

## **ARTICLE 531.**

### **PD 531.**

#### **SEC. 51P-531.101. LEGISLATIVE HISTORY.**

PD 531 was established by Ordinance No. 23774, passed by the Dallas City Council on January 27, 1999. Ordinance No. 23774 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Subsequently, Ordinance 23774 was amended by Ordinance No. 24529, passed by the Dallas City Council on February 28, 2001. (Ord. Nos. 19455; 23774; 24529; 25164)

#### **SEC. 51P-531.102. PROPERTY LOCATION AND SIZE.**

PD 531 is established on property fronting approximately 140 feet on the north line of Ridgecrest Road, beginning at a point 887 feet northwest of the southwest line of Eastridge Drive. The size of PD 531 is approximately 27,000 square feet. (Ord. Nos. 23774; 24529; 25164)

#### **SEC. 51P-531.103. 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, sections, or divisions are to articles, sections, or divisions of Chapter 51A.
- (c) This district is considered to be a residential zoning district. (Ord. Nos. 24529; 25164)

#### **SEC. 51P-531.104. DEVELOPMENT PLAN.**

For a community service center, development and use of the Property must comply with the development/landscape plan (Exhibit 531A); for all other permitted uses the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis, or landscape plan do not apply. (Ord. Nos. 24529; 25164; 27178)

#### **SEC. 51P-531.105. MAIN USES PERMITTED.**

- (a) Community service center.
- (b) Except as provided above, the uses permitted in this district are all uses permitted in the MF-2(SAH) Multifamily (Standard Affordable Housing) District, as amended, subject to the same conditions applicable in the MF-2(SAH) Multifamily (Standard Affordable Housing) District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the MF-2(SAH) Multifamily (Standard Affordable Housing) District by specific use permit (SUP) only is permitted in this planned development district by SUP only. A use subject to development impact review (DIR) in the MF-2(SAH) Multifamily (Standard Affordable Housing) District is subject to DIR in this planned development district, etc. (Ord. Nos. 24529; 25164)

**SEC. 51P-531.106. 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. (Ord. Nos. 24529; 25164)

**SEC. 51P-531.107. YARD, LOT, AND SPACE REGULATIONS.**

(a) Except as otherwise stated, the yard, lot, and space regulations of the MF-2(SAH) Multifamily (Standard Affordable Housing) District contained in Section 51A-4.116(b)(4) apply to this planned development district.

(b) For a community service center, minimum front, side, and rear yards are as shown on the development/landscape plan.

(c) Maximum permitted floor area is 6,500 square feet for a community service center use, located as shown on the development/landscape plan. (Ord. Nos. 24529; 25164; 27178)

**SEC. 51P-531.108. OFF-STREET PARKING AND LOADING.**

(a) For a community service center use:

(1) A minimum of 32 off-street parking spaces must be provided in the locations shown on the development/landscape plan.

(2) Garage doors must be located a minimum of 10 feet from the property line, equipped with a remote automatic control garage door opener, and maintained in working condition at all times.

(3) Garage doors may not extend into the public right-of-way at any time.

(b) For all other uses: Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300) for information regarding off-street parking and loading generally. (Ord. Nos. 24529; 25164; 27178)

**SEC. 51P-531.109. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. Nos. 24529; 25164)

**SEC. 51P-531.110. LANDSCAPING.**

Landscaping must be provided as shown on the development/landscape plan. (Ord. Nos. 24529; 25164)

**SEC. 51P-531.111.                  SIGNS.**

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 24529; 25164)

**SEC. 51P-531.112.                  ADDITIONAL PROVISIONS.**

(a) The entire Property must be properly maintained in a state of good repair and neat appearance.

(b) 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. 24529; 25164; 26102)

**SEC. 51P-531.113.                  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 or a certificate of occupancy for a use in this planned development 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. 24529; 25164; 26102)

**SEC. 51P-531.114.                  ZONING MAP.**

PD 531 is located on Zoning Map No. F-8. (Ord. Nos. 24529; 25164)