

ARTICLE 620.

PD 620.

SEC. 51P-620.101. LEGISLATIVE HISTORY.

PD 620 was established by Ordinance No. 24920, passed by the Dallas City Council on May 8, 2002. (Ord. 24920)

SEC. 51P-620.102. PROPERTY LOCATION AND SIZE.

PD 620 is established on property located on the northeast corner of Inwood Road and Northaven Road. The size of PD 620 is approximately 6.105 acres. (Ord. 24920)

SEC. 51P-620.103. 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 residential zoning district. (Ord. 24920)

SEC. 51P-620.104. DEVELOPMENT PLAN.

(a) For a private school or child-care facility, development and use of the Property must comply with the attached development plan (Exhibit 620A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) For all other permitted uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. Nos. 24920; 26214; 26706)

SEC. 51P-620.105. MAIN USES PERMITTED.

(a) Private school, limited to kindergarten through grade six.

(b) Child-care facility.

(c) Those uses permitted in the R-1/2ac(A) Single Family District, subject to the same conditions applicable in the R-1/2ac(A) Single Family District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the R-1/2ac(A) Single Family District by specific use permit (SUP) only is permitted in this district by SUP only, and a use subject to development impact review (DIR) in the R-1/2ac(A) Single Family District is subject to DIR in this district. (Ord. 24920)

SEC. 51P-620.106.**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) In this district, the following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside storage.
- Accessory pathological waste incinerator.

(c) In this district, the following accessory use is permitted by SUP only:

- Accessory community center (private).

(Ord. 24920)

SEC. 51P-620.107.**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 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.

(1) For private school, child-care facility, or church, the minimum front yard is as shown on Exhibit 620A.

(2) For all other uses, the minimum front yard is 40 feet.

(b) Side and rear yard.

(1) For a private school, child-care facility, or church, the minimum side and rear yard is as shown on Exhibit 620A.

(2) For single family structures the minimum side and rear yard is ten feet.

(3) For all other uses, the minimum side and rear yard is 20 feet.

(c) Dwelling unit density. There is no maximum dwelling unit density.

(d) Floor area ratio.

(1) For a child-care facility, the maximum floor area is 10,665 square feet.

(2) For all other uses, there is no maximum floor area ratio.

(e) Height.

(1) For a private school or child-care facility, the maximum structure height is 16 feet.

(2) For all other uses, the maximum structure height is 36 feet, except as provided in Section 51A-4.408.

(f) Lot coverage.

(1) For a private school or child-care facility, the maximum lot coverage is 22 percent.

(2) For residential structures, the maximum lot coverage is 40 percent.

(3) For nonresidential structures that are not institutional structures, the maximum lot coverage is 25 percent.

(4) For institutional structures other than a private school or child-care facility, the maximum lot coverage is 60 percent.

(5) Surface parking lots and underground parking structures are not included in lot coverage calculations.

(g) Lot size. The minimum lot area for residential use is one-half acre.

(h) Stories.

(1) For a private school or child-care facility, the maximum number of stories is one.

(2) For all other uses, no maximum number of stories. (Ord. Nos. 24920; 26706)

SEC. 51P-620.108.

OFF-STREET PARKING AND LOADING.

(a) For a private school or child-care facility, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking requirements, and not less than 74 off-street parking spaces must be provided in the locations shown on Exhibit 620A.

(b) For a church use, one parking space is required for each four fixed seats in the sanctuary or auditorium. If fixed benches or pews are provided, each 24 inches of length of the fixed bench or pew constitutes one fixed seat for purposes of this subsection. If portions of seating areas in the sanctuary or auditorium are not equipped with fixed seats, benches, or pews, the parking requirement for those portions is one space for each 28 square feet of floor area. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(c) For all other uses, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

(d) Shared parking is permitted only for those uses located on the Property.

(e) Off-street parking and loading spaces must be provided in accordance with Division 51A-4.300.

(f) Lighting standards in the new off-street parking area must not exceed four feet in height and must be located as shown on the attached development plan (Exhibit 620A). (Ord. Nos. 24920; 26214; 26706)

SEC. 51P-620.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 24920)

SEC. 51P-620.110. LANDSCAPING.

(a) For a private school or child-care facility, except for the portion of the Property located east of the Artificial Lot Line, landscaping must be provided as shown on the attached landscape plan (Exhibit 620B).

(b) For the portion of the Property located east of the Artificial Lot Line, the trees located along the eastern and southern Property lines must be maintained. Prior to the issuance of a building permit for a private school or child-care facility within the area east of the Artificial Lot Line, a landscape plan must be approved by the City Plan Commission that, at a minimum, complies with Article X.

(c) A row of hedges must be provided along the south side of the off-street parking area and the right-of-way as shown on the attached landscape plan (Exhibit 620B).

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

(e) All plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 24920; 26214; 26706)

SEC. 51P-620.111. CLASSROOMS AND ENROLLMENT.

For a private school, the maximum number of classrooms is 22 and the maximum enrollment is 280 students. (Ord. 24920)

SEC. 51P-620.112. FENCING.

(a) Fencing of outdoor play areas must be provided as shown on the attached development plan (Exhibit 620A).

(b) Fencing of new off-street parking area must be provided as shown on the attached landscape plan (Exhibit 620B).

(c) If the area identified as play field on Exhibit 620A is used as off-street parking, a six-foot-high solid brick fence must be provided along the south side of the parking area adjacent to Northaven Road and along the eastern Property line with adequate landscaping. (Ord. Nos. 24920; 26214; 26706)

SEC. 51P-620.113. PLAY FIELD.

Lighting of the play field is prohibited. (Ord. Nos. 24920; 26214)

SEC. 51P-620.114. INDOOR/OUTDOOR AREA FOR CHILD-CARE FACILITY.

(a) For a child-care facility, a minimum of 50 square feet of indoor floor area per attendee must be provided.

(b) For a child-care facility, a minimum of 100 square feet of outdoor play area must be provided for each attendee at any one time in a designated outdoor play area or play field as shown on Exhibit 620A. (Ord. Nos. 24920; 26706)

SEC. 51P-620.115. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 24920)

SEC. 51P-620.116. 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. 24920; 26102)

SEC. 51P-620.117. 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 to authorize work, or a certificate of occupancy to authorize the operation of a use in this 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. 24920; 26102)

SEC. 51P-620.118. ZONING MAP.

PD 620 is located on Zoning Map No. E-7. (Ord. 24920)