

ARTICLE 371.

PD 371.

SEC. 51P-371.101. LEGISLATIVE HISTORY.

PD 371 was established by Ordinance No. 21414, passed by the Dallas City Council on September 9, 1992. Ordinance No. 21414 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 21414; 25850)

SEC. 51P-371.102. PROPERTY LOCATION AND SIZE.

PD 371 is established on property generally located at the east corner of Worth Street and Alcalde Street. The size of PD 371 is approximately 0.9 acres. (Ord. Nos. 21414; 25850)

SEC. 51P-371.103. DEFINITIONS AND INTERPRETATIONS.

(a) Definitions. Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In the event of a conflict, this section controls. In this article:

- (1) **BODY COLOR** means the dominant paint color of a structure.
- (2) **CONTRIBUTING STRUCTURE** means a structure that retains its essential architectural integrity of design and whose architectural style is typical of or integral to the district. Existing contributing structures are designated on Exhibit 371A, "Contributing Structures Map."
- (3) **ENCOURAGED CRITERIA** means that criteria listed as such in Section 51P-371.109 of this article, compliance with which is not mandatory, but is encouraged.
- (4) **FACADE** means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building that encloses or covers usable space. Where separate faces are oriented in the same direction, or in the directions within 45 degrees of one another, they are to be considered as part of a single facade.
- (5) **FLUORESCENT COLOR** means any color defined by the Munsell Book of Color as having a minimum value of eight and a minimum chroma of ten.
- (6) **HIGHLY REFLECTIVE GLASS** means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)
- (7) **MODERATE DENSITY HOUSING** means three or more dwelling units on a lot with a maximum dwelling unit density of 18 units per acre.
- (8) **MUNSELL BOOK OF COLOR** means the Munsell Book of Color, published by the Koll Morgen Corporation, 1973 edition.

(9) **NONCONTRIBUTING STRUCTURE** means a building that is intrusive and detracts from the character of the district. Noncontributing structures are designated on Exhibit 371A, “Contributing Structures Map.”

(10) **REQUIRED CRITERIA** means that criteria listed as such in Section 51P-371.109 of this article, compliance with which is mandatory.

(11) **ROLL ROOFING** means roofing material commonly packaged in rolls.

(12) **STREET FACADE** means any facade that faces a lot line that abuts a public right-of-way.

(13) **TRIM COLOR** means a paint color other than the dominant color. Wood-colored translucent stains are not trim colors. Furthermore, trim color does not include the color of screen and storm doors and windows, gutters, downspouts, and porch floors and ceilings.

(b) Interpretations.

(1) Unless otherwise stated, all references to code articles, divisions, or sections in this article refer to articles, divisions, or sections in Chapter 51A.

(2) Section 51A-2.101, “Interpretations,” applies to this article.

(3) The following rules apply in interpreting the use regulations in this article:

(A) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(B) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(4) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district is considered to be a residential zoning district. (Ord. Nos. 21414; 25850)

SEC. 51P-371.104. MAIN USES PERMITTED.

(a) Agricultural uses.

-- None permitted.

(b) Commercial and business service uses.

-- None permitted.

(c) Industrial uses.

-- None permitted.

- (d) Institutional and community service uses.
 - Child-care facility. [SUP]
 - (e) Lodging uses.
 - None permitted.
 - (f) Miscellaneous uses.
 - None permitted.
 - (g) Office uses.
 - None permitted.
 - (h) Recreation uses.
 - None permitted.
 - (i) Residential uses.
 - Duplex.
 - Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(3.1) is not met.]
 - Moderate density housing.
 - Single family.
 - (j) Retail and personal service uses.
 - None permitted.
 - (k) Transportation uses.
 - None permitted.
 - (l) Utility and public service uses.
 - Local utilities.
 - (m) Wholesale, distribution, and storage uses.
 - None permitted.
- (Ord. Nos. 21414; 25850)

SEC. 51P-371.105. MODERATE DENSITY HOUSING.

The following provisions apply to the moderate density housing use:

- (1) Uses that are customarily incidental to the moderate density housing use and that include an employee's washroom, a manager's office, laundry room, swimming pool, and game courts are permitted provided they are located no closer than 50 feet to an R-7.5(A) district or PD 98.

(2) The minimum space between exterior walls of the moderate density housing use must be 10 feet between the walls if only one wall has an opening for light and air and 20 feet if both walls have an opening for light and air. This provision does not apply to walls located entirely within a dwelling unit.

(3) This use does not include a hotel or motel. (Ord. Nos. 21414; 25850)

SEC. 51P-371.106. ACCESSORY USES.

As a general rule, an accessory use is permitted in any area in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 21414; 25850)

SEC. 51P-371.107. 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) Front yard.

(1) Minimum front yard is 15 feet.

(2) Maximum front yard is 25 feet.

(b) Side and rear yard.

(1) Minimum side yard is:

(A) no minimum side yard for handicapped group dwelling unit or single family structure;

(B) five feet for duplex structures; and

(C) 10 feet for other permitted structures.

(2) Minimum rear yard is:

(A) no minimum rear yard for handicapped group dwelling unit or single family structure;

(B) 10 feet for duplex structures; and

(C) 15 feet for other permitted structures.

(c) Floor area ratio. No maximum floor area ratio.

(d) Height.

(1) 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.

(2) Maximum height. Unless further restricted under Paragraph (1), maximum structure height is 35 feet for gables, hips, or gambrels, and 30 feet for all other structures.

(e) Lot coverage. Maximum lot coverage is 60 percent.

(f) Lot size. Minimum lot area per dwelling unit for multifamily is as follows:

(1) Minimum lot area is 6,800 square feet.

(2) Minimum lot width is 36 feet. Maximum lot width is 110 feet.

(3) Minimum lot depth is 140 feet.

(g) Stories. Maximum number of stories above grade is two. (Ord. Nos. 21414; 25850)

SEC. 51P-371.108. FENCE, SCREENING, AND VISUAL OBSTRUCTION REGULATIONS.

(a) Except as otherwise provided, the regulations contained in Section 51A-4.602 apply to this district.

(b) A person shall not erect or maintain a fence or hedgerow in a required front yard more than three feet above grade. (Ord. Nos. 21414; 25850)

SEC. 51P-371.109. ARCHITECTURAL GUIDELINES.

(a) In general. These guidelines are established to protect and enhance the significant architectural and cultural attributes of the area. They are composed of required and encouraged criteria. Except as otherwise provided, any construction, addition, or renovation to a street facade of any structure located in this district must comply with the applicable listed required criteria, and is encouraged to comply with the applicable listed encouraged criteria. For additional information on listed architectural styles, with the exception of the Eclectic Prairie Style, refer to A Field Guide to American Houses by Virginia and Lee McAlester.

(b) Required criteria.

(1) In general.

(A) No exposed roll roofing is permitted.

(B) No fluorescent colors are permitted.

(C) No highly reflective glass is permitted.

(D) The top of the foundation must be one and one-half to two feet above grade.

(2) Mission style. (For an example of a Mission style structure, see Figure 1 in Exhibit 371B.)

(A) Exterior surface material must be brick or stucco.

(B) The roof must be:

(i) a hip roof with either wide overhanging eaves or shaped parapets, or a combination of both; or

(ii) a flat roof with shaped parapets.

(C) Porch roofs on main buildings must be supported by large, square piers, commonly arched above.

(D) Windows must be double-hung, vertically-oriented windows.

(E) Windows and doors located on street facades of the main building must be proportionally balanced in a manner typical of the Mission style and its architectural era.

(3) Craftsman style. (For examples of Craftsman style structures, see Figures 2 and 3 in Exhibit 371B.)

(A) Exterior surface material must be wood siding.

(B) The roof must be a low pitched (20 to 30 degrees) hip or gabled roof.

(C) Windows must be vertically-oriented.

(D) Wide, unenclosed, overhanging eaves must be incorporated into the structure.

(E) The structure must contain square porch roof columns.

(F) Windows and doors located on street facades of main buildings must be proportionally balanced in a manner typical of the Craftsman style and its architectural era.

(4) Prairie style. (For an example of a Prairie style structure, see Figure 4 in Exhibit 371B.)

(A) Exterior surface material must be wood siding or a combination of stucco and wood siding.

(B) The roof must be a low pitched (20 and 30 degrees) hip or gabled roof.

(C) Windows must be vertically-oriented casement or double hung windows.

(D) Wide, enclosed, overhanging eaves must be incorporated into the structure.

(E) The structure must contain square porch roof columns.

(F) Windows and doors located on street facade of main buildings must be proportionally balanced in a manner typical of the Prairie style and its architectural era.

(5) Eclectic Prairie style. (For an example of an Eclectic Prairie style structure, see Figure 5 in Exhibit 371B.)

- (A) Exterior surface material must be red brick.
- (B) The roof must be low pitched (20 to 30 degrees) hip or gabled roof, or a combination of both.
- (C) Windows must be vertically-oriented, double hung windows of a consistent character.
- (D) Enclosed overhanging eaves must be incorporated into the structure.
- (E) The structure must contain an open porch with a balcony directly above it, and a covered entry porch with columns and decorative ironwork.

(F) Windows and doors located on street facades of main buildings must be proportionally balanced in a manner typical of the style and its architectural era.

(c) Encouraged criteria.

(1) In general.

(A) Color and color schemes should conform to those outlined in the Munsell Book of Color as follows:

(i) Value. A body color should have a value of between six and nine. A trim color should have a value of between three and nine.

(ii) Chroma. A body color should have a chroma of between one and four. A trim color should have a chroma of between one and six.

(iii) Hue. A body color and a trim color should have a hue of between two and one-half and ten for red, green, blue, yellow, yellow-red, green-yellow, and neutral gray.

(B) Minimum height between floors should be nine feet and eight inches.

(2) Mission style. This style structure should have:

- (A) smooth stucco wall surfaces; and
- (B) a rounded red tile roof when there is a hip roof.

(3) Craftsman style. This style structure should have:

- (A) horizontal wood siding with a maximum width of three inches;
- (B) exposed roof rafters; and
- (C) exposed beams under gables.

(4) Prairie style. This style structure should have:

(A) horizontal wood siding with a maximum width of three inches; and

(B) prairie style doors and detailing.

(5) Eclectic Prairie style. This style structure should have decorative brick pattern accents in wall surfaces. (Ord. Nos. 21414; 25850)

SEC. 51P-371.110. NONCONFORMING USES AND STRUCTURES.

Unless specifically modified herein, the regulations contained in Section 51A-4.704 apply to nonconforming uses and structures located in this district. (Ord. Nos. 21414; 25850)

SEC. 51P-371.111. OFF-STREET PARKING AND LOADING.

(a) Required off-street parking.

(1) Two spaces for handicapped group dwelling unit and single family uses.

(2) Two spaces per dwelling unit for duplex uses.

(3) One space per 510 square feet, or portion thereof, of dwelling unit floor area within the building site for moderate density housing uses. A minimum of one space and a maximum of two spaces is required for each dwelling unit.

(4) Required off-street parking for child-care facility uses must comply with the Dallas Development Code.

(b) Required off-street loading.

(1) In general. None.

(2) Exception. Off-street loading for the child-care facility use must comply with the Dallas Development Code.

(c) General information. For information regarding off-street parking and loading generally, refer to the off-street parking and loading regulations contained in Division 51A-4.300.

(d) Residential zoning district. For purposes of interpreting the applicability of regulations contained in Section 51A-4.301, this district is considered to be a residential district.

(e) Special parking. No special parking, as defined in Division 51A-4.320, "Special Parking Regulations," is permitted in this district. (Ord. Nos. 21414; 25850)

SEC. 51P-371.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 21414; 25850)

SEC. 51P-371.113. LANDSCAPING.

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

(b) Article X becomes applicable to a lot in this district when an application is made for a building permit.

(c) For purposes of this article, the term “lot with residential adjacency,” as used in Article X, means any lot within the district.

(d) Section 51A-10.106(a), “Mandatory Landscape Buffer Strip,” is not applicable to this district. (Ord. Nos. 21414; 25850)

SEC. 51P-371.114. SIGN REGULATIONS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 21414; 25850)

SEC. 51P-371.115. GENERAL REQUIREMENTS.

Development and use of the Property must comply with all applicable federal and state laws and regulations and with all applicable ordinance, rules, and regulations of the city. (Ord. Nos. 21414; 25850)

SEC. 51P-371.116. PAVING.

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. (Ord. Nos. 21414; 25850)

SEC. 51P-371.117. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a certificate of occupancy for a use on the Property until there has been full compliance with this article and with the construction codes and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21414; 25850)

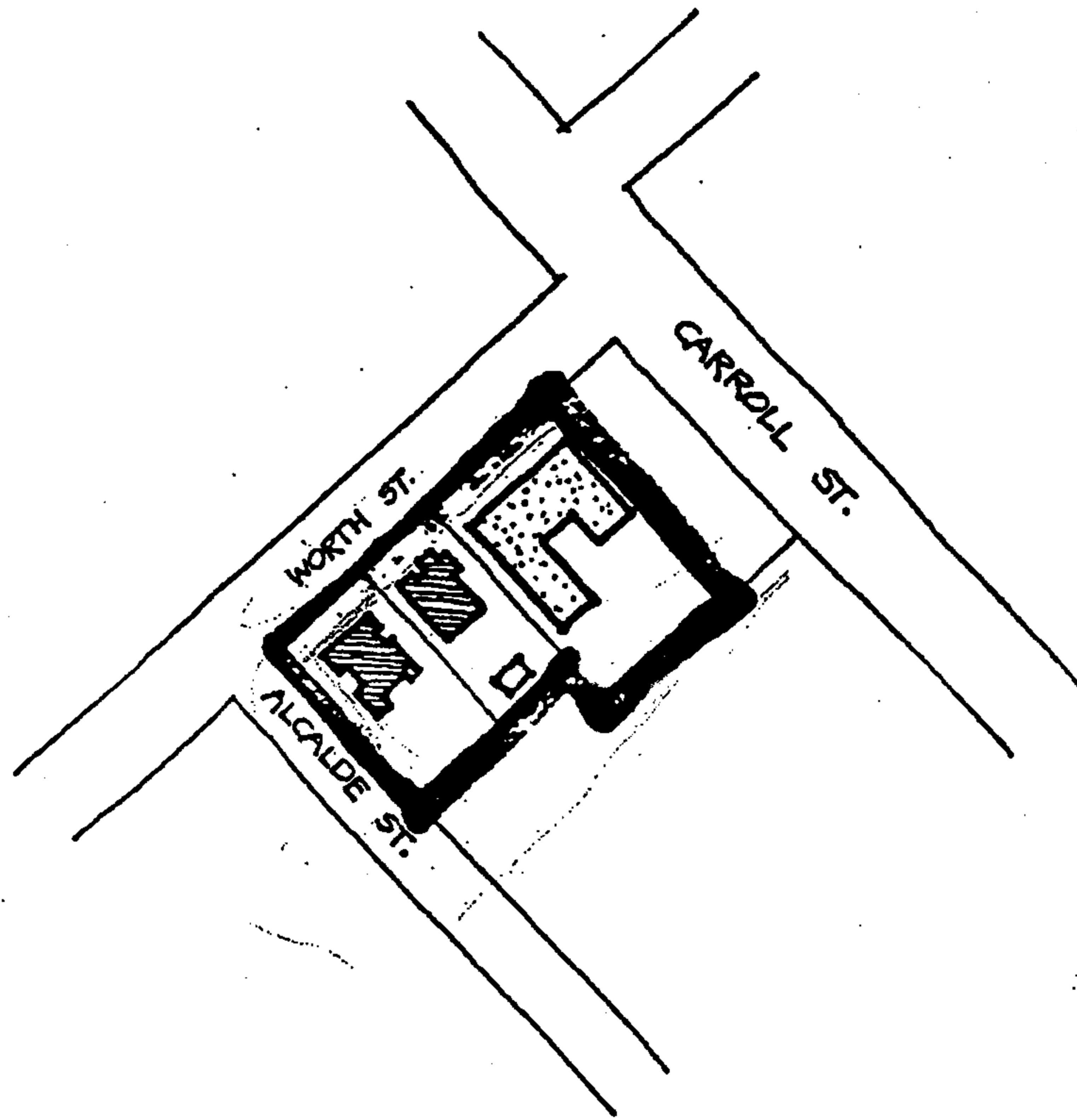
SEC. 51P-371.118. ZONING MAP.

PD 371 is located on Zoning Map No. J-8. (Ord. Nos. 21414; 25850)

2585
21414

050182
923219

EXHIBIT A
EXHIBIT 371A



Contributing Structure



Non-Contributing Structure

Contributing Structures Map



25850
21414

050182

923219

EXHIBIT B

EXHIBIT 371B
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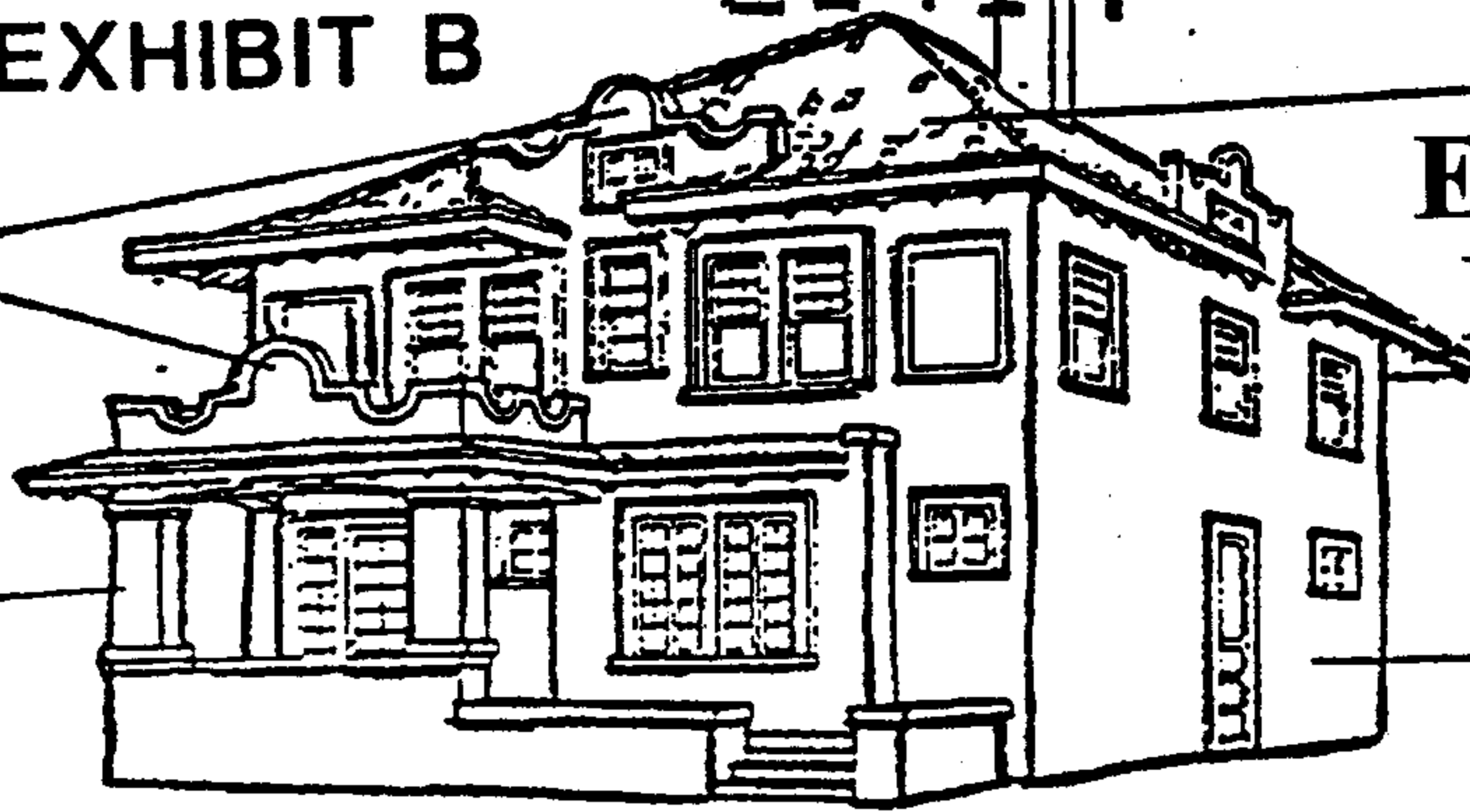
shaped Mission
dormer or
roof parapet

porch roofs
supported by
large square
posts, commonly
arched above

commonly with
red tile roof

widely overhanging
eaves, usually
open (not boxed)

wall surface usually
smooth stucco



Mission Style

Figure 1

low-pitched gabled
roof (occasionally
hipped) with wide,
unenclosed eave overhang

roof rafters
usually exposed

porches, either full-
or partial-width,
with roof supported
by square columns

decorative (false)
beams or braces
under gables

columns or column
bases frequently
continue to ground
level (without break
at level of porch floor)



Craftsman Style

Figure 2

low-pitched gabled
roof (occasionally
hipped) with wide,
unenclosed eave overhang

roof rafters
usually exposed

porches, either full-
or partial-width,
with roof supported
by square columns

decorative (false)
beams or braces
under gables



Craftsman Style

Figure 3

25850

21414

EXHIBIT B

923219

EXHIBIT 371B

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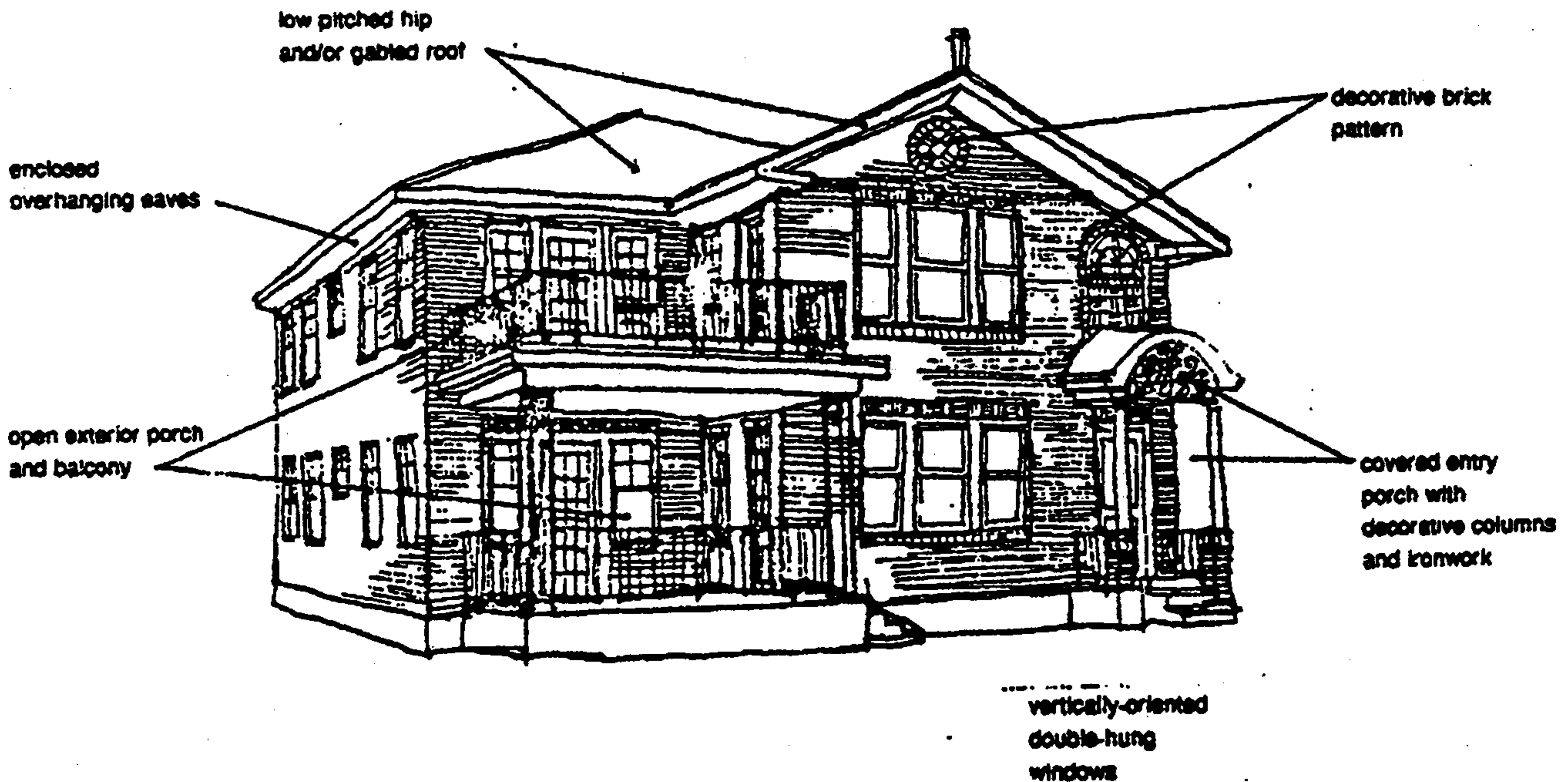
low-pitched roof
with widely
overhanging eaves

two stories with
one-story porches
or wings

massive square
porch supports

Prairie Style

Figure 4



low pitched hip
and/or gabled roof

decorative brick
pattern

enclosed
overhanging eaves

open exterior porch
and balcony

covered entry
porch with
decorative columns
and ironwork

vertically-oriented
double-hung
windows

Style 4

Eclectic Prairie Style

Figure 5