

## **ARTICLE 950**

### **PD 950.**

#### **SEC. 51P-950.101. LEGISLATIVE HISTORY.**

PD 950 was established by Ordinance No. 29924, passed by the Dallas City Council on November 10, 2015. (Ord. 29924)

#### **SEC. 51P-950.102. PROPERTY LOCATION AND SIZE.**

PD 950 is established on property located at the east line of Webb Chapel Road and at the west line of Larga Drive; north of Bolivar Drive. The size of PD 950 is approximately 2.19 acres. (Ord. 29924)

#### **SEC. 51P-950.103. DEFINITIONS AND INTERPRETATIONS.**

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

- (1) TANDEM PARKING means one parking space in front of another parking space making it necessary to pass through one parking space to gain vehicular access to the other parking space.

(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 nonresidential zoning district. (Ord. 29924)

#### **SEC. 51P-950.104. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 950A: development plan.
- (2) Exhibit 950B: landscape plan. (Ord. 29924)

#### **SEC. 51P-950.105. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit 950A). If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. 29924)

#### **SEC. 51P-950.106. MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the LO-1 Limited Office District, subject to the same conditions applicable in the LO-1 Limited Office District, as set out in Chapter 51A. For example, a use permitted in the LO-1 Limited Office 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 LO-1 Limited Office District is subject to DIR in this district; etc.

(b) The following additional main use is permitted:

-- Mortuary, funeral home, or commercial wedding chapel. (Ord. 29924)

#### **SEC. 51P-950.107. 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 use is permitted:

-- Accessory pathological waste incinerator in conjunction with a mortuary or funeral home. (Ord. 29924)

#### **SEC. 51P-950.108. 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) Front yard.

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

(2) For Larga Drive, minimum front yard is 125 feet.

(b) Side and rear yard.

(1) Except as provided in this subsection, no minimum side or rear yard is required.

(2) Minimum side and rear yard is 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(3) Garbage storage areas adjacent to an alley or a cemetery or mausoleum may be located in required side and rear yards.

(c) Density. No maximum dwelling unit density.

(d) Floor area ratio. Maximum floor area ratio is:

- and
- (1) 0.5 for any combination of lodging, office, and retail and personal service uses;
  - (2) 0.75 for all uses combined.
- (e) Height. Except as provided in this subsection, maximum structure height is 30 feet.
- (1) For buildings with a gable, hip, or gambrel roof, maximum structure height is 35 feet.
  - (2) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, elevator penthouses or bulkheads, mechanical equipment rooms, cooling towers, tanks designed to hold liquids, ornamental cupolas or domes, skylights, clerestories, visual screens which surround roof-mounted mechanical equipment, amateur communications towers, parapet walls, may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height. A cemetery or mausoleum is not private property for purposes of this section.
- (f) Lot coverage. Maximum lot coverage is 40 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. For the purpose of determining lot coverage, the district is considered one lot.
- (g) Lot size. No minimum lot size.
- (h) Stories. Maximum number of stories above grade is two. (Ord. 29924)

**SEC. 51P-950.109. 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) Ingress and egress on Larga Drive must be as shown on the development plan. The gated entry must be secured with a Knox-Box or other similar device approved by the Dallas Fire Department and must remain closed except to provide access to emergency vehicles, equipment, and personnel.
- (c) For parking purposes the district is considered one building site.
- (d) The minimum off-street parking requirement for a mortuary, funeral home, or commercial wedding chapel is:
- (1) One space per 300 square feet of floor area other than the chapel, plus one space for each two seats in the chapel. Up to 50 percent of the required off-street parking for this use may be tandem parking spaces.
  - (2) If all spaces provided are non-tandem, the off-street parking requirement for this use is one space per 675 square feet of floor area other than the chapel, plus one space for each two seats in the chapel.

- (3) No bicycle parking is required.
- (4) Loading spaces are not required. (Ord. 29924)

**SEC. 51P-950.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 29924)

**SEC. 51P-950.111. LANDSCAPING.**

- (a) Except as provided in this section, landscaping must be provided as shown on the landscape plan (Exhibit 950B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.
- (b) Parking lot tree requirements are not applicable in utility easements.
- (c) Plant materials must be maintained in a healthy, growing condition. (Ord. 29924)

**SEC. 51P-950.112. SIGNS.**

Signs must comply with the provisions for business zoning districts in Article VII of Chapter 51A. (Ord. 29924)

**SEC. 51P-950.113. 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. 29924)

**SEC. 51P-950.114. 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. 29924)