

ARTICLE 1127.

PD 1127.

SEC. 51P-1127.101. LEGISLATIVE HISTORY.

PD 1127 was established by Ordinance No. 33057, passed by the Dallas City Council on March 26, 2025. (Ord. 33057)

SEC. 51P-1127.102. PROPERTY LOCATION AND SIZE.

PD 1127 is established on property located at the southwest corner of Grant Street and Denley Drive. The size of PD 1127 is approximately 0.34 acres. (Ord. 33057)

SEC. 51P-1127.103. 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. 33057)

SEC. 51P-1127.104. DEVELOPMENT PLAN.

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. 33057)

SEC. 51P-1127.105. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-2(A) Multifamily District is subject to DIR in this district; etc.

(b) The following uses are prohibited:

- Foster home.
- Residential hotel.
- Retirement housing. (Ord. 33057)

SEC. 51P-1127.106. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are not permitted:

- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator. (Ord. 33057)

SEC. 51P-1127.107. 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. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

(b) Front yard.

- (1) Minimum front yard is 15 feet.
- (2) Parallel parking and loading are permitted in the front yard.

(c) Side yard.

- (1) Minimum side yard is 7.5 feet.
- (2) For residential developments on corner lots in this this district, if a corner lot has two street frontages of unequal distance, the shorter frontage is considered a front yard, and the longer frontage is considered a side yard.

(d) Rear yard.

- (1) Except as provided in this subsection, minimum rear yard is 15 feet.

(2) Where the rear yard is adjacent to an alley, minimum rear yard is 10 feet.

(e) Density. Maximum dwelling unit density is 36 units per acre. .

(f) Height.

(1) Except as provided in this subsection, maximum structure height is 36 feet.

(2) The following structures may project a maximum of 12 feet above the maximum structure height:

(A) Chimney or vent stacks.

(B) Clerestory.

(C) Elevator penthouse or bulkhead.

(D) Enclosed stairwell.

(E) Mechanical equipment room.

(F) Ornamental cupola.

(G) Parapet wall or deck railing limited to a height of five feet.

(H) Skylights.

(I) Visual screens which surround roof mounted mechanical equipment.

(g) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(h) Lot size. No minimum lot size.

(i) Building floor plate. Maximum building floor plate is 10,000 square feet per floor.

(j) Non-single-family and handicapped group dwelling unit structure spacing.

(1) Maximum building street frontage along the public street is 130 feet.

(2) A minimum of 10 feet must be provided between buildings along a public street frontage.

(3) For purposes of this subsection, public streets do not include alleys. (Ord. 33057)

SEC. 51P-1127.108. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Residential uses.

(1) One space per dwelling unit is required.

(2) Surface parking is not permitted within 30 feet of the front property line and within five feet of a side or rear property line. This does not include street-accessed indented or parallel parking. (Ord. 33057)

SEC. 51P-1127.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 33057)

SEC. 51P-1127.110. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Utility boxes, such as gas, water, and electricity meters, if located between a front facade and street, must be screened from the right-of-way with minimum five-foot-tall plantings.

(c) In the required residential buffer zones, the building official may approve two small trees to be substituted for each large or medium tree in each planting group. If this allowance is approved, planting groups must be planted at one per 30 feet.

(d) Plant materials must be maintained in a healthy, growing condition. (Ord. 33057)

SEC. 51P-1127.111. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 33057)

SEC. 51P-1127.112. DESIGN STANDARDS FOR RESIDENTIAL USES.

(a) Front yard improvements. One of the following is required between the front Property line and front facade.

(1) An unenclosed front porch structure no more than 15 feet in height, including a covered outdoor space open to the front facade and at least one entrance to the structure. This structure must be constructed along a minimum of 50 percent of the front facade. This structure is allowed within the front setback but may not be less than 10 feet from the Property line.

(2) An enhanced planting area with one large tree for every 40 feet of frontage or one small tree for every 20 feet of frontage. These plantings do not satisfy the street tree conditions of Article X and are considered in addition to those requirements.

(b) Roof and setbacks. One of the following is required at the top of the front facade for a building exceeding 30 feet in height.

(1) An additional setback of 10 feet for portions of a building above 40 feet in height.

(2) A minimum of 166 square feet of sloped-roof area per 50 feet of frontage. The sloped-roof area must be visible from the street, and the slope must exceed a pitch of two in 12.

(c) Driveways.

(1) One driveway is permitted per street frontage.

(2) Maximum driveway width is 26 feet where the driveway crosses a sidewalk.

(3) A minimum of one driveway is required. (Ord. 33057)

SEC. 51P-1127.113. ADDITIONAL PROVISIONS.

(a) The 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. 33057)

SEC. 51P-1127.114. 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 city.

(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, 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. 33057)