
- Local utilities.
- Police or fire station.

- Post office.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed. [SUP]

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

(c) Yard, lot, and space regulations.

(1) Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistrict B except as provided in the urban design guidelines for properties fronting on specific streets.

(2) In general. The yard, lot, and space regulations in this subsection 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 subsection and Division 51A-4.400, this subsection controls.

(3) Front yard. Minimum front yard is 15 feet.

(4) Side and rear yard. No minimum side or rear yard.

(5) Density. No maximum density.

(6) Floor area. Maximum floor area ratio is 1.5:1.

(7) Height. Maximum structure height to the south of Colorado Boulevard is 54 feet. Maximum structure height to the north of Colorado Boulevard is 95 feet.

(8) Lot coverage. Maximum lot coverage is 80 percent.

(9) Lot size. No minimum lot size.

(10) Stories. Maximum number of stories above grade to the south of Colorado Boulevard is four. Maximum number of stories above grade to the north of Colorado Boulevard is seven.

(d) Off-street parking and loading. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(e) Environmental performance standards. See Article VI.

(f) Landscaping.

(1) All landscaping must be provided in accordance with Article X.

(2) Plant material must be maintained in a healthy, growing condition.

(g) Signs. Signs must comply with the provisions for business zoning districts contained in Article VII.

(h) Additional provisions.

(1) Properties must be maintained in a state of good repair and neat appearance.

(2) Development and use of the properties must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(i) Urban design guidelines for properties fronting on Jefferson Boulevard from the Trinity River to Eighth Street; Lancaster Boulevard north of Colorado Boulevard; and Marsalis Street north of Colorado Boulevard.

(1) Purpose. The purpose of these urban design guidelines is to enhance the pedestrian environment by increasing safety measures and providing amenities; preserve the historic character of Old Oak Cliff; and enhance the safety factors for heavily traveled major thoroughfares.

(2) CPTED review. Compliance with CPTED review is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.

(3) Front yard. Minimum front yard is 15 feet. Maximum front yard is 30 feet.

(4) Lighting. Exterior lighting of the front yard and parking areas must be directed away from adjoining properties.

(5) Parking lots.

(A) Screening methods. All off-street surface parking lots, excluding driveways used for ingress or egress, must be screened from the street by using one or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface:

(i) Brick, stone, or concrete masonry; stucco; concrete; or wood wall or fence.

(ii) Earthen berm planted with turf grass or ground cover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height for each two feet of width.

(iii) Evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.

(B) Measuring the height of screening. The height of screening is measured from the horizontal plane passing through the nearest point of the surface of the parking lot. Screening may be placed in a visibility triangle as defined in the visual obstruction regulations in Section 51A-4.602(c). Any screening placed in a visibility triangle must be two and one-half feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle.

(6) Reflective glass. Maximum permitted luminous reflectance of glass used as an exterior building material varies depending on where the reflective glass is used on the building. The luminous reflectance of glass used on the exterior of the first two stories of a building may not exceed 15

percent. The luminous reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.

(7) Street trees. In addition to any landscaping required by Article X, trees must be planted within 10 feet of the front property line at a density of one tree for each 30 linear feet of frontage, excluding visibility triangles, driveways, and points of ingress and egress to and from the property. (Ord. Nos. 23057; 26042)

**SEC. 51P-468.109. SUBDISTRICT C - LAKE CLIFF RESIDENTIAL AREA.**

(a) Main uses permitted.

(1) Institutional and community service uses.

- Child-care facility.
- Church.
- Convalescent and nursing homes, hospice care, and related institutions.
- Public or private school.

(2) Recreation uses.

- Public park, playground, or golf course.

(3) Residential uses.

- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily.
- Single family.
- West of Marsalis Avenue, single family is the only permitted residential use on the following lots:
  - (i) Lots that were vacant on March 12, 1997.
  - (ii) Lots on which structures are removed, demolished, or destroyed by the intentional act of the owner or his agent.
- West of Marsalis Avenue, the number of dwelling units on a lot may not be increased. If the number of dwelling units on a lot is reduced, the lot is thereafter limited to the lesser number of dwelling units.

(4) Transportation uses.

- Transit passenger shelter.

(5) Utility and public service uses.

- Local utilities.

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

(c) Yard, lot, and space regulations.

(1) Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistrict C.

(2) In general. The yard, lot, and space regulations in this subsection 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 subsection and Division 51A-4.400, this subsection controls.

(3) Front yard. Minimum front yard is 15 feet, except that west of Marsalis Avenue minimum front yard for the R-7.5(A) Single Family District applies.

(4) Side and rear yard. No minimum side or rear yard.

(5) Density. Maximum dwelling unit density is 30 units per acre.

(6) Floor area ratio. No maximum floor area ratio.

(7) Height. Maximum structure height is 36 feet.

(8) Lot coverage. Maximum lot coverage is 45 percent.

(9) Lot size. No minimum lot size.

(10) Stories. No maximum number of stories.

(d) Off-street parking and loading. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(e) Environmental performance standards. See Article VI.

(f) Landscaping.

(1) All landscaping must be provided in accordance with Article X.

(2) Plant material must be maintained in a healthy, growing condition.

(g) Signs. Signs must comply with the provisions for business zoning districts contained in Article VII.

(h) CPTED review. Compliance with CPTED review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.

(i) Additional provisions.

(1) Properties must be maintained in a state of good repair and neat appearance.

(2) Development and use of the properties must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 23057; 26042)



**SEC. 51P-468.110.**

**SUBDISTRICT C-1 - LAKE CLIFF NEIGHBORHOOD SERVICE AREA.**

(a) Main uses permitted. The uses permitted in this district are those uses permitted in the NS(A) Neighborhood Service District, subject to the same conditions applicable in the NS(A) Neighborhood Service District, as set out in the Dallas Development Code. For example, a use permitted in the NS(A) Neighborhood Service District only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the NS(A) Neighborhood Service District is subject to DIR in this subdistrict; etc.

(b) Yard, lot, and space regulations.

(1) Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistrict C-1.

(2) In general. The yard, lot, and space regulations in this subsection 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 subsection and Division 51A-4.400, this subsection controls.

(3) Front yard. Minimum front yard is 15 feet.

(4) Side and rear yard. No minimum side or rear yard.

(5) Density. Maximum dwelling unit density is 30 units per acre.

(6) Floor area ratio. No maximum floor area ratio.

(7) Height. Maximum structure height is 36 feet.

(8) Lot coverage. Maximum lot coverage is 45 percent.

(9) Lot size. No minimum lot size.

(10) Stories. No maximum number of stories.

(c) Off-street parking and loading. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(d) Environmental performance standards. See Article VI.

(e) Landscaping.

(1) All landscaping must be provided in accordance with Article X.

(2) Plant material must be maintained in a healthy, growing condition.

(f) Signs. Signs must comply with the provisions for business zoning districts contained in Article VII.

(g) CPTED review. Compliance with CPTED review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.

(h) Additional provisions.

- (1) Properties must be maintained in a state of good repair and neat appearance.
- (2) Development and use of the properties must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 23057; 26042)

**SEC. 51P-468.111. SUBDISTRICTS D AND D-2 - FOUNDERS PARK MIXED AREA AND FOUNDERS PARK MIXED AREA 2.**

(a) Main uses permitted.

(1) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.
- Medical or scientific laboratory. *[SUP]*
- Tool or equipment rental. *[No outside display or storage.]*

(2) Industrial uses.

- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(3) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- College, university, or seminary.
- Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*
- Hospital. *[SUP]*
- Library, art gallery, or museum.
- Public or private school.

(4) Lodging uses.

- Hotel or motel. *[SUP required if less than 80 rooms.]*

(5) Miscellaneous uses.

- Temporary construction or sales office.

(6) Office uses.

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

(7) Recreation uses.

- Private recreation center, club, or area.
- Public park, playground, or golf course.

(8) Residential uses.

- College dormitory, fraternity or sorority house.
- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily.
- Single family.
- Retirement housing.
- Single family and duplex uses are also permitted as a use category within a mixed use project. To qualify as a mixed use project, a development must contain single family or duplex residential uses and one or more of the other use categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

<u>Use Category</u>	<u>Percentage of Total Floor Area</u>
<b>Lodging</b>	<b>10 percent</b>
<b>Office</b>	<b>15 percent</b>
<b>Residential</b>	<b>10 percent</b>
<b>Retail and personal service</b>	<b>5 percent</b>

(9) Retail and personal service uses.

- Auto service center.
- Commercial parking lot or garage.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales. *[SUP]*
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. *[SUP]*
- Temporary retail use.
- Theater.

(10) Transportation uses.

- Helistop. *[SUP]*
- Transit passenger shelter.

(11) Utility and public service uses.

- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed. *[SUP]*

(b) Yard, lot, and space regulations.

(1) Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistricts D and D-2 except as provided in the urban design guidelines for all nonresidential uses.

(2) In general. The yard, lot, and space regulations in this subsection 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 subsection and Division 51A-4.400, this subsection controls.

(3) Front yard. For Subdistrict D and for nonresidential uses in Subdistrict D-2, minimum front yard is 25 feet, and maximum front yard is 30 feet. For residential uses in Subdistrict D-2, minimum front yard is 15 feet.

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

(5) Density. Maximum dwelling unit density is 50 units per acre provided, however, that if the dwelling unit density is 35 units per acre or more, development impact review pursuant to Section 51A-4.800, with review and approval by the director pursuant to Section 51A-4.803(e), is required. Appeals from decisions on development impact review will be made pursuant to Section 51A-4.803(i).

(6) Floor area ratio. Maximum floor area ratio is 1.6:1, except that maximum floor area ratio for office uses is 3.0:1.

(7) Height. Maximum structure height to the east of Plowman Avenue is 270 feet. Maximum structure height to the west of Plowman Avenue is 135 feet.

(8) Lot coverage. Maximum lot coverage is 80 percent.

(9) Lot size. No minimum lot size.

(10) Stories. Maximum number of stories to the east of Plowman Avenue is 20. Maximum number of stories to the west of Plowman Avenue is 10.

(c) Off-street parking and loading.

(1) In general. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(2) Screening. All off-street surface parking lots, excluding driveways used for ingress or egress, must be screened from the street by using one or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface.

(A) Brick, stone, or concrete masonry; stucco; concrete; or wood wall or fence.

(B) Earthen berm planted with turf grass or ground cover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height for each two feet of width.

(C) Evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.

(3) Measuring the height of screening. The height of screening is measured from the horizontal plane passing through the nearest point of the surface of the parking lot. Screening may be placed in a visibility triangle as defined in the visual obstruction regulations in Section 51A-4.602(c). Any screening placed in a visibility triangle must be two and one-half feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle.

(d) Environmental performance standards. See Article VI.

(e) Landscaping.

(1) All landscaping must be provided in accordance with Article X.

(2) Plant material must be maintained in a healthy, growing condition.

(f) Signs. Signs must comply with the provisions for business zoning districts contained in Article VII.

(g) Urban design guidelines for all nonresidential uses.

(1) Purpose. The purpose of these urban design guidelines is to enhance the pedestrian environment by increasing safety measures and providing amenities and to preserve the historic character of Old Oak Cliff.

(2) Lighting. Exterior lighting of the front yard and parking areas must be directed away from adjoining properties.

(3) Street trees. In addition to any landscaping required by Article X, trees must be planted within 10 feet of the front property line at a density of one tree for each 30 linear feet of frontage, excluding visibility triangles, driveways, and points of ingress and egress to and from the property.

(4) CPTED review. Compliance with CPTED review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.

(5) Reflective glass. Maximum permitted luminous reflectance of glass used as an exterior building material varies depending on where the reflective glass is used on the building. The luminous reflectance of glass used on the exterior of the first two stories of a building may not exceed 15

percent. The luminous reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.

(h) Additional provisions.

- (1) Properties must be maintained in a state of good repair and neat appearance.
- (2) Development and use of the properties must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 23057; 26042; 26190)

**SEC. 51P-468.112. SUBDISTRICT D-1 - FOUNDERS PARK RETAIL (TRACTS 1 AND 3) AND FOUNDERS PARK RESIDENTIAL (TRACT 2).**

(a) Main uses permitted.

(1) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.
- Medical or scientific laboratory. *[SUP]*

(2) Institutional and community service uses.

- Adult day care facility. *[SUP]*
- Child-care facility. *[SUP]*
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions. *[By right in Tract 1; otherwise, by SUP.]*
- Hospital. *[SUP]*
- Library, art gallery, or museum.
- Public or private school.

(3) Lodging uses.

- Hotel or motel. *[SUP]*

(4) Miscellaneous uses.

- Temporary construction or sales office.

(5) Office uses.

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

(6) Recreation uses.

- Private and public recreation center, club, or area.
- Public park, playground, or golf course.

(7) Residential uses.

- College dormitory, fraternity or sorority house.
- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily.
- Retirement housing.
- Single family.
- Single family and duplex residential uses are also permitted as a use category within a mixed use project. To qualify as a mixed use project, a development must contain single family or duplex residential uses and one or more of the other use categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

<u>Use Category</u>	<u>Percentage of Total Floor Area</u>
<b>Lodging</b>	<b>10 percent</b>
<b>Office</b>	<b>15 percent</b>
<b>Residential</b>	<b>10 percent</b>
<b>Retail and personal service</b>	<b>5 percent</b>

(8) Retail and personal service uses.

- Commercial parking lot or garage.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. *[Maximum of eight pumps.]*
- Nursery, garden shop, or plant sales. *[SUP]*
- Personal service uses. *[Bail bond office, and tattoo or body piercing studio uses are prohibited.]*
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. *[By right in Tract 1; otherwise, by SUP.]*
- Temporary retail use.
- Theater.

(9) Transportation uses.

- Helistop. *[SUP]*
- Transit passenger shelter.

(10) Utility and public service uses.

- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[By right as an accessory use when located on a tract serving a main use; otherwise, by SUP.]*
- Tower/antenna for cellular communication. *[SUP]*
- Utility or government installation other than listed. *[SUP]*

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

(c) Yard, lot, and space regulations. The following yard, lot, and space regulations apply to all properties within Subdistrict D-1, except as provided in the urban design guidelines for all nonresidential uses. (Note: The yard, lot, and space regulations in this subsection 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 subsection and Division 51A-4.400, this subsection controls.

(1) Front yard.

(A) Minimum front yard is as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(B) For Tract 2, fences, carports, and security gates may be located in a required front yard.

(2) Side and rear yard. Minimum side and rear yard is as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(3) Density.

(A) Except as provided below, maximum dwelling unit density is 50 units per acre, provided, however that if the dwelling unit density is 35 units per acre or more, development impact review pursuant to Section 51A-4.803(e) is required. Appeals from decisions on development impact review will be made pursuant to Section 51A-4.803(i).

(B) For Tract 1, maximum number of dwelling units is 300. A development impact review under Section 51A-4.803(e) is not required.

(C) For Tract 2, maximum number of dwelling units is 57 and dwelling units must be located as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(4) Floor area.

(A) Except as provided below, maximum floor area ratio is 1.6, except that maximum floor area ratio for office uses is 3.0.



(B) For Tract 1, maximum floor area is 30,000 square feet for nonresidential uses and 300,000 square feet for residential uses. The floor area must be located within the building setbacks as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(C) For Tract 3, maximum floor area is 10,500 square feet and the floor area must be located within the building setbacks as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(5) Height.

(A) For Tract 1, maximum structure height is 156 feet as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(B) For Tract 2, maximum structure is 153 feet as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(C) For Tract 3, maximum structure height is 35 feet as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(6) Lot coverage.

(A) For Tract 1, except as provided in this subparagraph, maximum lot coverage is 80 percent. For structures along the west boundary of Tract 1 (Plowman right-of-way) that exceed 30 feet in height, the maximum lot coverage is 55 percent.

(B) For Tract 2, maximum lot coverage is 32 percent.

(C) For Tract 3, maximum lot coverage is 80 percent.

(7) Lot size. No minimum lot size.

(8) Stories.

(A) For Tract 1, maximum number of stories is 15.

(B) For Tract 2, maximum number of stories is 12.

(C) For Tract 3, maximum number of stories is two.

(d) Off-street parking and loading.

(1) Except as provided below, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

(A) For any permitted nonresidential use developed on Tract 1, no more than one head-in parking space may be credited for each nine feet of frontage along Plowman Avenue, with no more than 21 head-in parking spaces being provided as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(B) The property owner must stripe the head-in parking spaces in accordance with city striping standards up to a distance of eight feet from the curb.

(C) The following off-street parking requirements apply for a multifamily use on Tract 1: A minimum of one-and-one half spaces are required for each dwelling unit.

(D) The following off-street parking requirements apply for a multifamily use on Tract 2:

(i) A minimum of one-and-one-half spaces are required for each dwelling unit in the building.

(ii) In addition, a minimum of three visitor spaces must be provided in the location shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(2) All off-street surface parking lots, excluding driveways used for ingress or egress, must be screened from the street by using one or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface:

(A) Brick, stone, or concrete masonry; stucco; concrete; or wood wall or fence.

(B) Earthen berm planted with turf grass or ground cover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height for each two feet of width.

(C) Evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.

(D) The height of screening is measured from the horizontal plane passing through the nearest point of the surface of the parking lot. Screening may be placed in a visibility triangle as defined in the visual obstruction regulations in Section 51A-4.602(c). Any screening placed in a visibility triangle must be two and one-half feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle.

(e) Environmental performance standards. See Article VI.

(f) Landscaping.

(1) For Tracts 1 and 2, landscaping must be provided and located as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan prior to the issuance of a certificate of occupancy.

(2) For Tract 3, in addition to the street trees located as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan, landscaping must be provided in accordance with Article X.

(3) Plant material must be maintained in a healthy, growing condition.

(g) Landscaping in the parkway. In this section, parkway means the portion of a street right-of-way between the projected street curb and the lot line of the Property.

(1) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants (“property owner”) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with the Dallas Building Code, or Paragraph (2) of this section. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

(B) A property owner is not required to comply with any landscaping requirement if compliance is made impossible due to the director's revocation of a landscape permit or the revocation of the license granted herein affecting landscaping.

(C) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the property owner shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the license granted herein, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy shall be on an “occurrence” basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent same are covered by this liability insurance policy.

(D) Each property owner shall be responsible for maintaining the landscaping and related amenities in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the landscaping and related amenities. The granting of a license for landscaping and related amenities under this section does not release the property owner from liability in the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(2) Parkway landscape permit.

(A) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(B) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction and planting or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner; otherwise, the director shall deny the permit.

(C) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's denial of a parkway landscape permit.

(D) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(E) The issuance of a parkway landscape permit under this paragraph does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or other amenities in the public right-of-way.

(h) Signs.

(1) Except as provided below, signs must comply with the provisions for business zoning districts contained in Article VII.

(2) One monument sign with an effective area of 120 square feet per side with a maximum height of 34 feet is permitted on Tract 1 in the location shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(i) Urban design guidelines for all nonresidential uses.

(1) Purpose. The purpose of these urban design guidelines is to enhance the pedestrian environment by increasing safety measures and providing amenities; and to preserve the historic character of Old Oak Cliff.

(2) Lighting. Exterior lighting of the front yard and parking areas must be directed away from adjoining properties.

(3) Street trees. In addition to any landscaping required by Article X, trees must be planted within 10 feet of the front property line at a density of one tree for each 30 linear feet of frontage, excluding visibility triangles, driveways, and points of ingress and egress to and from the property.

(4) CPTED review. Compliance with CPTED review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.

(5) Reflective glass. Maximum permitted luminous reflectance of glass used as an exterior building material varies depending on where the reflective glass is used on the building. The luminous reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The luminous reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.

(j) Additional provisions.

(1) Properties must be maintained in a state of good repair and neat appearance.

(2) Development and use of properties must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 25866; 26042; 26328; 26750)

**SEC. 51P-468.113. SUBDISTRICT E - HOSPITAL AREA.**

(a) Main uses permitted.

(1) Commercial and business service uses.

- Catering service.
- Custom business services.
- Medical or scientific laboratory.
- Technical school.

(2) Institutional and community service uses.

- Child-care facility.
- Church.
- Convalescent and nursing homes, hospice care, and related institutions.
- Public or private school.

(3) Lodging uses.

- Hotel or motel. *[SUP required if less than 80 rooms.]*

(4) Miscellaneous uses.

- Temporary construction or sales office.

(5) Office uses.

- Medical clinic or ambulatory surgical center.
- Office.

(6) Recreation uses.

- Public park, playground, or golf course.

(7) Residential uses.

- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily. *[SUP required if the density is greater than 30 dwelling units per acre.]*
- Single family.

(8) Retail and personal service uses.

- Ambulance service.
- Dry cleaning or laundry store.
- General merchandise or food store 3,500 square feet or less.
- Motor vehicle fueling station.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service.
- Surface parking.

(9) Transportation uses.

- Helistop. [SUP]
- Transit passenger shelter.

(10) Utility and public service uses.

- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed. [SUP]

(b) Yard, lot, and space regulations.

(1) Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistrict E except as provided in the urban design guidelines for properties fronting on specific streets.

(2) In general. The yard, lot, and space regulations in this subsection 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 subsection and Division 51A-4.400, this subsection controls.

(3) Front yard. Minimum front yard is 15 feet.

(4) Side and rear yard. Minimum side yard is 20 feet.

(5) Density. Maximum dwelling unit density is 30 units per acre.

(6) Floor area ratio. Maximum floor area ratio is 1.5:1.

(7) Height. Maximum structure height is 115 feet.

(8) Lot coverage. Maximum lot coverage is 80 percent.

(9) Lot size. No maximum lot size.

(10) Stories. Maximum number of stories is nine.

(c) Off-street parking and loading. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(d) Environmental performance standards. See Article VI.

(e) Landscaping.

(1) All landscaping must be provided in accordance with Article X.

(2) Plant material must be maintained in a healthy, growing condition.

(f) Signs. Signs must comply with the provisions for business zoning districts contained in Article VII.

(g) Additional provisions.

(1) Properties must be maintained in a state of good repair and neat appearance.

(2) Development and use of the properties must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(h) Urban design guidelines for properties fronting on Colorado Boulevard across from Methodist Medical Center Complex.

(1) Canopy trees. Front yards and side yards must contain canopy trees.

(2) CPTED review. Compliance with CPTED review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.

(3) Parking lots.

(A) Screening methods. All off-street surface parking lots, excluding driveways used for ingress or egress, must be screened from the street by using one or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface:

(i) Brick, stone, or concrete masonry; stucco; concrete; or wood wall or fence.

(ii) Earthen berm planted with turf grass or ground cover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height for each two feet of width.

(iii) Evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.

(B) Measuring the height of screening. The height of screening is measured from the horizontal plane passing through the nearest point of the surface of the parking lot. Screening may be placed in a visibility triangle as defined in the visual obstruction regulations in Section 51A-4.602(c). Any screening placed in a visibility triangle must be two and one-half feet in height measured

from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle. (Ord. Nos. 23057; 26042)

**SEC. 51P-468.114. 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. 23057; 26042)

**SEC. 51P-468.115. 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. 23057; 26042)

**SEC. 51P-468.116. ZONING MAP.**

PD 468 is located on Zoning Map Nos. K-6, K-7, and L-7. (Ord. Nos. 23057; 26042)