

## **ARTICLE 362.**

### **PD 362.**

#### **SEC. 51P-362.101. LEGISLATIVE HISTORY.**

PD 362 was established by Ordinance No. 21177, passed by the Dallas City Council on January 22, 1992. Ordinance No. 21177 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 21177; 25850)

#### **SEC. 51P-362.102. PROPERTY LOCATION AND SIZE.**

PD 362 is established on property generally fronting on both sides of Gaston Avenue, between Carroll Avenue and Fitzhugh Avenue. The size of PD 362 is approximately 23.12 acres. (Ord. Nos. 21177; 25850)

#### **SEC. 51P-362.103. SUBAREAS ESTABLISHED.**

For a graphic presentation of the subareas in this district, see Exhibit 362A. In the event of a conflict between Exhibit 362A and the property descriptions contained in Section 2 of Ordinance No. 21177, the property descriptions prevail. (Ord. Nos. 21177; 25850)

#### **SEC. 51P-362.104. 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) **BED AND BREAKFAST USE** means one dwelling unit on a lot containing five or fewer guest rooms or suites that are rented to occupants for 14 or fewer consecutive days. (For regulations applicable to this use, see Section 51P-362.107 in general, and particularly Subsections (a), (d), and (k) of Section 51P-362.107.)

(2) **BEAUTY AND BARBER SHOP** means a facility licensed by the state where haircutting, hairdressing, shaving, trimming beards, facials, manicures, or related services are performed.

(3) **BODY COLOR** means the dominant paint color of a structure.

(4) **CUSTOM PRINTING OR DUPLICATION SHOP** means a facility that performs custom printing or that reproduces material by office-type photocopiers.

(5) **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.

(6) **FLUORESCENT COLOR** means any color defined by the Munsell Book of Color as having a minimum value of eight and a minimum chroma of 10.

(7) **GROUP RESIDENTIAL FACILITY** means an interim or permanent residential facility (as opposed to a lodging or medical treatment facility) that provides room and board to a group of persons who are not a “family” as that term is defined in Chapter 51A, whether or not the facility is operated for profit or charges for the services it offers. Training and counseling are permitted as part of this use. This use does not include:

(A) facilities that negotiate sleeping arrangements on a daily basis;

(B) dwelling units occupied exclusively by families (Note: Dwelling units occupied exclusively by families are considered to be single family, duplex, or multifamily uses, as the case may be); or

(C) any other use specifically defined in this article or Chapter 51A.

(8) **HALF STORY** means the space in a structure located just under the roof rafters and above a finished floor.

(9) **HANDCRAFTED ART WORK STUDIO** means a facility for individuals to create art objects such as needlework, hand weaving, leather goods, jewelry, ceramics, sculptures, or other works of art. This use does not include a factory for the production of art products.

(10) **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.)

(11) **INSTRUCTIONAL ARTS STUDIO** means a facility for instructing, coaching, or counselling in art, music, ceramics, drama, speech, dance, or similar personal skills or arts.

(12) **MUNSELL BOOK OF COLOR** means the Munsell Book of Color, published by the Koll Morgen Corporation, 1973 edition.

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

(14) **SHOE REPAIR** means a facility for the repair or reconditioning of footwear, handbags, and other similar articles.

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

(16) **TAILOR SHOP** means a facility for alteration, repair, and custom-making of apparel and millinery.

(17) **TRAVEL BUREAU** means an agency engaging in the selling or arranging of transportation, trips, or tours for individuals or groups.

(18) **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.

(C) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. ("RAR" means "residential adjacency review." For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(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 RAR requirements of Division 51A-4.800, this district is considered to be a residential zoning district. (Ord. Nos. 21177; 25850)

**SEC. 51P-362.105. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR SUBAREA I.**

(a) Main use permitted.

(1) Commercial and business service uses.

- Catering service.
- Custom woodworking, furniture construction, or repair. *[SUP]*

(2) Institutional and community service uses.

- Child-care facility. *[SUP]*
- Church.
- Library, art gallery, or museum.

(3) Office uses.

- Medical clinic or ambulatory surgical center. *[This use may only be conducted between 7 a.m. through 7 p.m., six days a week.]*
- Office.

(4) Residential uses.

- Duplex.
- College dormitory, fraternity, or sorority house.
- Handicapped group dwelling unit.
- Multifamily.
- Single family.

(5) Retail and personal service uses.

- Beauty and barber shop. [RAR]
- Custom printing or duplication shop. [RAR]
- Dry cleaning or laundry store. [RAR]
- Handcrafted art work studio. [RAR]
- Institutional arts studio. [RAR]
- Restaurant without drive-in or drive-through service. [RAR]
- Shoe repair. [RAR]
- Tailor shop. [RAR]
- Travel bureau. [RAR]

(6) Transportation uses.

- Transit passenger shelter.

(b) Accessory uses.

(1) 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.

(2) The following accessory use are not permitted in this subarea:

- Accessory community center (private).
- Accessory game court.
- Accessory helistop.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory outside storage.
- Amateur communication tower.
- Day home.
- Private stable.

(c) Yard, lot, and space regulations.

(1) Front yard. Minimum front yard is 25 feet for lots fronting on Gaston and 15 feet for all other uses.

(2) Side and rear yard. Minimum side and rear yard is 10 feet.

(3) Floor area ratio. Maximum floor area ratio is 0.5.

(4) Height.

(A) 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. (Refer to Section 51A-4.412.) Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height in Subparagraph (B), or 12 feet above the slope, whichever is less.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 35 feet for a structure with gables, hips, or gambrels, and 30 feet for any other structure.

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

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

<u>TYPE OF STRUCTURE</u>	<u>MINIMUM LOT AREA PER DWELLING UNIT (IN SQUARE FEET)</u>
One bedroom	1,400
Two bedrooms	1,800
More than two bedrooms (add this amount for each bedroom over two)	200

(7) Stories. Maximum number of stories above grade is two.

(d) Off-street parking and loading. Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Any use permitted in Subsection (a) that is not addressed verbatim in Division 51A-4.200 must comply with the off-street parking and loading requirements contained in Section 51A-4.210 governing personal service uses. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(e) Environmental performance standards. See Article VI.

(f) Sign regulations. The provisions for non-business zoning districts contained in Division 51A-7.400 apply to this subarea.

(g) Landscape regulations. Article X applies to this subarea.

(h) Nonconforming uses and structures. Section 51A-4.704 applies to this subarea.

(i) Architectural guidelines.

(1) Required criteria. Any construction, addition, or renovation to a street facade of a designated contributing structure, as shown on the contributing structures map in Exhibit 362B, and to any new construction on a lot that fronts on Gaston Avenue must comply with the criteria listed below or with the required criteria for one of the four residential architectural styles listed in Subsection (i) of Section 51P-362.107 governing Subarea III.

(A) Highly reflective glass is prohibited on the main building.

(B) Only brick, stucco, or masonry siding is permitted as an exterior surface material for the main building.

(C) Any paint colors other than fluorescent colors are permitted.

(D) The ratio of window and door area to total wall area must be between 60 and 80 percent at the ground level, and between 40 and 60 percent in the second level of the main building.

(2) Encouraged criteria. Although not required, any construction, addition, or renovation to a street facade of a designated contributing structure, as shown on the contributing structures map in Exhibit 362B, and any new construction on a lot that fronts on Gaston Avenue is encouraged to conform with the following criteria or with the encouraged criteria for the corresponding residential architectural style listed in Subsection (i) of Section 51P-362.107 governing Subarea III.

(A) The main building should have either a flat roof with overhanging eaves, or a hip roof with parapets.

(B) Porch roofs on the main building should be supported by large square piers. The supporting piers may be arched above.

(C) The main building should have a red or green tile roof.

(D) Roofs with parapets should be Alamo-style.

(E) The body color and trim colors of all structures should conform with the color ranges or their equivalents in value, chroma, and hue outlined in the Munsell Book of Color as follows:

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

(ii) Chroma. A body color and 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 (R), green (G), blue (B), yellow (Y), yellow-red (YR), green-yellow (GY), and neutral gray. Absolute white is also encouraged. (Ord. Nos. 21177; 25850)

**SEC. 51P-362.106.**

**USE REGULATIONS AND DEVELOPMENT STANDARDS FOR SUBAREA II.**

(a) Main use permitted.

(1) Except as otherwise provided in Paragraph (2), all uses permitted in Subarea I are permitted in this subarea.

(2) Except as otherwise provided in Paragraph (3), the restaurant without drive-in service or drive-through service use is prohibited in this subarea.

(3) In addition to those uses referenced in Paragraph (1), the following retail and personal service uses are permitted in this subarea:

- General merchandise less than 3,500 sq.ft. not to include retail sales of food or beverage. *[RAR]*
- Furniture store. *[RAR]*
- Restaurant with drive-in or drive-through service. *[Subarea IIA only.]*

(b) Accessory uses.

(1) 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.

(2) The following accessory uses are not permitted in this subarea:

- Accessory community center (private).
- Accessory game court.
- Accessory helistop.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory outside storage.
- Amateur communication tower.
- Day home.
- Private stable.

(c) Yard, lot, and space regulations.

- (1) Front yard. Minimum front yard is 15 feet.
- (2) Side and rear yard. Minimum side and rear yard is 10 feet.
- (3) Floor area ratio. Maximum floor area ratio is 0.5.
- (4) Height.

(A) 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. (Refer to Section 51A-4.412.) Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 35 feet for a structure with gables, hips, or gambrels, and 30 feet for any other structure.

- (5) Lot coverage. Maximum lot coverage is 60 percent.
- (6) Lot size. Minimum lot area per dwelling unit for multifamily is as follows:

<u>TYPE OF STRUCTURE</u>	<u>MINIMUM LOT AREA PER DWELLING UNIT (IN SQUARE FEET)</u>
One bedroom	1,400
Two bedrooms	1,800
More than two bedrooms	200
(add this amount for each bedroom over two)	

- (7) Stories. Maximum number of stories above grade is two.

(d) Off-street parking and loading. Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading

regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

- (e) Environmental performance standards. See Article VI.
- (f) Sign regulations. The provisions for non-business zoning districts contained in Division 51A-7.400 apply in this subarea.
- (g) Landscape regulations. Article X applies to this subarea.
- (h) Nonconforming uses and structures. Section 51A-4.704 applies to this subarea.
- (i) Architectural guidelines. The architectural provisions set forth in Section 51P-362.105(i) governing Subarea I apply to this subarea.
- (j) Screening from adjacent residential uses. On the north and south perimeter of the subarea, any new construction must be screened from adjacent residential uses by an eight-foot-high brick or masonry screening wall. (Ord. Nos. 21177; 25850)

**SEC. 51P-362.107. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR SUBAREA III.**

- (a) Main use permitted.
  - (1) Institutional and community service uses.
    - Child-care facility. *[SUP]*
  - (2) Lodging. *[In structures that face Gaston Avenue only.]*
    - Bed and breakfast. *[SUP]*
  - (3) Office uses. *[In structures that face Gaston Avenue only.]*
    - Medical clinic or ambulatory surgical center. *[This use may only be conducted between 7 a.m. through 7 p.m., six days a week. This use is limited to office space for no more than three doctors.]*
    - Office.
  - (4) Residential uses.
    - Duplex.
    - Group residential facility. *[In Subareas IIIA and IIIB only. SUP may be required. The requirements for this use in Section 51A-4.209 apply.]*
    - Handicapped group dwelling unit.
    - Multifamily.
    - Single family.
  - (5) Transportation uses.
    - Transit passenger shelter.



(b) Accessory uses.

(1) 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.

(2) The following accessory uses are not permitted in this subarea:

- Accessory community center (private).
- Accessory game court.
- Accessory helistop.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory outside storage.
- Amateur communication tower.
- Day home.
- Private stable.

(c) Yard, lot, and space regulations.

(1) Front yard. Minimum front yard is 25 feet or within five feet of the average setback of the three main structures on the same blockface in Subarea III closest to the new structure (whichever is greater).

(2) Side yard. Minimum side yard is five feet.

(3) Rear yard. Minimum rear yard is 10 feet.

(4) Floor area ratio. Maximum floor area ratio is 0.5.

(5) Height.

(A) 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. (Refer to Section 51A-4.412.) Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 35 feet for a structure with gables, hips, or gambrels, and 30 feet for any other structure.

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

(7) Lot size.

(A) For lots fronting on Gaston Avenue:

- (i) Maximum lot size is 19,500 square feet.
- (ii) Maximum lot width is 75 feet.
- (iii) Maximum lot depth is 260 feet.

(B) For all other lots:

- (i) Minimum lot size is 7,500 square feet.
- (ii) Minimum lot width is 50 feet.
- (iii) Minimum lot depth is 150 feet.

(8) Stories. Maximum number of stories above grade is two.

(d) Off-street parking and loading.

(1) In general. Except as otherwise provided in Paragraph (2), consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Except as otherwise provided in Paragraphs (3) and (4), consult the off-street parking and loading regulations (Division 51A-4.300) for information regarding off-street parking and loading generally.

(2) Off-street parking and loading for bed and breakfast use.

(A) Required off-street parking. Two spaces, plus one additional space for each guest room or suite. No handicapped parking is required.

(B) Required off-street loading. None.

(3) Parking in front yard prohibited. No off-street parking may be located in the required front yard.

(4) Special parking prohibited. Special parking, as provided in Division 51A-4.320, is prohibited in this subarea.

(e) Environmental performance standards. See Article VI.

(f) Sign regulations. The provisions for non-business zoning districts contained in Division 51A-7.400 apply to this subarea.

(g) Landscape regulations. Article X applies to this subarea.

(h) Nonconforming uses and structures. Section 51A-4.704 applies to this subarea.

(i) Architectural guidelines.

(1) Required criteria. Any construction, addition, or renovation to a street facade of a designated contributing structure, as shown on the contributing structures map in Exhibit 362B, or to any new construction on a lot that fronts on Gaston Avenue must comply with the following criteria for either the prairie, craftsman, mission, or neo-classical style. (For additional general information on these styles, refer to A Field Guide to American Houses by Virginia and Lee McAlester.)

(A) Prairie style. (For an example of a prairie style structure, see Figure 1 in Exhibit 362B.)

(i) The main building must have one, one and one-half, or two stories.

(ii) Only wood or imitation wood siding is permitted as an exterior surface material for the main building.

(iii) The main building must have a low pitched hip or gabled roof with a pitch of between 20 and 30 degrees.

(iv) The main building footprint must be generally derived from the illustration shown in Figure 2 in Exhibit 362B.

(v) The main building must have a hip, shed, or gabled roofed porch that is generally derived from one of the illustrations shown in Figure 1 and Figure 2 in Exhibit 362B.

(vi) Any paint colors other than fluorescent colors are permitted.

(vii) No roll roofing is permitted on the main building except on a porch roof with a pitch of between 20 and 40 degrees.

(viii) Highly reflective glass is prohibited on the main building.

(ix) Double-hung, vertically-oriented windows must be provided on the main building.

(x) The foundation of the main building must be between one and one-half to two feet above grade.

(xi) Wide, enclosed, overhanging eaves must be provided on the main building.

(xii) Square porch roof columns must be provided on the main building. A brick base may be provided for the columns.

(xiii) All windows and doors in the front facade of the main building must be proportionally balanced in a manner typical of the style and period of the prairie style structure shown in Figure 1 in Exhibit 362B.

(B) Craftsman style. (For an example of a craftsman style structure, see Figure 3 and Figure 4 in Exhibit 362B.)

(i) The main building must have one, one and one-half, or two stories.

(ii) Only wood or imitation wood siding is permitted as an exterior surface material for the main building.

(iii) The main building must have a low pitched hip or gabled roof with a pitch of between 20 and 30 degrees.

(iv) The main building footprint must be generally derived from the illustration shown in Figure 2 in Exhibit 362B.

(v) The main building must have a hip, shed, or gabled roofed porch that is generally derived from one of the illustrations shown in Figure 3 and Figure 4 in Exhibit 362B.

- (vi) Any paint colors other than fluorescent colors are permitted.
- (vii) No roll roofing is permitted on the main building except on a porch roof with a pitch of between 20 and 40 degrees.
- (viii) Highly reflective glass is prohibited on the main building.
- (ix) Double-hung, vertically-oriented windows must be provided on the main building.
- (x) The foundation of the main building must be between one and one-half to two feet above grade.
- (xi) Wide, unenclosed, overhanging eaves must be provided on the main building.
- (xii) Square porch roof columns must be provided on the main building. A brick base may be provided for the columns.
- (xiii) All windows and doors in the front facade of the main building must be proportionally balanced in a manner typical of the style and period of the structure shown in Figure 3 and Figure 4 in Exhibit 362B.

(C) Mission style. (For an example of a mission style structure, see Figure 5 in Exhibit 362B.)

- (i) The main building must have one or two stories.
- (ii) Only brick or stucco is permitted as an exterior surface material for the main building.
- (iii) The main building must have a flat roof with overhanging eaves or a hip roof with parapets.
- (iv) The main building footprint must be generally derived from the illustration shown in Figure 2 in Exhibit 362B.
- (v) Porch roofs on the main building must be supported by large, square piers. The support piers may be arched above.
- (vi) Any paint colors other than fluorescent colors are permitted.
- (vii) No roll roofing is permitted on the main building except on a porch roof with a pitch of between 20 and 40 degrees.
- (viii) Highly reflective glass is prohibited on the main building.
- (ix) Double-hung, vertically-oriented windows must be provided on the main building.
- (x) The foundation of the main building must be between one and one-half to two feet above grade.

(xi) Wide, enclosed, overhanging eaves must be provided on the main building.

(xii) All windows and doors in the front facade of the main building must be proportionally balanced in a manner typical of the style and period of the structure shown in Figure 5 in Exhibit 362B.

(D) Neo-classical style. (For an example of a neo-classical style structure, see Figure 6 in Exhibit 362B.)

(i) The main building must have two stories.

(ii) The main building must have wood or imitation wood siding.

(iii) The main building must have a low pitched hip or gabled roof with a pitch of between 20 and 30 degrees.

(iv) The main building must have a building footprint that must be generally derived from the illustration shown in Figure 2 in Exhibit 362B.

(v) The main building must have a full height central entry porch with a roof supported by classical columns as shown in Figure 6 in Exhibit 362B.

(vi) The main building must have symmetrically balanced, vertically-oriented windows and a center door.

(vii) No roll roofing is permitted on the main building except on a porch roof with a pitch of between 20 and 40 degrees.

(viii) Highly reflective glass is prohibited on the main building.

(ix) The foundation of the main building must be between one and one-half to two feet above grade.

(x) All windows and doors in the front facade of the main building must be proportionally balanced in a manner typical of the style and period of the structure shown in Figure 6 in Exhibit 362B.

(xi) Any paint colors other than fluorescent colors are permitted.

(2) Encouraged criteria. Although not required, any construction, addition, or renovation to a street facade of a designated contributing structure, as shown on the contributing structures map in Exhibit 362B, and any new construction is encouraged to conform with the style criteria listed below that corresponds to the applicable required criteria. For example, if the structure follows the required criteria for the prairie style, the applicable encouraged criteria is also that for the prairie style.

(A) Prairie style.

(i) The main building should have novelty wood siding with a maximum width of three inches.

(ii) The main building should have a prairie-style door and prairie detailing.

(iii) The body color and trim colors of all structures should conform with the color ranges or their equivalents in value, chroma, and hue outlined in the Munsell Book of Color as follows:

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

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

(cc) Hue. A body color and a trim color should have a hue of between two and one-half and ten for red (R), green (G), blue (B), yellow (Y), yellow-red (YR), green-yellow (GY), and neutral gray. Absolute white is also encouraged.

(B) Craftsman style.

(i) The main building should have novelty wood siding with a maximum width of three inches.

(ii) The main building should have exposed roof rafters with decorative rafter tails.

(iii) Decorative (false) beams or braces under gables are encouraged on the main building.

(iv) The body color and trim colors should conform with Subparagraph (A)(iii).

(C) Mission style.

(i) The main building should have smooth stucco wall surfaces.

(ii) The main building should have a red or green tile roof.

(iii) Roofs with parapets should be Alamo style.

(iv) The body color and trim colors should conform with Subparagraph (A)(iii).

(D) Neo-classical style.

(i) The main building should have novelty wood siding with a maximum width of three inches.

(ii) The main building should have decorative Ionic or Corinthian capitals atop classical columns.

(iii) The main building should have decorative braces under eaves.

(iv) The body color and trim colors should conform with Subparagraph (A)(iii).

(j) Fence, screening, and visual obstruction regulations.

(1) Section 51(A)-4.602(a)(1) applies in this subarea except as otherwise provided in Paragraph (2).

(2) For lots fronting Gaston Avenue, a person shall not erect or maintain either a fence or a hedgerow that encloses the required front yard.

(k) Additional regulations for the bed and breakfast use.

(1) The operator of this use may serve one meal a day to occupants, but not between the hours of 6:00 p.m. and 3:00 a.m.

(2) This use may not have cooking facilities in a guest room or suite.

(3) The operator must reside in the facility when it is in use.

(4) No more than one sign may be erected on the lot subject to the following restrictions:

(A) The sign regulations governing single family and duplex residential premises in non-business zoning districts apply to the sign, except those regulations governing effective area and height.

(B) The sign may not exceed 10 square feet in effective area or four feet in height.

(5) The facility where this use is located must be designated as a contributing structure as shown on the contributing structures map in Exhibit 362B.

(6) A register of all occupants must be maintained including names, addresses, and dates of occupancy. (Ord. Nos. 21177; 25850)

**SEC. 51P-362.108. 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. 21177; 25850)

**SEC. 51P-362.109. 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. 21177; 25850)

**SEC. 51P-362.110. ZONING MAP.**

PD 362 is located on Zoning Map Nos. I-8 and J-8. (Ord. Nos. 21177; 25850)

25850

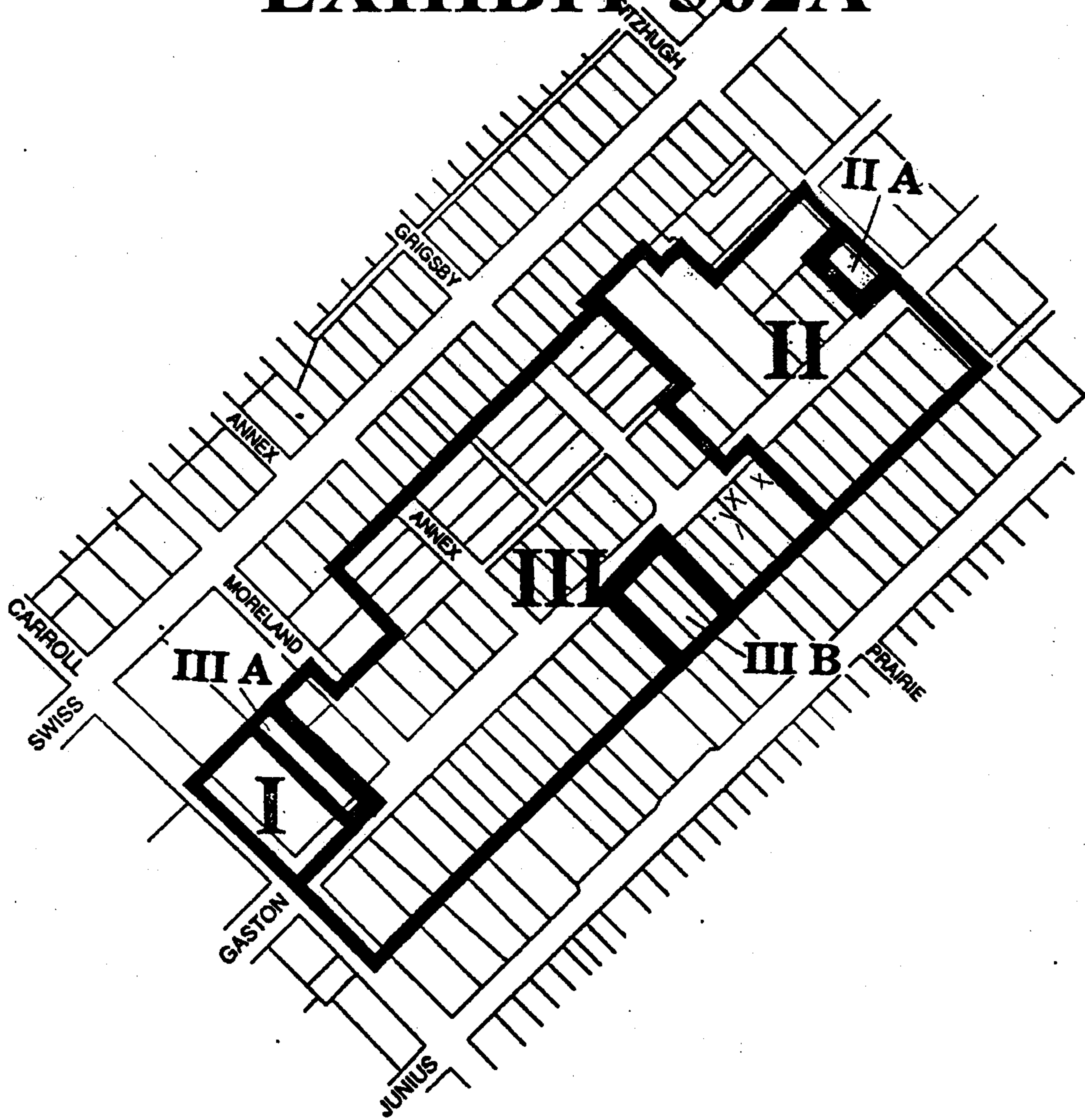
050182

720000

Exhibit B

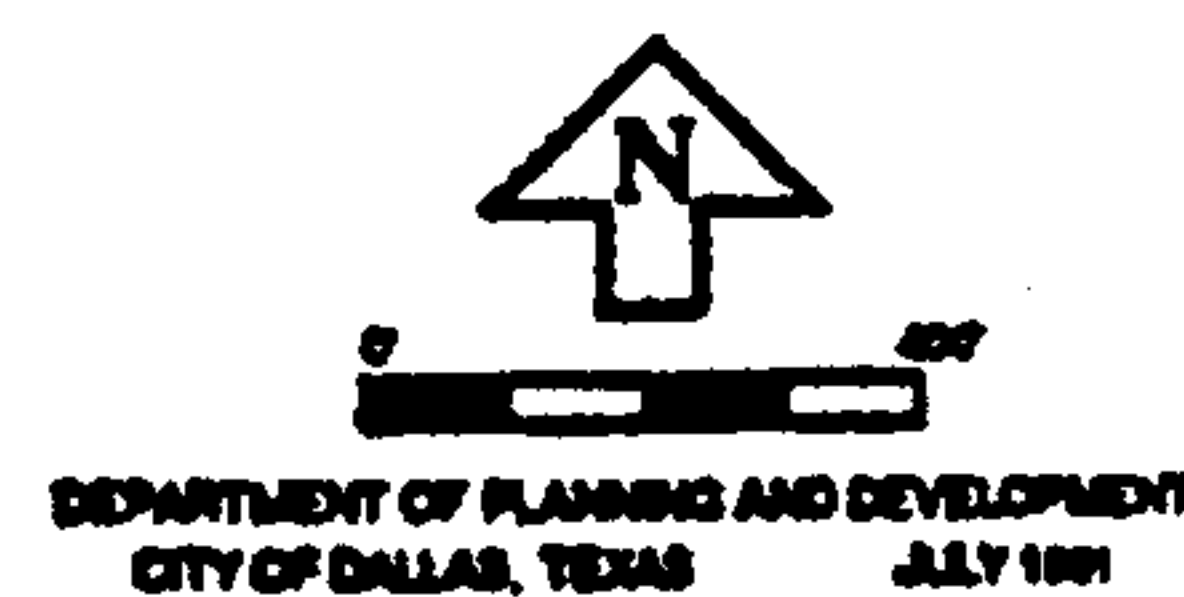
21171

# EXHIBIT 362A



**Subareas**

**Gaston Area Planned Development District**





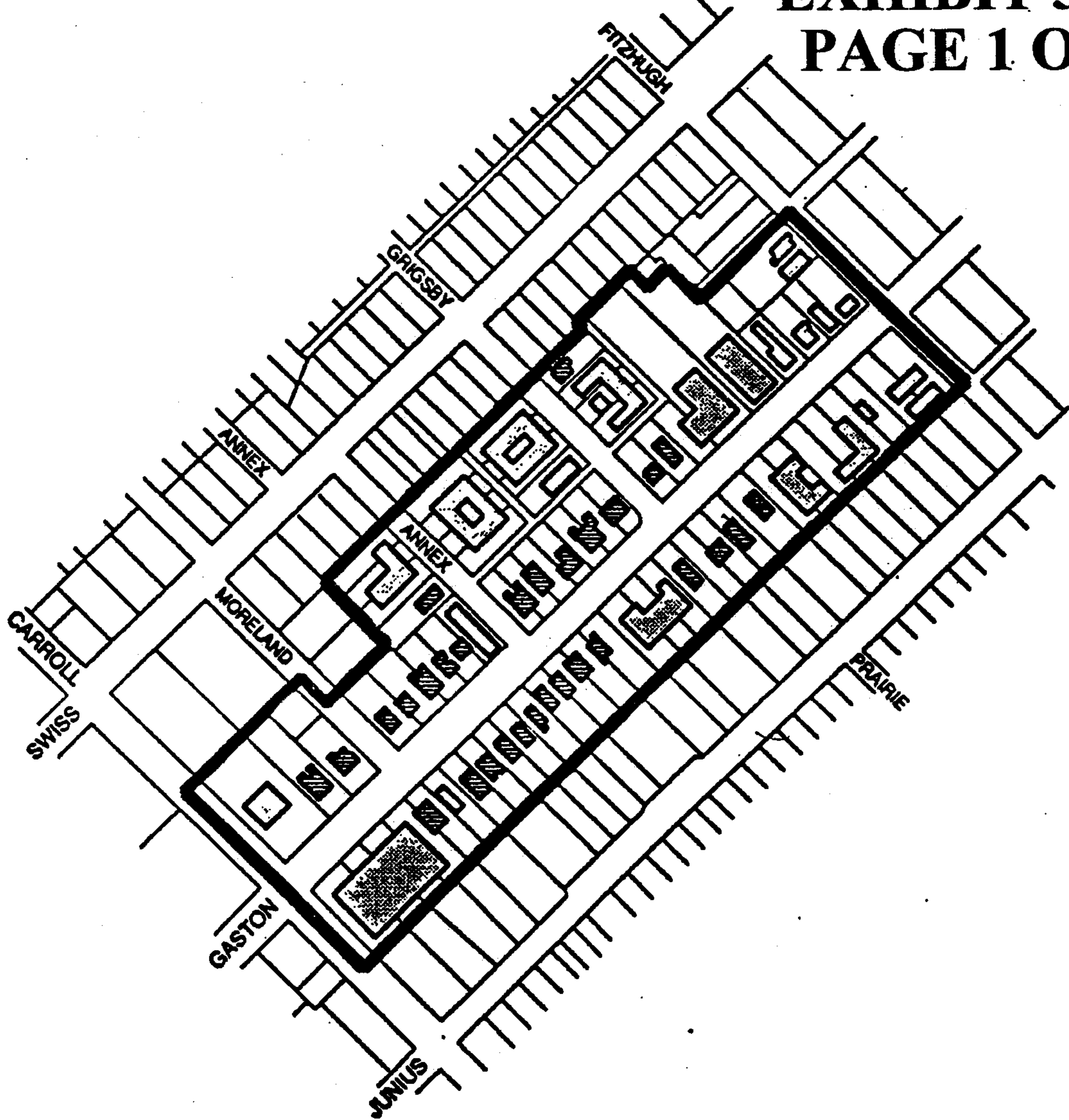
25850

050182  
72030

21177

Exhibit A

**EXHIBIT 362B**  
**PAGE 1 OF 3**



**Contributing Structure**

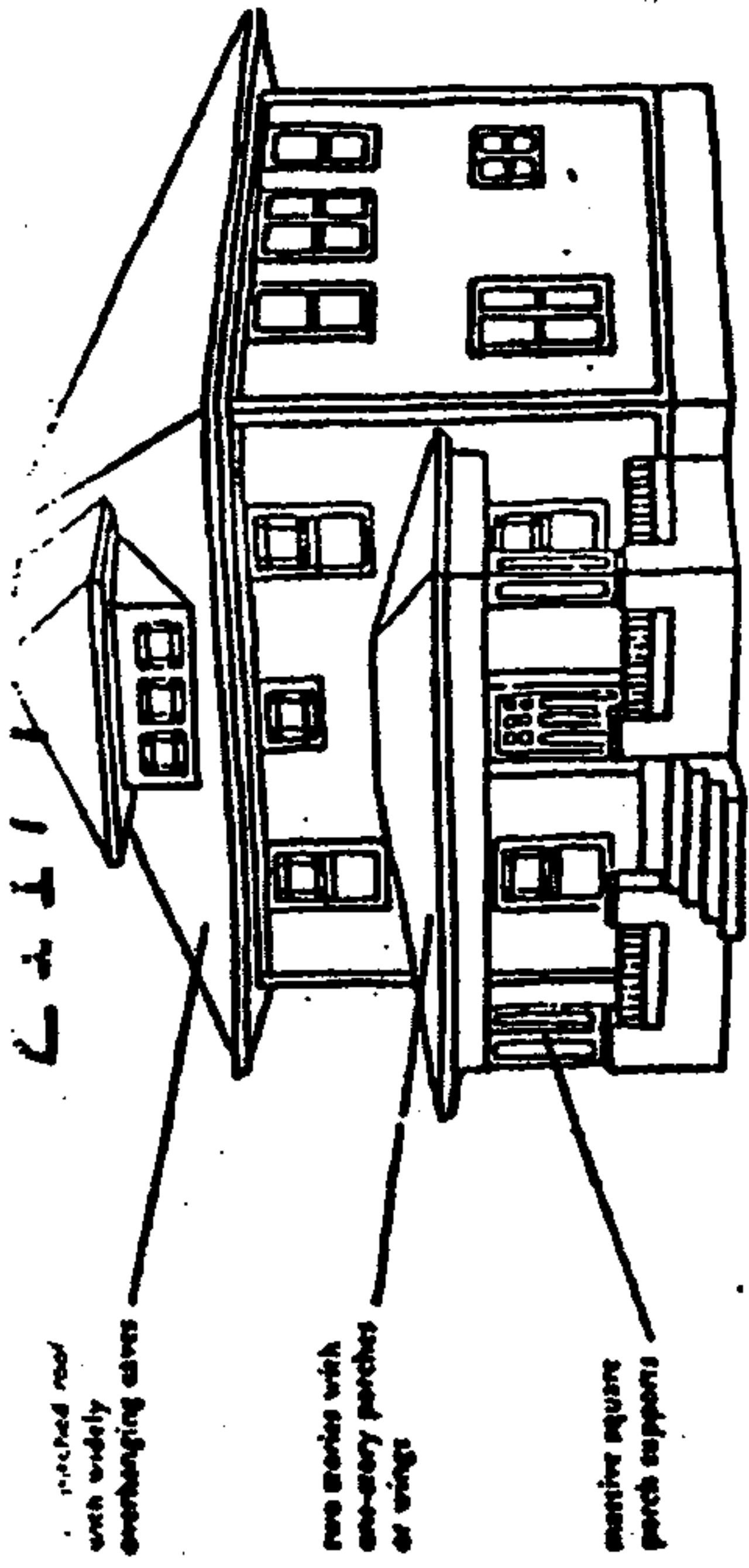
**Non-Contributing Structure**

**Contributing Structures Map**  
**Gaston Area Planned Development District**  
1 of 3



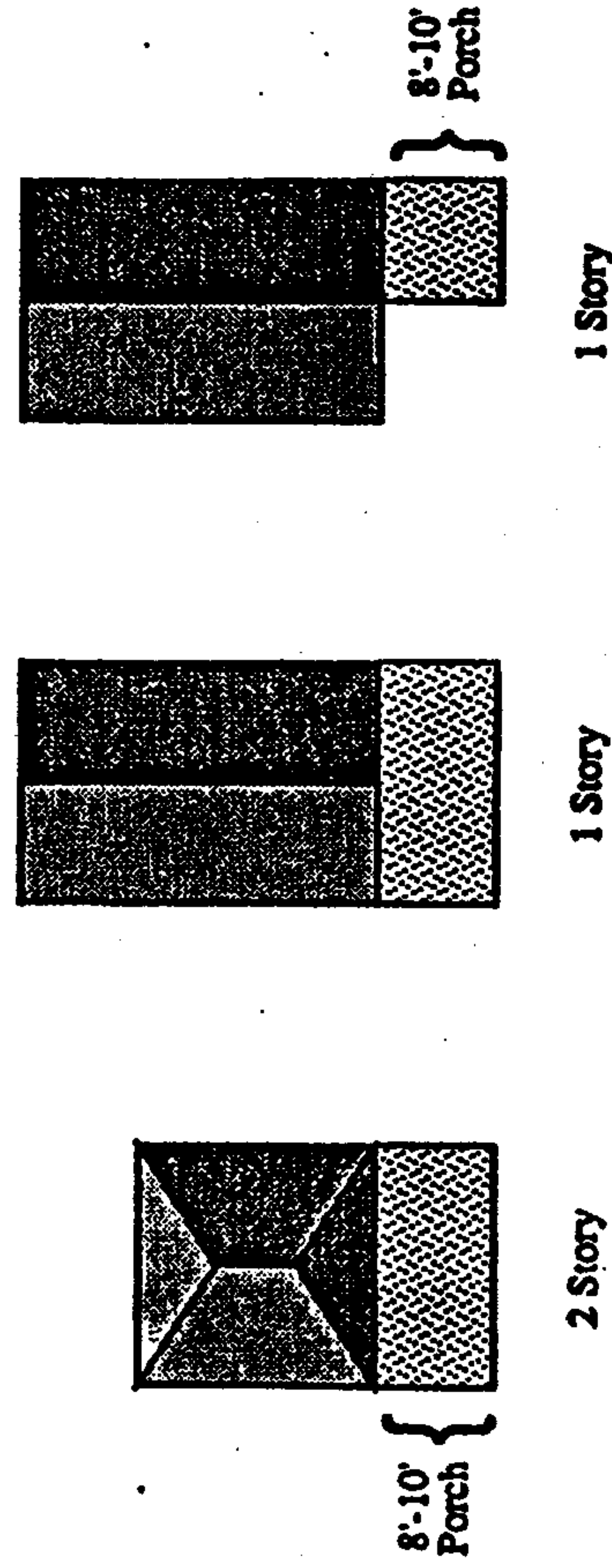
DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF DALLAS, TEXAS  
JULY 1991

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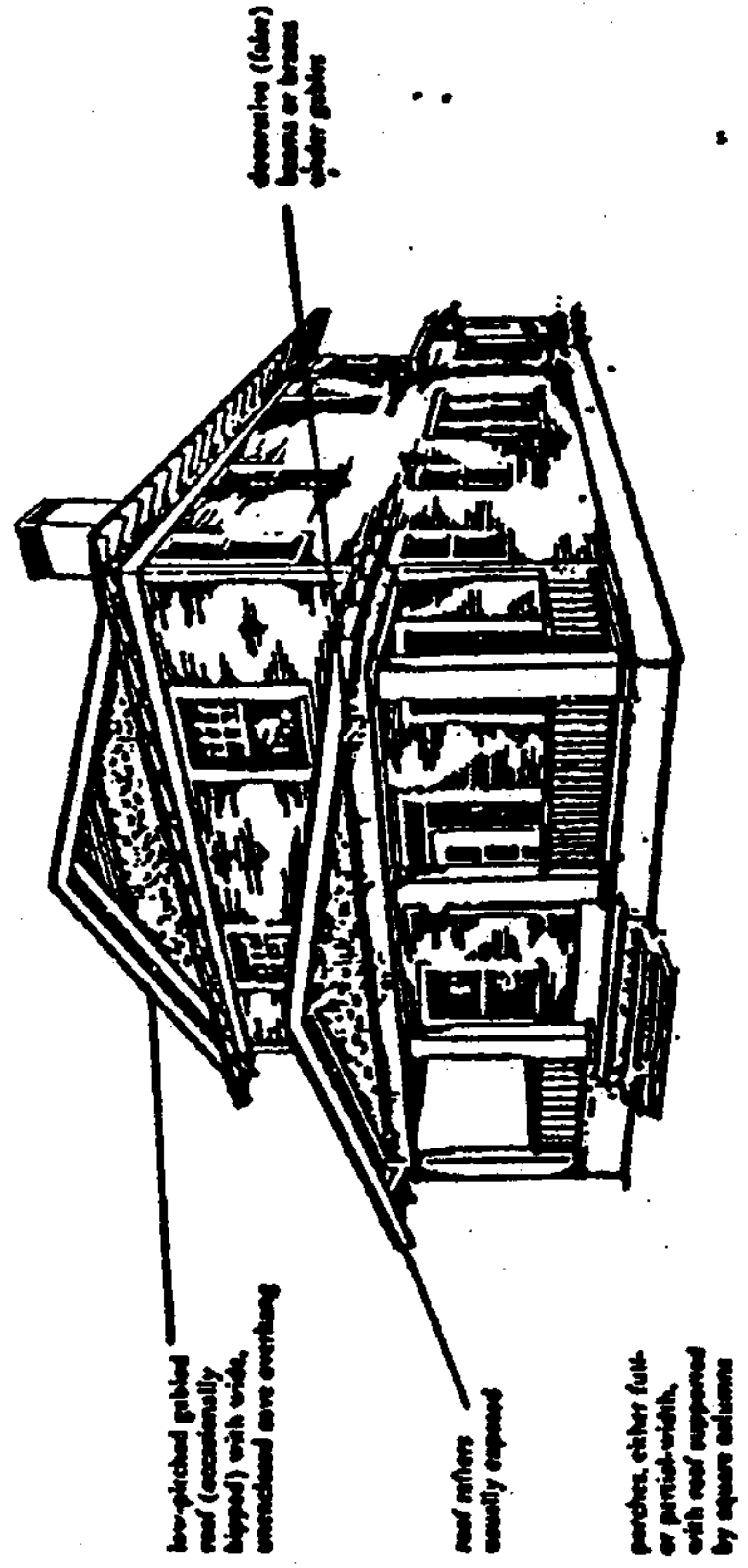
Prairie Style

Figure 1



All prototypes may also have wrap-around porches, porte-cocheres, and entrance gables on front porch roofs.

Figure 2



Craftsman Style  
2 of 3

Figure 3

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Craftsman Style

Figure 4



Mission Style

Figure 5



Neoclassical Style

Figure 6