

ARTICLE 936.

PD 936.

SEC. 51P-936.101. LEGISLATIVE HISTORY.

PD 936 was established by Ordinance No. 29664, passed by the Dallas City Council on February 25, 2015. (Ord. 29664)

SEC. 51P-936.102. PROPERTY LOCATION AND SIZE.

PD 936 is established on property generally bounded by Canaan Street on the west, Vesper Street on the north, Bexar Street on the east, and the Trinity River levee on the south. The size of PD 936 is approximately 1.49 acres. (Ord. Nos. 29664; 31101; 31926)

SEC. 51P-936.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article,

(1) **BED COVER** means a hoop-house, shade structure, or similar structure located above a planting bed to assist with the growing or shading food crops or ornamental crops.

(2) **URBAN AGRICULTURE** means an area managed and maintained to raise chickens, goats, rabbits, and fish and to grow and harvest food crops and ornamental crops for personal or group use, consumption, sale, or donation.

(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. 29664)

SEC. 51P-936.104. EXHIBITS.

The following Exhibits are incorporated into this article:

(1) Exhibit 936A: development plan.

(2) Exhibit 936B: landscape plan. (Ord. 29664)

SEC. 51P-936.104.1. SUBDISTRICTS.

This district contains the following subdistricts as shown on the development plan (Exhibit 936A): Subdistricts 1, 2, and 3. (Ord. Nos. 31101; 31926)

SEC. 51P-936.105. DEVELOPMENT PLAN.

(a) Except as provided in this section, 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, and development schedule do not apply.

(b) For urban agriculture and general merchandise or food store 3,500 square feet or less, general merchandise or food store greater than 3,500 square feet, multifamily, office, outside sales, and restaurant uses in conjunction with an urban agriculture use, development and use of the Property must comply with the development plan. If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. Nos. 29664; 31926)

SEC. 51P-936.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-5 (A) Single Family District, subject to the same conditions applicable in the R-5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-5(A) Single Family 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 R-5(A) Single Family District is subject to the DIR in this district; etc.

(b) The following additional main use is permitted by right:

- Urban agriculture.

(c) The following additional main uses are permitted by right only in conjunction with an urban agriculture use in this district:

- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Multifamily *[limited to three dwelling units]*.
- Office.
- Outside sales.
- Restaurant. (Ord. Nos. 29664; 31926)

SEC. 51P-936.107. ACCESSORY USES.

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. (Ord. 29664)

SEC. 51P-936.108. 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 R-5(A) Single Family District apply.

(b) Urban agriculture.

(1) Front yard along Bexar Street.

(A) Except as provided in this paragraph, minimum front yard is 20 feet.

(B) For Subdistrict 1, minimum front yard is 18 feet.

(2) Front yard along Vesper Street. Minimum front yard is 10 feet.

(3) Side and rear yard.

(A) Except as provided in this paragraph, minimum side and rear yard is five feet.

(B) For Subdistrict 1, minimum side yard is two feet.

(4) Density. For a multifamily use in Subdistrict 2, maximum number of dwelling units is three.

(5) Floor area.

(A) Subdistrict 1. Maximum floor area is 2,000 square feet.

(B) Subdistrict 2. Maximum floor area is 4,000 square feet.

(C) Subdistrict 3. Maximum floor area is 21,500 square feet. Structures that assist in the growing of vegetation, such as bed covers and raised planting beds, are not included in floor area calculations.

(6) Floor area ratio.

(A) In Subdistricts 1 and 2, maximum floor area ratio is 0.40. For purposes of calculating floor area ratio, Subdistrict 2 is considered one lot.

(B) In Subdistrict 3, maximum floor area is 0.35.

(7) Height.

(A) In general. Except as provided in this paragraph, maximum structure height is 30 feet.

(B) Bed covers. Except as provided in this subparagraph, maximum height of a bed cover is four feet from the top of planting bed or eight feet above grade, whichever is less. Within the required front yard, maximum height of a bed cover is four feet above grade.

(8) Lot coverage.

(A) In Subdistricts 1 and 2, maximum lot coverage is 40 percent. For purposes of calculating lot coverage, Subdistrict 2 is considered one lot.

(C) In Subdistrict 3, maximum lot coverage is 35 percent.

(D) Structures that assist in the growing of vegetation, such as bed covers and raised planting beds, are not included in lot coverage calculations. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(9) Stories. Maximum number of stories above grade is two. (Ord. Nos. 29664; 31101; 31926)

SEC. 51P-936.109. OFF-STREET PARKING AND LOADING.

(a) 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) For urban agriculture and general merchandise or food store 3,500 square feet or less, general merchandise or food store greater than 3,500 square feet, multifamily, office, outside sales, and restaurant uses in conjunction with an urban agriculture use, off-street parking must be provided as shown on the development plan. Off-street loading is not required. (Ord. Nos. 29664; 31926)

SEC. 51P-936.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 29664)

SEC. 51P-936.111. LANDSCAPING.

(a) For urban agriculture and general merchandise or food store 3,500 square feet or less, general merchandise or food store greater than 3,500 square feet, multifamily, office, outside sales, and restaurant uses in conjunction with an urban agriculture use landscaping must be provided as shown on the landscape plan (Exhibit 936B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

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

(c) Plant materials must be maintained in a healthy, growing condition. (Ord. 29664)

SEC. 51P-936.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 29664)

SEC. 51P-936.113. URBAN AGRICULTURE REGULATIONS.

(a) The keeping and raising of animals is limited to chickens, goats, rabbits, and fish.

(b) Slaughtering animals on the Property is prohibited.

(c) Minimum area for each animal must be provided as follows:

(1) Chickens. Nine cubic feet per chicken in each chicken coop. Five square feet per chicken in each chicken run.

(2) Goats. Nine square feet per goat in each animal enclosure.

(3) Rabbits. Four cubic feet per rabbit in each animal enclosure.

(4) Fish. Three gallons of water per one pound of fish.

(d) Structures may be erected for pens, barns, sheds, and silos for the raising, treating, and storing of products raised in Subdistrict 3 in the locations shown on the development plan.

(e) Fences for animal enclosures must be of sufficient height and strength to retain the animals. Animal enclosures are only permitted in Subdistrict 3 in the locations shown on the development plan.

(f) Small animal runs and pasturage may overlap to allow for comingling of animals.

(g) A bed cover may only cover one planting bed.

(h) The on-site sale of food crops, ornamental crops, and eggs produced on the Property is allowed.

(i) The structure shown on the development plan in Subdistrict 1 may be used as a welcome center to organize, gather, and facilitate farm employees and volunteers. (Ord. Nos. 29664; 31101; 31926)

SEC. 51P-936.113.1. MULTIFAMILY DWELLING UNIT EXTERIOR WALLS.

The minimum space between exterior walls of a multifamily dwelling required in Section 51A-4.209(b)(5)(E)(ii) does not apply in this district. (Ord. 31926)

SEC. 51P-936.114. 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. 29664)

SEC. 51P-936.115. 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. 29664)