

**ARTICLE
XXXX.**

PD XXXX.

SEC. 51P-XXXX.101. LEGISLATIVE HISTORY.

PD XXXX was established by Ordinance No. XXXXX, passed by the Dallas City Council on DATE.

SEC. 51P-XXXX.102. PROPERTY LOCATION AND SIZE.

PD XXXX is established on property located north of Grady Niblo Road. The size of PD XXXX is approximately 30.5 acres.

SEC. 51P-XXXX.103. CREATION OF SUBAREAS.

This district is divided into Subareas A, B, and C, as shown on the conceptual plan.

SEC. 51P-. CONCEPTUAL PLAN.

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

SEC. 51P-. DEVELOPMENT PLAN.

(a) In general. Except as provided in this section, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and a development plan, the text of this article controls.

SEC. 51P-XXXX.104. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all code references are to Chapter 51A.
- (c) This district is considered to be a residential zoning district.

SEC. 51P-XXXX.105. MAIN USES PERMITTED.

~~The only main use permitted is single family.~~ **The uses permitted are those allowed in an R-5(A) Single family district.**

SEC. 51P-XXXX.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.

SEC. 51P-XXXX.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 contained in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Subarea A.

- (1) Front yard. Minimum front yard setback is **15 feet. Minimum garage door setback is 20 feet if the garage is directly accessed from the adjacent ROW, other wise 15 feet.**
- (2) Side and rear yard. Minimum side and rear yard setbacks are: **minimum rear setback is 10 feet; minimum side yard setback for one side is 3 feet and zero for the other. Corner side yard setback is 10 feet.**
- (3) Density. Maximum number of dwelling units is 63 **64.**
- (4) Height. Maximum structure height is **32 feet**
- (5) Lot coverage. Maximum lot coverage is **70 percent.**
- (6) Lot width. ~~Minimum lot width is 35 feet.~~ **Minimum lot area is 3500 square feet.**

(b) Subarea B.

- (1) Front yard. Minimum front yard setback is **20 feet.**
- (2) Side and rear yard. Minimum side and rear yard setbacks are: **minimum rear setback is 10 feet; minimum side yard setback for 5 feet. Corner side yard setback is 10 feet.**
- (3) Density. Maximum number of dwelling units is 11 **12.**
- (4) Height. Maximum structure height is **32 feet.**
- (5) Lot coverage. Maximum lot coverage is **70 percent.**
- (6) Lot width. ~~Minimum lot width is 40 feet.~~ **Minimum lot area is 4,000 square**

feet.

(c) Subarea C.

- (1) Front yard. Minimum front yard setback is **20 feet**
- (2) Side and rear yard. Minimum side and rear yard setbacks are **minimum rear setback is 10 feet; minimum side yard setback for 5 feet. Corner side yard setback is 10 feet.**
- (3) Density. Maximum number of dwelling units is 16.
- (4) Height. Maximum structure height is **32 feet.**
- (5) Lot coverage. Maximum lot coverage is **70 percent**
- (6) Lot width. ~~Minimum lot width is 50 feet.~~ **Minimum lot area is 6000 square feet.**

SEC. 51P-XXXX.108. OFF-STREET PARKING AND LOADING.

Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Except as provided in this subsection, consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

SEC. 51P-XXXX.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-XXXX.110. LANDSCAPING.

Landscaping must be provided in accordance with Article X. Plant material must be maintained in a healthy, growing condition.

SEC. 51P-XXXX.111. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII.

SEC. 51P-XXXX.112. 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.

SEC. 51P-XXXX.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 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.