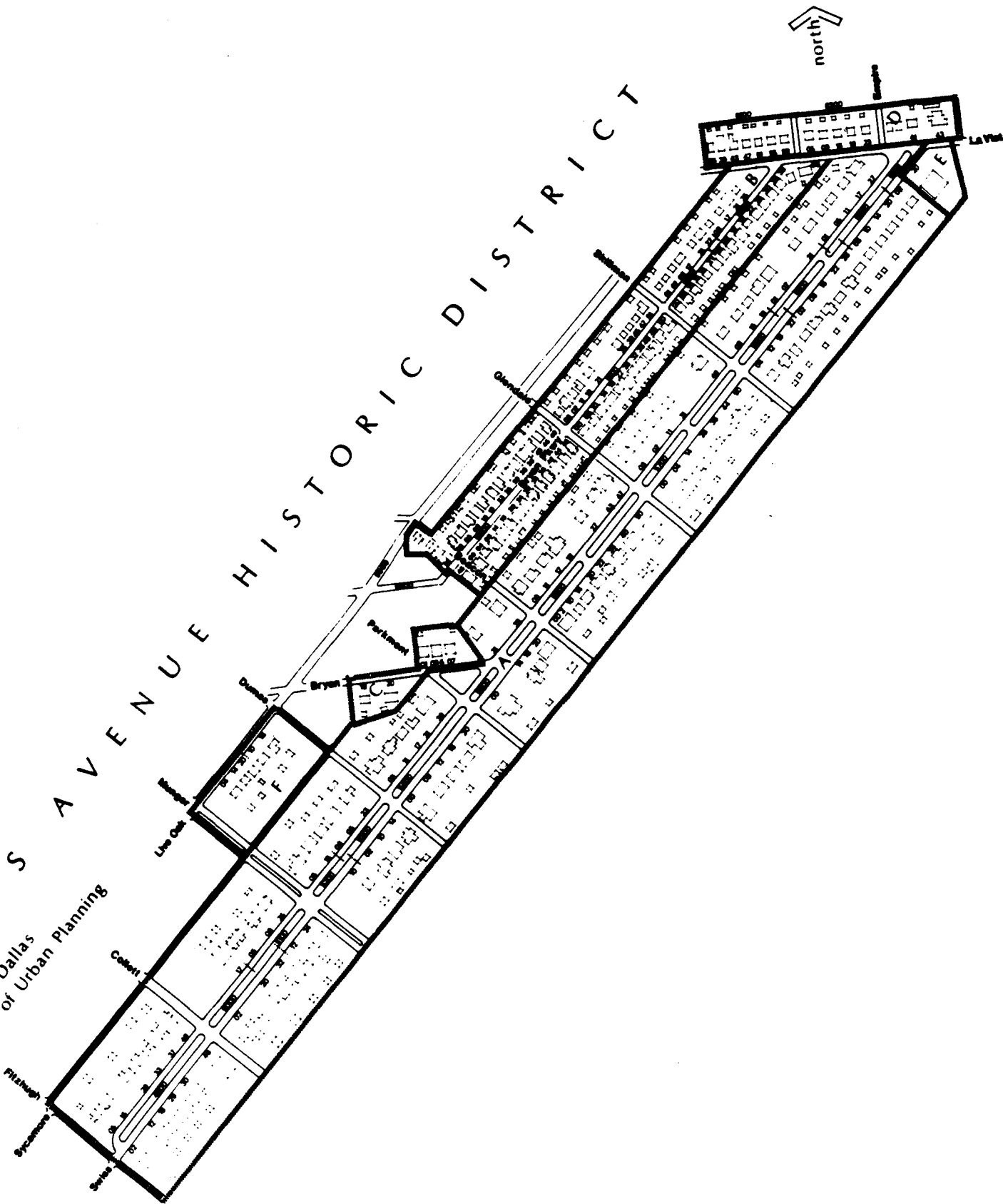


S W I S S A V E N U E H I S T O R I C D I S T R I C T

City of Dallas
Dept of Urban Planning



ORDINANCE NO. ^{1/23/85}
18563

An ordinance amending Ordinance No. 17285 and CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended; amending and establishing procedures and regulations pertaining to Planned Development District No. 63/Historic Subdistrict (the Swiss Avenue Historic District); repealing Sections 2, 4, and 6 of Ordinance No. 17285; providing a penalty not to exceed \$1,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the provisions of the Charter of the City of Dallas, the state law, and the applicable ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the property described in Ordinance No. 17285, known as the Swiss Avenue Historic District; and

WHEREAS, the city council finds that it is in the public interest to revise certain procedures and regulations pertaining to that district; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. Table of contents. The following table of contents is provided for use with this ordinance:

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SECTION 2. Definitions.

(a) In this ordinance:

(1) ACCEPTABLE COLOR RANGE means the range of colors shown on Exhibit C, attached to and made a part of this ordinance.

(2) APPLICANT means the property owner or his designee.

(3) BLOCK means an area bounded by streets on all sides.

(4) BLOCKFACE means all of the lots on one side of a block.

(5) CERTIFICATE OF APPROPRIATENESS means a certificate issued by the city to authorize certain acts to be performed in this district. (See the enforcement section of this ordinance.)

(6) COLUMN means the entire column including the base and capital, if any.

(7) COMMISSION means the city plan and zoning commission.

(8) COMMITTEE means the landmark committee created under Section 51-3.103 of the Dallas Development Code.

(9) CORNER LOT means a lot that has frontage on two different streets.

(10) CORNER SIDE FACADE means a main building facade facing the side street.

(11) CORNER SIDE YARD means a side yard that abuts a street.

(12) DIRECTOR means the director of planning and development or his representative.

(13) FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.

(14) FRONT YARD means the portion of a lot that abuts a street and extends across the width of the lot between the street and a main building and lines parallel to and extending outward from the front facade of a main building.

"Required" front yard means the portion of the front yard between the street and the setback line.

(15) LOT means a building site, as defined in the Dallas Development Code.

(16) PARKWAY means the area between the paved portion of a street and a front lot line.

(17) PLANTER BOX means a permanent container for plants that is non-movable.

(18) PRESERVATION CRITERIA means the standards considered by the director, committee, and commission in determining whether a certificate of appropriateness should be granted or denied.

(19) REAR YARD means:

(A) on an interior lot, the portion of the lot between the side lot lines that extends across the width of the lot between a main building and lines parallel to and extending outward from the rear facade of a main building and the rear lot line; and

(B) on a corner lot, the portion of the lot that extends between the interior side lot line and a line parallel to and extending outward from the rear corner of the corner side facade, and between the rear lot line and a main building and a line parallel to and extending outward from the interior side corner of the rear facade.

(20) SCREENING means a structure or planting that provides a visual barrier.

(21) SCREENING FACTOR means the degree to which a structure provides a visual barrier.

(22) SIDE YARD means any portion of a lot not occupied by a main building that is not a front or rear yard. "Side yard" includes "corner side yard."

(23) STORY means the portion of a building between any two successive floors, or between the top floor and the ceiling above it.

(24) THIS DISTRICT means the Swiss Avenue Historic District.

(25) TRIM COLOR means a paint color other than the dominant color. Wood colored translucent stain is not a trim color. Trim color does not include the color of screen and storm doors and windows, gutters, downspouts, porch floors, and ceilings.

(b) Except as otherwise provided in this section, the definitions contained in the Dallas Development Code, as amended, apply to this ordinance.

SECTION 3. Reconciliation with Ordinance No. 17285 and the Dallas Development Code. The provisions of Ordinance No. 17285 and the Dallas Development Code, as amended, apply to the Swiss Avenue Historic District unless expressly modified or repealed by this ordinance. In the event of a conflict, the provisions of this ordinance control.

SECTION 4. Nonconforming uses and structures.

(a) In general. Except as otherwise provided in this ordinance, Section 51-4.704 of the Dallas Development Code, as amended, relating to nonconforming uses and structures, applies to all uses and structures in this district.

(b) Nonconforming uses.

(1) Termination when building destroyed. Except as otherwise provided below, if a building in which a nonconforming use is located is destroyed, the right to operate the nonconforming use terminates immediately.

(2) Nonconforming servants' or caretakers' quarters. The right to operate a nonconforming servants' or caretakers' quarters use does not terminate when the structure in which the use is located is damaged or destroyed. A servants' or caretakers' quarters must be used by bona fide servants or caretakers and may not be rental accommodations.

(c) Rebuilding damaged or destroyed nonconforming buildings. If a nonconforming single-family main or accessory building is damaged or destroyed, it may be rebuilt at the same location without the approval of the board of adjustment.

SECTION 5. Graphics. Graphics that illustrate the requirements of this ordinance are attached to and made a part of this ordinance as Exhibit B. In the event of a conflict, the text of this ordinance controls over any graphic display in Exhibit B.

SECTION 6. Enforcement.

(a) Certificate of appropriateness required. A person commits an offense if, without first obtaining a certificate of appropriateness from the city expressly authorizing the act, he:

(1) places or constructs a main or accessory building on property in this district;

(2) makes exterior alterations to a main or accessory building in this district; or

(3) places, constructs, installs, or maintains a structure or non-plant-material landscape item outside a building on property in this district.

(b) Vegetation restrictions. A person commits an offense if he places or maintains a plant in this district in violation of one of the following vegetation restrictions:

(1) A vegetable garden is prohibited in the front yard and may not be located in a side yard unless it is totally screened.

(2) Foundation plantings may not exceed two feet in height above the first story finish floor.

(3) Only grass, trees, ground cover, and flowers are permitted in the parkway. All trees in the parkway must be placed a uniform distance apart and be planted along a line parallel to the street. Flower beds may not comprise more than 50 percent of the parkway area.

(c) Compliance with use regulations and development standards required. A person commits an offense if he violates one of the use regulations or development standards in Sections 12, 13, 15, 16, 18, 19, 21, 22, 24, 25, 27, and 28 of this ordinance.

(d) Defenses to prosecution.

(1) It is a defense to prosecution under Subsections (a)(2) and (a)(3) that the act was:

(A) the installation, maintenance, or replacement of:

(i) outdoor lights that are 10 inches or less in diameter and

(aa) located at ground level;

(bb) attached to a tree or shrub and located on or above its lowest branch;

(cc) located along eaves or soffits; or

(dd) located on an accessory building;

(ii) recreational equipment for children, such as a swingset, playhouse, or jungle gym, in a rear yard;

(iii) security or ornamental bars on the rear facade of a main building or on an accessory building;

(iv) a lawn sprinkler system; or

(v) an air conditioning unit in a side or rear yard; or

(B) performed in a rear yard, and the alteration, structure, or landscape item is six feet or less in height or totally screened;

(C) performed in a side yard, and the alteration, structure, or landscape item is six feet or less in height and totally screened by a fence or hedge that is at least six feet in height;

(D) the installation or maintenance of a special purpose sign.

(2) It is an additional defense to prosecution under Subsection (a)(3) that the structure or landscape item was temporarily placed, constructed, or installed. For purposes of this subsection, an act is temporary in nature if it occurs no more than two time periods during the calendar year for a maximum of five days per time period.

(3) There is no defense to prosecution for a violation of Subsection (a)(1).

(e) Criminal responsibility. A person is criminally responsible for a violation if he:

(1) commits or assists in the commission of an act in violation; or

(2) owns part or all of the land or a structure on the land where a violation exists.

SECTION 7. Penalty. A person violating a provision of Ordinance No. 17285, as amended by this ordinance, upon conviction, is punishable by a fine not to exceed \$1000. In addition to punishment by fine, the City may, in accordance with state law, provide civil penalties for a violation of this ordinance, and institute any appropriate action or proceedings to prevent, restrain, correct, or abate the unlawful erection, construction, reconstruction, alteration, repair, conversion, or maintenance of a building, structure, or land in this district.

SECTION 8. Review procedures for certificates of appropriateness.

(a) In general. The standard review procedure outlined in Section 51-4.501 of the Dallas Development Code, as amended, applies to this district, except as expressly modified by this section.

(b) Review by the director.

(1) Director's determination of procedure. Upon receipt of an application for a certificate of appropriateness, the director shall characterize the proposed work as falling into one of the following three categories:

(A) Routine maintenance or replacement.

(B) Minor exterior alterations.

(C) Work requiring review by the committee and commission.

The director shall review and grant or deny certificates of appropriateness for proposed work that is routine maintenance or replacement or a minor exterior alteration in accordance with the review standards provided in this section. If the proposed work requires review by the committee and commission, the director shall forward the application to the committee for review in accordance with the standard certificate of appropriateness review procedure outlined in Section 51-4.501 of the Dallas Development Code. All decisions to be made by the director under this section must be made within 10 days of

receipt of the application.

(2) Routine maintenance and replacement defined. Routine maintenance is the processes of cleaning (including water blasting and stripping), repainting an item the same color, and otherwise stabilizing deteriorated or damaged architectural features. Routine replacement occurs whenever a duplicate item is substituted for an item that is deteriorated or damaged. Repainting an item a different color is neither routine maintenance nor routine replacement.

(3) Minor exterior alteration defined. The following are minor exterior alterations for purposes of this ordinance:

(A) The application, installation, maintenance, or replacement of:

(i) a chimney located on an accessory building, or on the rear 50 percent of a main building and not part of the corner side facade;

(ii) an awning located on an accessory building, or on the rear facade of a main building; and

(iii) a roof of the same or an original material that does not include a change in color;

(iv) a wood or chain link fence that is not painted or stained;

(v) gutters and downspouts of a color within the acceptable color range that matches or complements the dominant, trim, or roof color;

(vi) paint of a color within the acceptable color range;

(vii) skylights and solar panels;

(viii) storm windows and doors; or

(ix) window and door screens.

(B) The restoration of original architectural elements that does not include the use of paint outside the acceptable color range.

(4) Review standards for routine maintenance and replacement. The director shall review all proposed work that falls into the categories of routine maintenance and routine replacement to determine whether or not the original item to be maintained or replaced was legally installed. Legal installation includes both work that was legally performed before September 10, 1973, the date this district was established, and work performed after that date by authority of a valid certificate of appropriateness. The director shall grant a certificate of appropriateness for the proposed maintenance or replacement of an original item that was legally installed. If the original item was not legally installed, the director shall not grant a certificate but instead shall treat the application as being for a certificate of appropriateness to authorize the installation of the original item.

(5) Review standards for minor exterior alterations. The director shall review all proposed work that falls into the category of minor exterior alterations to determine whether the proposed work complies with the preservation criteria and regulations contained in this ordinance and all other applicable ordinances. If the proposed work complies, the director shall grant a certificate of appropriateness for the work. If the proposed work does not comply with or is not addressed by the preservation criteria and regulations contained in this or any other applicable ordinance, the director shall deny the certificate.

(c) Appeals. A decision to grant a certificate of appropriateness may not be appealed. A decision to deny a certificate of appropriateness may be appealed only by the applicant. An appeal from a decision to deny a certificate is made by submitting a written request for appeal to the director within ten days of the decision.

(d) Review by the committee. The standards in Subsection (e) below should be used by the committee in making its recommendation to the commission.

(e) Review by the commission and city council.

(1) When reviewing an appeal from the director's decision to deny a certificate of appropriateness, the commission or city council shall first determine whether the proposed work is routine maintenance or replacement. If the proposed work is routine maintenance or replacement, the commission or council shall next determine whether or not the original item to be maintained or replaced was legally installed. If the original item was legally installed, the commission or council shall approve the routine maintenance or

replacement. If the original item was not legally installed or if the proposed work is not routine maintenance or replacement, the commission or council shall review the application using the standards provided in the following subsections.

(2) In reviewing an application, the commission or city council shall determine whether the proposed work complies with the preservation criteria and regulations contained in this ordinance and all other applicable ordinances. If the proposed work complies, the commission or council shall grant the certificate.

(3) Except as otherwise provided in this section, if the proposed work does not comply with or is not addressed by the preservation criteria and regulations contained in this or any other applicable ordinance, the commission or council shall deny the certificate.

(4) If the proposed work is not addressed by the preservation criteria and regulations contained in this ordinance and all other applicable ordinances and the work will not have an adverse effect on the external architectural features, future preservation, maintenance, or use of:

(A) a structure in this district;

(B) a blockface in this district; or

(C) this district as a whole; the commission or council shall grant the certificate.

(5) If the proposed work is the restoration of original architectural elements and will not have an adverse effect on the external architectural features, future preservation, maintenance, or use of:

(A) a structure in this district;

(B) a blockface in this district; or

(C) this district as a whole; the commission or council shall grant the certificate. In determining whether the proposed work constitutes the restoration of original architectural elements, the commission or council shall consider all available materials, including but not limited to photographs and drawings showing the original appearance of the building and its surrounding property at the time of construction.

SECTION 9. Notice requirements. The following notice requirements apply to this district:

(a) When required. The director shall give the notice required by this section only when a person applies for a certificate of appropriateness to construct a new main building, or to move a main building onto an existing lot.

(b) Content of notice. The notice required by this section must contain a description of the lot where a main building will be constructed or moved, and the date, time, and location of the committee meeting at which the application will be considered.

(c) Manner of notification. The notice required by this section is a written notice to be given not less than 21 days before the committee meeting at which the application will be considered. Notice is given by depositing the notice properly addressed and postage paid in the United States Mail to the property owners entitled to notice under Subsection (d) of this section as evidenced by the last approved city tax roll.

(d) Who must be notified. The director shall notify the following persons in this district whenever notice is required by this section:

(1) The owners of all lots in the blockface of the area of request.

(2) The owners of all lots in the blockface across the street from the area of request.

(3) If the area of request is a corner lot, the owners of all other corner lots at the same intersection.

(4) The president of the Swiss Avenue Historic District Association at an address provided by the association.

SECTION 10. Procedural changes when notice is required. The procedural time requirements in Section 51-4.501 of the Dallas Development Code, as amended, applicable to the committee and the commission apply to this district except in those cases where notice is required under the previous section of this ordinance. In such cases, the committee shall make its recommendation within 45 days of receipt of the application by the director. If final action has not been taken by the committee and the commission within 55 days of the director's receipt of the application:

(1) the director shall issue a certificate of appropriateness to the applicant for the proposed work; and

(2) if all requirements of the Dallas Development Code and the construction codes are met and a building permit is required for the proposed work, the building official shall issue a building permit to the applicant for the proposed work.

SECTION 11. Creation of areas. This district is hereby divided into six separate areas, which shall be known as "Area A," "Area B," "Area C," and "Area D," "Area E," and "Area F." Property descriptions of Areas A through F and a map showing the area boundaries are attached to and made a part of this ordinance as Exhibit A.

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USE REGULATIONS, DEVELOPMENT STANDARDS
AND PRESERVATION CRITERIA FOR

AREA A

SWISS AVENUE

(SECTIONS 12, 13, AND 14)

SECTION 12. Use regulations for Area A. The following use regulations apply to all property in Area A:

(a) Uses that were illegal on February 3, 1982, are illegal uses under this ordinance. Except as otherwise provided in this ordinance, nonconforming uses are governed by Section 51-4.704 of the Dallas Development Code, as amended.

(b) The number of dwelling units on a building site may not be increased. If the number of dwelling units in a building is reduced, or the building is replaced with another building containing a lesser number of dwelling units, the building site shall thereafter be limited to the lesser number of dwelling units.

(c) Except as otherwise provided below, uses are limited to single-family residential uses.

(d) The duplex use at 5600-02 Swiss Avenue is expressly recognized as a legal use unless and until the structure in which the use is located is destroyed, in which case the right to operate the duplex use terminates immediately.

(e) The medical society auxiliary social club use currently operated by the Dallas County Medical Society Auxiliary at 5500 Swiss Avenue is expressly recognized as a nonconforming use.

SECTION 13. Development standards for Area A.

(a) In general. Except as otherwise provided in this section, the development standards in the Dallas Development Code, as amended, applicable to an R-10 Single-Family District apply to all property in Area A. In the event of a conflict, the provisions of this section control.

(b) Height requirements. The maximum permitted heights for buildings and structures are:

- (1) 36 feet for a main building; and
- (2) 24 feet for an accessory building or structure.

(c) Lot size requirements. Lots must conform to the following standards:

- (1) Each lot must have a minimum area of 10,000 square feet and a minimum depth of 230 feet.

(2) Each lot must have a width no less than 90 percent of the average width of all lots in both the same and the opposite blockface.

(3) Lots platted on or before February 3, 1982, are legal building sites, even though they may not conform to the requirements of this section.

(d) Maximum lot coverage. The maximum permitted lot coverage for all buildings and structures combined is 25 percent.

(e) Minimum front yard.

(1) All buildings and structures must have a minimum front yard setback of 65 feet.

(2) The main building on an interior lot must have a front yard setback that is:

(A) equal to that of the closest main building on either side of the lot in the same blockface; or

(B) between those of the closest main buildings on either side of the lot in the same blockface.

(3) The main building on a corner lot must have a front yard setback that is within five percent of that of the closest main building in the same blockface.

(f) Minimum rear yard. The minimum permitted rear yard setbacks for buildings and structures are:

(A) 60 feet for a main building if the lot is 230 feet or less in depth;

(B) 90 feet for a main building if the lot is over 230 but less than or equal to 250 feet in depth;

(C) 120 feet for a main building if the lot is over 250 feet in depth; and

(D) 5 feet for an accessory building or structure.

(g) Minimum side yards.

(1) All buildings and structures must have:

(A) on interior lots, a minimum side yard the greater of 10 feet or 80 percent of the average interior side yard in the blockface; and

(B) on corner lots, a minimum corner side yard the greater of 15 feet or 80 percent of the average corner side yard of the other corner lots at the same intersection.

(2) Except as otherwise provided in this section, no balcony, porch, or any portion of a building may extend into the required side yard. Roof eaves may project up to three feet into the required side yard.

(h) Off-street parking requirements. Single-family and duplex uses must provide at least two off-street parking spaces behind the front yard for each dwelling unit.

(i) Signs. Signs are governed by the provisions for non-business zoning districts in Article VII, "Sign Regulations," of the Dallas Development Code, as amended, and all other applicable sign ordinances and laws.

(j) Story requirements. A main building must have at least two stories.

SECTION 14. Preservation criteria for Area A. The following preservation criteria apply to all property in Area A:

(a) Building placement, form, and treatment.

(1) Accessory buildings. Accessory buildings:

(A) are only permitted in the rear yard no closer than 15 feet to a main building; and

(B) must be compatible with the scale, shape, roof form, materials, detailing, and color of a main building.

(2) Additions. All additions to a building must be compatible with the dominant horizontal or vertical characteristics, scale, shape, roof form, materials, detailing, and color of the building.

(3) Architectural detail. Materials, colors, structural and decorative elements, and the manner in which they are used, applied, or joined together must be typical of the style and period of a main building and compatible with the other buildings on the blockface.

(4) Awnings.

(A) Wood, metal, and plastic awnings are not permitted unless they:

(i) are on an accessory building or the rear facade of a main building;

(ii) complement the color scheme of the building to which they are attached; and

(iii) are totally screened.

(B) All awnings on the front and side facades of a main building must be typical of its style and period and complement its color scheme.

(5) Building placement. All buildings must be placed so as not to adversely affect the rhythm of spaces between buildings on the blockface.

(6) Building widths. The minimum permitted width for a main building is 80 percent of the average width of the existing main buildings in the blockface.

(7) Chimneys. All chimneys must be compatible with the style and period of a main building. Chimneys on the front 50 percent of a main building or on a corner side facade must be:

(A) constructed of brick, stucco, stone, or other materials that look typical of the style and period of a main building; and

(B) of a style and proportion that is typical of the style and period of a main building.

(8) Color.

(A) Brick and stone surfaces. Brick and stone surfaces not previously painted must not be painted unless the applicant establishes that:

(i) painting is the only method by which the brick or stone may be restored or preserved; or

(ii) the color and texture of replacement brick or stone cannot be matched with that of the existing brick or stone surface and the paint color matches that of the existing brick or stone surface.

(B) Certain colors prohibited. Fluorescent and

metallic colors are not permitted on the exterior of any structure in this district.

(C) Dominant and trim colors. All structures must have a dominant color and no more than three trim colors. The colors of a structure must be complementary of each other and the overall character of this district.

(D) Gutters and downspouts. Gutters and downspouts must be painted or colored to match or complement the color scheme of the structure to which they are attached.

(E) Roof colors. Roof colors must complement the style and overall color scheme of the structure.

(F) Stain. The use and color of stain must be typical of the style and period of the building on which the stain is applied.

(9) Columns.

(A) Function. Columns are only permitted as vertical supports near the front entrance of a main building, or as vertical supports for porches.

(B) Materials. Columns must be constructed of brick, wood, cut stone, or other materials that look typical of the style and period of a main building. No pipe or wrought iron columns are permitted.

(C) Style. Columns must be of a style typical of the style and period of a main building.

(D) Width dimensions.

(i) The width of a one-story column shaft at its widest point must be at least one-eighth the height of the column.

(ii) The width of a two-story column shaft at its widest point must be at least one-tenth the height of the column.

(10) Facade materials.

(A) In general. The only permitted facade materials are brick, wood siding, stone, and stucco. All facade treatments and materials must be typical of the style and period of a main building.

(B) Brick. All exposed brick on facades must be fired brick as defined by the American Standard Testing Materials Designation C-126-75A, Type Grade FBS-SW.

(C) Wood facades. Existing wood facades must be preserved as wood facades. Wood shingles are not permitted as a primary facade material, but may be used in roof gables and on columns and foundation skirts in a manner that is typical of the style and period of a main building.

(11) Front entrances and porches.

(A) Detailing. Railings, mouldings, tilework, carvings, and other detailing and architectural decorations on front entrances and porches must be typical of the style and period of a main building.

(B) Enclosures. A front entrance or porch may not be enclosed with any material, including iron bars, glass, or mesh screening.

(C) Facade openings. Porches must not obscure or conceal any facade openings in a main building.

(D) Floor coverings. Carpeting is not permitted as a porch floor or step covering.

(E) Location. An entrance treatment, including door transoms, sidelights, stained glass, trim, and hardware, must be retained in its original location.

(F) Style. The main building must have a front porch or entry treatment with a shape, roof form, materials, and colors that are typical of the style and period of the building.

(12) Height to width ratio. The relationship between the height and width of the front facade of a main building, including side projections, must be compatible with those of the other main buildings in the blockface.

(13) Porte cocheres. Except as otherwise provided in this subsection, porte cocheres must be preserved as architectural features and not be enclosed on any side by fences, gates, or any other materials. A wrought iron gate is permitted across the rear opening of a porte cochere if it has a screening factor of less than 50 percent and is compatible with the style and scale of a main building.

(14) Roof forms.

(A) Eaves and soffits. The height of eaves and soffits on a main building must be within 10 percent of the height of eaves and soffits on the closest main building in this district of a similar style and having the same number of stories.

(B) Materials and colors. Roof materials and colors must complement the style and overall color scheme of the building or structure. Tar and gravel (built-up) is only permitted as a roof material on covered porches and porte cocheres with flat roofs.

(C) Overhang. The roof overhang on a building must be compatible with the style and scale of the building. A replacement roof on an existing building must have an overhang that is equal to or greater than the overhang of the roof it replaces.

(D) Patterns. Roof patterns of a main building must be typical of the style and period of the architecture of the building and include separate substructure roofs.

(E) Skylights and solar panels. Skylights and solar panels are only permitted on:

(aa) the rear 50 percent of the roof of a main building on an interior lot;

(bb) the rear inside quadrant of the roof of a main building on a corner lot; and

(cc) the roof of an accessory building in the rear yard.

(F) Slope and pitch. The degree and direction of roof slope and pitch must be typical of the style and period of a main building and compatible with existing building forms in this district. Flat or Mansard roof designs are not permitted on main or accessory buildings or structures, except that a covered porch or porte cochere may have a flat roof that is typical of the style and period of a main building.

(15) Stairs. Second and third story exterior staircases are only permitted on accessory buildings and the rear 50 percent of a main building, except that they are not permitted on a corner side facade.

(16) Windows and doors.

(A) Front facade openings. The total number of window and door openings (combined) in the front facade of a main building must be equal to or greater than the total number of original window and door openings (combined) in that facade. The number of door openings in the front facade of a main building may not be increased.

(B) Glass. Clear, decorative stained, and clear leaded glass typical of the style and period of the building may be permitted in any window opening. Reflective, tinted, opaque, and mirrored glass and plastic are not permitted in any opening. Translucent glass is not permitted except in a bathroom window.

(C) Screens, storm doors, and storm windows. Screens, storm doors, and storm windows may be permitted if:

(i) their frames are painted or colored to match or complement the color scheme of a main building;

(ii) they do not obscure significant features of the windows and doors they cover; and

(iii) the screen mesh is 18 by 16 gauge.

(D) Security and ornamental bars. Security and ornamental bars are only permitted on an accessory building or on the rear or side facades of a main building.

(E) Shutters. Shutters must be typical of the style and period of the building and appear to be installed in a manner to perform their intended function.

(F) Style.

(i) All windows and doors in the front facade of a main building must be proportionally balanced in a manner typical of the style and period of the building.

(ii) No single, fixed plate glass is allowed except as part of an original period design. The size and proportion of window and door openings located on the front and side facades of a main building must be typical of the style and period of the building.

(iii) All windows, doors, and lights in the front and side facades of a main building must be typical of the style and period of the building and compatible with the

windows, doors, and lights in the front and side facades of the other main buildings in the blockface. Windows must contain at least two lights (window panes). Sidelights must be compatible in style and materials with the door.

(iv) The frames of windows must be trimmed in a manner typical of the style and period of the building.

(b) Landscaping.

(1) Certain items prohibited in front and corner side yards. The following items are not permitted in the front and corner side yards:

- (A) Above-ground meters.
- (B) Berms.
- (C) Pylons and similar structures.
- (D) Rock or sculpture gardens.

(2) Fences.

(A) Definitions. The following definitions apply to terms used in these fence regulations:

(i) FINISHED SIDE means the side of a fence that does not reveal the structural components.

(ii) STRUCTURAL COMPONENT means a post, column, or other vertical or horizontal member providing support and strength for a fence.

(B) Form.

(i) Fences must be constructed and maintained in a vertical position.

(ii) The top edge of a fence must be along a line that is either horizontal or parallel to grade. Except in the case of a picket, chain link, or wrought iron fence, the top edge of a fence must be flat.

(C) Height. The maximum permitted height for a fence is nine feet.

(D) Location.

(i) Fences are not permitted in the front yard.

(ii) A fence in an interior side yard must be located in the rear 50 percent of the side yard and behind the rearmost side projection of a main building, except that the commission may allow a fence to be located in the rear 75 percent of the side yard if it determines that the fence does not screen any portion of a significant architectural feature of a main building on the same or an adjacent lot.

(iii) A fence in the corner side yard must not be directly in front of the corner side facade, except that the commission may allow a fence that is directly in front of all or any portion of the rear 50 percent of the corner side facade if:

(aa) more screening is necessary to insure privacy due to unusually high pedestrian or vehicular traffic; and

(bb) the fence does not screen all or any portion of a significant architectural feature of a main building.

(iv) A fence in the corner side yard must be set back a minimum of two feet from a public sidewalk.

(v) A fence must run either parallel or perpendicular to a building wall or lot line.

(vi) A fence on a vacant lot must be set back a distance that is equal to or greater than the setback of the closest main building in the same blockface. In the case of a single interior vacant lot, the setback of the fence must be equal to or greater than the setback of a main building on the adjacent lot with the greater setback.

(E) Materials. A fence must be constructed of one or more of the following materials: metal or plastic-coated chain link, wrought iron, wood, brick, or stucco. Exposed concrete blocks are not permitted.

(F) Masonry fences.

(i) The color, texture, pattern, and dimensions of masonry and the color, width, type, and elevation of mortar joints in a fence column or base must match the masonry and mortar joints of a main building as nearly as practicable.

(ii) All exposed brick in a fence must be

fired brick as defined by the American Standard Testing Materials Designation C-126-75A, Type Grade FBS-SW.

(G) Metal fences.

(i) Wrought iron and metal fences must be compatible with the style and period of a main building.

(ii) If a wrought iron or metal fence is painted or colored, the color must be black, dark green, or dark brown and complement the color of a main building.

(H) Wooden fences.

(i) All wooden structural posts must be at least four inches in diameter (nominal size).

(ii) The side of a wooden fence facing a public street must be the finished side.

(iii) Wooden fences may be painted or stained a color that is complementary to a main building.

(3) Outdoor lighting. Outdoor light fixtures on the front facade of a main building and on poles in the front yard must be compatible with the style and period of a main building and not obscure or conflict with significant architectural details. Overhead and exposed wiring and conduit for outdoor lighting is not permitted.

(4) Pavement, filler, and edging materials. Pavement, filler, and edging materials, such as landscape timbers, gravel, and bark, used in landscape beds in the front and corner side yards must be reviewed by the commission as part of an overall landscape plan if the landscape beds collectively comprise more than 25 percent of the combined areas of the front and corner side yards. No more than 25 percent of the front yard of a residential use may be covered by pavement or filler materials.

(5) Planter boxes. Planter boxes must be:

(A) an integral part of and typical of the style and period of a main building;

(B) 18 inches or less in height;

(C) 36 inches or less in depth; and

(D) constructed of brick, stone, or

smooth-finish concrete that matches or is compatible in texture, color, and style with a main building.

(6) Retaining walls. Retaining walls are not permitted in the front and side yards except to preserve a natural or existing slope or to make a slope similar to that of an adjacent lot. The height of a retaining wall must not exceed the height of the slope it retains. A retaining wall must be constructed of unpainted stone, brick, stucco, or smooth-finished concrete that is compatible in texture, color, and style with a main building.

(7) Sidewalks, driveways, and curbing.

(A) Materials.

(i) No exposed aggregate, asphaltic, or artificially colored concrete or epoxy resin is permitted as a sidewalk, driveway, or curbing material.

(ii) All public sidewalks and curbing must be constructed of brush finish concrete.

(iii) All private sidewalks and driveways must be constructed of brush finish concrete, brick, tile, or slate. Gravel is allowed in the center strip of a ribbon driveway. Any material used in a sidewalk or driveway must be compatible in texture, color, and style with a main building.

(B) Width, style, and spacing.

(i) The maximum permitted width of a driveway in the front yard is 10 feet. The driveway width may be expanded to 20 feet at any point behind the front facade.

(ii) Ribbon driveways are only permitted if the owner establishes that a ribbon driveway was an original architectural element of the site. If a ribbon driveway is permitted, the ribbons must be at least one foot wide.

(iii) Circular driveways are not permitted in the front yard.

(iv) A driveway constructed in the front yard adjacent to an existing driveway on an adjacent lot must be spaced a minimum of one foot from the existing driveway on the adjacent lot.

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USE REGULATIONS, DEVELOPMENT STANDARDS
AND PRESERVATION CRITERIA FOR

AREA B

BRYAN PARKWAY

(SECTIONS 15, 16, AND 17)

SECTION 15. Use regulations for Area B. The following use regulations apply to all property in Area B:

(a) Uses that were illegal on February 3, 1982, are illegal uses under this ordinance. Except as otherwise provided in this ordinance, nonconforming uses are governed by Section 51-4.704 of the Dallas Development Code, as amended.

(b) The number of dwelling units on a building site may not be increased. If the number of dwelling units in a building is reduced, or the building is replaced with another building containing a lesser number of dwelling units, the building site shall thereafter be limited to the lesser number of dwelling units.

(c) Uses are limited to single-family residential uses.

SECTION 16. Development standards for Area B.

(a) In general. Except as otherwise provided in this section, the development standards in the Dallas Development Code, as amended, applicable to an R-7.5 Single-Family District apply to all property in Area B. In the event of a conflict, the provisions of this section control.

(b) Height requirements. The maximum permitted heights for buildings and structures are:

(1) 30 feet for a main building; and

(2) 24 feet for an accessory building or structure.

(c) Lot size requirements. Lots must conform to the following standards:

(1) Each lot must have a minimum area of 7,000 square feet and a minimum depth of 140 feet.

(2) Each lot must have a width no less than 90 percent of the average width of all lots in both the same and the opposite blockface.

(3) Lots platted on or before February 3, 1982, are legal building sites, even though they may not conform to the requirements of this section.

(d) Maximum lot coverage. The maximum permitted lot coverage for all buildings and structures combined is 45 percent.

(e) Minimum front yard.

(1) All buildings and structures must have a minimum front yard setback of 30 feet.

(2) The main building on an interior lot must have a front yard setback that is:

(A) equal to that of the closest main building on either side of the lot in the same blockface; or

(B) between those of the closest main buildings on either side of the lot in the same blockface.

(3) The main building on a corner lot must have a front yard setback that is within five percent of that of the closest main building in the same blockface.

(f) Minimum rear yard. The minimum permitted rear yard setbacks for buildings and structures are:

(A) 35 feet for a main building; and

(B) 5 feet for an accessory building or structure.

(g) Minimum side yard.

(1) All buildings and structures must have:

(A) on interior lots, a minimum side yard the greater of 5 feet or 80 percent of the average interior side yard in the blockface; and

(B) on corner lots, a minimum corner side yard the greater of 10 feet or 80 percent of the average corner side yard of the other corner lots at the same intersection.

(2) Except as otherwise provided in this section, no balcony, porch, or any portion of a building may extend into the required side yard. Roof eaves may project up to three feet into the required side yard.

(h) Off-street parking requirements. Single-family uses must provide at least two off-street parking spaces for each dwelling unit. One of the required parking spaces must be behind the front yard.

(i) Signs. Signs are governed by the provisions for non-business zoning districts in Article VII, "Sign

Regulations," of the Dallas Development Code, as amended, and all other applicable sign ordinances and laws.

(j) Story requirements. A main building must have less than three stories. an accessory building may have no more than two stories.

SECTION 17. Preservation criteria for Area B. The preservation criteria in this ordinance applicable to Area A apply to all property in Area B except as expressly modified below:

(a) Building placement, form, and treatment.

(1) Accessory buildings. Accessory buildings may be located closer than 15 feet to a main building.

(2) Facade materials. All facade treatments and materials need not be typical of the style and period of a main building so long as they look typical of the style and period of a main building. Existing wood facades need not be preserved as wood facades. Vinyl or aluminum siding is also permitted as a facade material if:

(A) it appears to consist of four-inch wide panels;

(B) it is horizontally oriented;

(C) its color complements the other colors of the building and the overall character of this district;

(D) it has a wood-grain or smooth-finish texture; and

(E) it is installed so that the building decorative trim is replaced over the siding in the same manner that it existed before the installation.

(3) Windows and doors. If a door opening in the front facade of a main building is eliminated as part of a conversion from a duplex to a single-family use, it need not be replaced with a window unless the commission determines that the replacement is necessary to preserve the architectural style of the building. Each story of a front facade of a main building must contain at least two windows, or one window and a door.

(b) Landscaping.

(1) Driveway spacing. A driveway constructed in the front yard adjacent to an existing driveway on an adjacent lot need not be spaced a minimum of one foot from the existing driveway on the adjacent lot.

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USE REGULATIONS, DEVELOPMENT STANDARDS
AND PRESERVATION CRITERIA FOR

AREA C

BRYAN STREET

(SECTIONS 18, 19, AND 20)

SECTION 18. Use regulations for Area C. The following use regulations apply to all property in Area C:

(a) Uses that were illegal on February 3, 1982, are illegal uses under this ordinance. Except as otherwise provided in this ordinance, nonconforming uses are governed by Section 51-4.704 of the Dallas Development Code, as amended.

(b) The number of dwelling units on a building site may not be increased. If the number of dwelling units in a building is reduced, or the building is replaced with another building containing a lesser number of dwelling units, the building site shall thereafter be limited to the lesser number of dwelling units.

(c) Except as otherwise provided below, uses are limited to single-family residential uses.

(d) The duplex use at 5503-05 Bryan Street is expressly recognized as a legal use unless and until the the structure in which the use is located is destroyed, in which case the right to operate the duplex use terminates immediately.

SECTION 19. Development standards for Area C.

(a) In general. Except as otherwise provided in this section, the development standards in the Dallas Development Code, as amended, applicable to an R-7.5 Single-Family District apply to all property in Area C. In the event of a conflict, the provisions of this section control.

(b) Height requirements. The maximum permitted heights for buildings and structures are:

- (1) 36 feet for a main building; and
- (2) 24 feet for an accessory building or structure.

(c) Lot size requirements. Lots must conform to the following standards:

- (1) Each lot must have a minimum area of 7,500 square feet and a minimum depth of 150 feet.
- (2) Each lot must have a width no less than 90 percent of the average width of all lots in both the same and the opposite blockface.

(3) Lots platted on or before February 3, 1982, are legal building sites, even though they may not conform to the

requirements of this section.

(d) Maximum lot coverage. The maximum permitted lot coverage for all buildings and structures combined is 30 percent.

(e) Minimum front yard.

(1) All buildings and structures must have a minimum front yard setback of 30 feet.

(2) The main building on an interior lot must have a front yard setback that is:

(A) equal to that of the closest main building on either side of the lot in the same blockface; or

(B) between those of the closest main buildings on either side of the lot in the same blockface.

(3) The main building on a corner lot must have a front yard setback that is within five percent of that of the closest main building in the same blockface.

(f) Minimum rear yard. The minimum permitted rear yard setbacks for buildings and structures are:

(A) 50 feet for a main building; and

(B) 5 feet for an accessory building or structure.

(g) Minimum side yards.

(1) All buildings and structures must have:

(A) on interior lots, a minimum side yard the greater of 5 feet or 80 percent of the average interior side yard in the blockface; and

(B) on corner lots, a minimum corner side yard the greater of 10 feet or 80 percent of the average corner side yard of the other corner lots at the same intersection.

(2) Except as otherwise provided in this section, no balcony, porch, or any portion of a building may extend into the required side yard. Roof eaves may project up to three feet into the required side yard.

(h) Off-street parking requirements. Single-family and duplex uses must provide at least two off-street parking spaces behind the front yard for each dwelling unit.

(i) Signs. Signs are governed by the provisions for non-business zoning districts in Article VII, "Sign Regulations," of the Dallas Development Code, as amended, and all other applicable sign ordinances and laws.

(j) Story requirements. A main building must have at least two stories. An accessory building may have no more than two stories.

SECTION 20. Preservation criteria for Area C. The preservation criteria in this ordinance applicable to Area A apply to all property in Area C.

USE REGULATIONS, DEVELOPMENT STANDARDS
AND PRESERVATION CRITERIA FOR

AREA D

LA VISTA DRIVE

(SECTIONS 21, 22, AND 23)

SECTION 21. Use regulations for Area D. The use regulations in this ordinance applicable to Area B apply to all property in Area D.

SECTION 22. Development standards for Area D.

(a) In general. Except as otherwise provided in this section, the development standards in the Dallas Development Code, as amended, applicable to an R-7.5 Single-Family District apply to all property in Area D. In the event of a conflict, the provisions of this section control.

(b) Height requirements. The maximum permitted heights for buildings and structures are:

- (1) 36 feet for a main building; and
- (2) 24 feet for an accessory building or structure.

(c) Lot size requirements. Lots must conform to the following standards:

(1) Each lot must have a minimum area of 7,500 square feet and a minimum depth of 150 feet.

(2) Each lot must have a width no less than 90 percent of the average width of all lots in both the same and the opposite blockface.

(3) Lots platted on or before February 3, 1982, are legal building sites, even though they may not conform to the requirements of this section.

(d) Maximum lot coverage. The maximum permitted lot coverage for all buildings and structures combined is 30 percent.

(e) Minimum front yard.

(1) All buildings and structures must have a minimum front yard setback of 30 feet.

(2) The main building on an interior lot must have a front yard setback that is:

(A) equal to that of the closest main building on either side of the lot in the same blockface; or

(B) between those of the closest main buildings on either side of the lot in the same blockface.

(3) The main building on a corner lot must have a front yard setback that is within five percent of that of the closest main building in the same blockface.

(f) Minimum rear yard. The minimum permitted rear yard setbacks for buildings and structures are:

(A) 60 feet for a main building; and

(B) 5 feet for an accessory building or structure.

(g) Minimum side yards.

(1) All buildings and structures must have:

(A) on interior lots, a minimum side yard the greater of 5 feet or 80 percent of the average interior side yard in the blockface; and

(B) on corner lots, a minimum corner side yard the greater of 10 feet or 80 percent of the average corner side yard of the other corner lots at the same intersection.

(2) Except as otherwise provided in this section, no balcony, porch, or any portion of a building may extend into the required side yard. Roof eaves may project up to three feet into the required side yard.

(h) Off-street parking requirements. Single-family uses must provide at least two off-street parking spaces behind the front yard for each dwelling unit.

(i) Signs. Signs are governed by the provisions for non-business zoning districts in Article VII, "Sign Regulations," of the Dallas Development Code, as amended, and all other applicable sign ordinances and laws.

(j) Story requirements. A main building must have less than three stories. An accessory building may have no more than two stories.

SECTION 23. Preservation criteria for Area D. The preservation criteria in this ordinance applicable to Area A apply to all property in Area D.

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USE REGULATIONS, DEVELOPMENT STANDARDS
AND PRESERVATION CRITERIA FOR

AREA E

POST OFFICE

(SECTIONS 24, 25, AND 26)

SECTION 24. Use regulations for Area E. The following use regulations apply to all property in Area A:

- (a) Uses are limited to single-family residential uses.
- (b) The post office use at 6120 Swiss Avenue is expressly recognized as a nonconforming use.

SECTION 25. Development standards for Area E. The development standards in this ordinance applicable to Area A apply to all property in Area E except as expressly modified below:

- (a) Minimum front yard. The post office use must have a minimum setback along Swiss Avenue that is equal to or greater than that of the closest main building fronting on Swiss Avenue in the same blockface.
- (b) Off-street parking requirements. The post office use must provide at least one off-street parking space for each 200 square feet of floor area.
- (c) Screening. A solid wood or masonry screening fence no less than six feet in height is required in the rear and side yards of the post office use.

SECTION 26. Preservation criteria for Area E. The preservation criteria in this ordinance applicable to Area A apply to all property in Area E.

USE REGULATIONS, DEVELOPMENT STANDARDS
AND PRESERVATION CRITERIA FOR

AREA F

LIVE OAK STREET

(SECTIONS 27, 28, AND 29)

SECTION 27. Use regulations for Area F. The use regulations in this ordinance applicable to Area B apply to all property in Area F.

SECTION 28. Development standards for Area F.

(a) In general. Except as otherwise provided in this section, the development standards in the Dallas Development Code, as amended, applicable to an R-7.5 Single-Family District apply to all property in Area F. In the event of a conflict, the provisions of this section control.

(b) Height requirements. The maximum permitted heights for buildings and structures are:

- (1) 36 feet for a main building; and
- (2) 24 feet for an accessory building or structure.

(c) Lot size requirements. Lots must conform to the following standards:

(1) Each lot must have a minimum area of 7,500 square feet and a minimum depth of 130 feet.

(2) Each lot must have a width no less than 90 percent of the average width of all lots in both the same and the opposite blockface.

(3) Lots platted on or before February 3, 1982, are legal building sites, even though they may not conform to the requirements of this section.

(d) Maximum lot coverage. The maximum permitted lot coverage for all buildings and structures combined is 25 percent.

(e) Minimum front yard.

(1) All buildings and structures must have a minimum front yard setback of 65 feet.

(2) The main building on an interior lot must have a front yard setback that is:

(A) equal to that of the closest main building on either side of the lot in the same blockface; or

(B) between those of the closest main buildings on either side of the lot in the same blockface.

(3) The main building on a corner lot must have a front yard setback that is within five percent of that of the closest main building in the same blockface.

(f) Minimum rear yard. The minimum permitted rear yard setbacks for buildings and structures are:

(A) 120 feet for a main building; and

(B) 5 feet for an accessory building or structure.

(g) Minimum side yards.

(1) All buildings and structures must have:

(A) on interior lots, a minimum side yard the greater of 10 feet or 80 percent of the average interior side yard in the blockface; and

(B) on corner lots, a minimum corner side yard the greater of 15 feet or 80 percent of the average corner side yard of the other corner lots at the same intersection.

(2) Except as otherwise provided in this section, no balcony, porch, or any portion of a building may extend into the required side yard. Roof eaves may project up to three feet into the required side yard.

(h) Off-street parking requirements. Single-family uses must provide at least two off-street parking spaces behind the front yard for each dwelling unit.

(i) Signs. Signs are governed by the provisions for non-business zoning districts in Article VII, "Sign Regulations," of the Dallas Development Code, as amended, and all other applicable sign ordinances and laws.

(j) Story requirements. A main building must have at least two stories. An accessory building may have no more than two stories.

SECTION 29. Preservation criteria for Area F. The preservation criteria in this ordinance applicable to Area A apply to all property in Area F.

SECTION 30. Building official. The building official shall not issue a building permit or certificate of occupancy for a use in this district until there has been full compliance

with this ordinance, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the City of Dallas.

SECTION 31. Repealer. Sections 2, 4, and 6 of Ordinance No. 17285, passed by the Dallas City Council on February 3, 1982, are repealed.

SECTION 32. Saving clause. Ordinance No. 17285 and CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.


SECTION 33. Severability clause. The terms and provisions of this ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

SECTION 34. Effective date. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

ANALESIE MUNCY, City Attorney

BY


 MARK L. BRYZA
 Assistant City Attorney

JAN 23 1985

Passed and correctly enrolled _____.

Zoning File No. 2845-131/731-E

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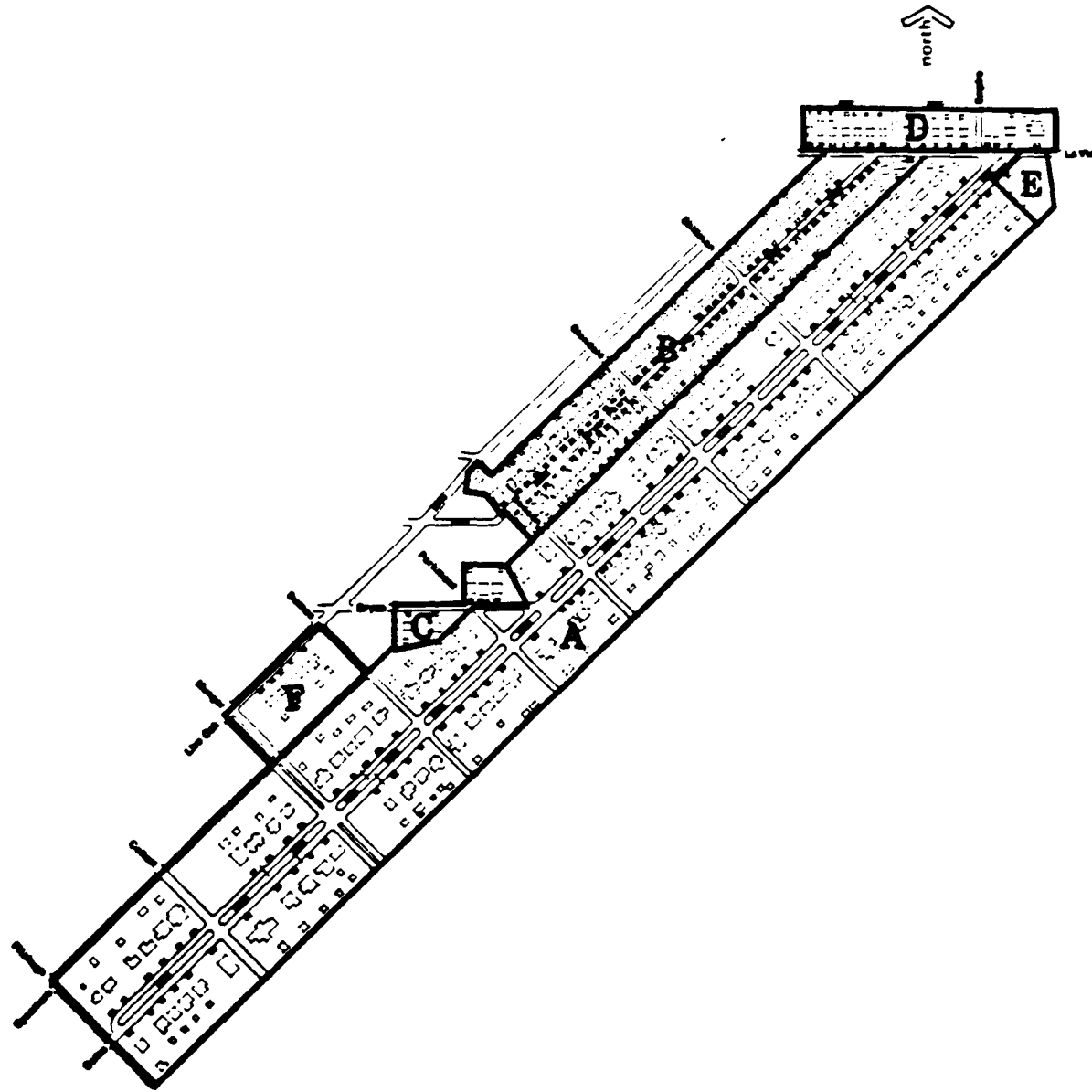
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EXHIBIT A

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SWISS AVENUE HISTORIC DISTRICT



BEGINNING at the intersection of the present northeast line of Fitzhugh Avenue with the present northwest line of a 40 foot alley in Block C/681, official City numbers, said intersection being the south corner of Lot 16, in said Block C/681, said point being 241.35 feet, more or less, southeastward from the present woutheast line of Swiss Avenue;

THENCE, in a northeasterly direction along said present northwest line of the 40 foot alley, and being 241.35 feet, more or less, southeastward from and parallel with said present southeast line of Swiss Avenue, a distance of 2628.2 feet, more or less, to a point on the present northeast line of Parkmont Street;

THENCE, in a southeasterly direction along said present northeast line of Parkmont Street, a distance of 7.45 feet, more or less, to its intersection with the present northwest line of a 25 foot alley in Block 12/1862, official City numbers, said intersection being the south corner of Lot 12, in said Block 12/1862, said point being 248.8 feet, more or less, southeastward from the present southeast line of Swiss Avenue;

THENCE, in a northeasterly direction along said present northwest line of the 25 foot alley, and being 248.8 feet, more or less, southeastward from and parallel with said southeast line of Swiss Avenue, a distance of 3062.5 feet, more or less, to the east corner of Lot 29, in Block 3/1882, official City numbers, said point also being the south corner of Lot 28, in said Block 3/1882;

THENCE, in a northwesterly direction along the common line of said Lots 28 and 29, a distance of 248.8 feet, more or less, to a point in the present southeast line of Swiss Avenue, said point being the west corner of Lot 28, in said Block 3/1882;

THENCE, in a northeasterly direction along said present southeast line of Swiss Avenue, a distance of 191.5 feet, more or less, to its intersection with the present south line of La Vista Drive;

THENCE, in a westerly direction along said present south line of La Vista Drive, and its prolongation, a distance of 500 feet, more or less, to its intersection with the northwest line of a 15 foot alley in Block 2/1881, official City numbers, said point also being the northeast corner of Lot 14 in said Block 2/1881;

THENCE, in a southwesterly direction along said northwest line of said 15 foot alley, a distance of 1698 feet, more or less, to its intersection with the present northeast line of Glendale Street, said point also being the south corner of Lot 23, in Block 14/1875, official City numbers;

THENCE, in a southeasterly direction along the southeastward prolongation of the northeast line of Glendale Street, and crossing said 15 foot alley, a distance of 15 feet, more or less, to its intersection with the southeast line of said 15 foot alley, said point also being the west corner of Lot 1 in said Block 14/1875;

THENCE, in a southwesterly direction along the southeast line of said 15 foot alley, a distance of 984.5 feet, more or less, to an angle point in said alley line, said point being the west corner of Lot 6 and the northeast corner of Lot 5, Block 17/1871, official City numbers;

THENCE, in a southeasterly direction along the common line of said Lots 5 and 6, a distance of 200 feet, more or less, to the intersection of the present northwest line of Swiss Avenue with the present north line of Bryan Street;

THENCE, in a westerly direction along said present north line of Bryan Street, a distance of 300 feet, more or less, to the southwest corner of Lot 2 in said Block 17/1871;

THENCE, in a southwesterly direction, crossing Bryan Street, a distance of 75 feet, more or less, to the intersection of the present south line of Bryan Street with the southeast line of a 20 foot alley in Block R/1860, official City numbers, said point also being the north corner of Lot 5 in said Block R/1860;

THENCE, in a southwesterly direction along the southeast line of said 20 foot alley, a distance of 203.6 feet, more or less, to an angle point in said alley line;

THENCE, in a westerly direction along the south line of the 20 foot alley, a distance of 170 feet, more or less, to an angle point in said alley line;

THENCE, in a southwesterly direction along the southeast line of said 20 foot alley, a distance of 147.7 feet, more or less, to its intersection with the present northeast line of Dumas Street, said point also being the west corner of Lot 1 in said Block R/1860;

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THENCE, in a southwesterly direction, crossing Dumas Street, a distance of 51 feet, more or less, to the intersection of the present southwest line of Dumas Street with the present southeast line of Sycamore Street, said point being the north corner of Lot 7, Block Q/1498, official City numbers;

THENCE, in a northwesterly direction along the northwestward prolongation of said present southwest line of Dumas Street, and crossing Sycamore Street, a distance of 40 feet, more or less, to its intersection with the present northwest line of Sycamore Street, said point also being the east corner of Lot 8 in said Block Q/1498;

THENCE, in a southwesterly direction along said present northwest line of Sycamore Street, a distance of 521.6 feet, more or less, to its intersection with the present northeast line of Munger Boulevard, said point also being the south corner of Lot 14, in said Block Q/1498;

THENCE, in a southeasterly direction along the southeastward prolongation of the present northeast line of Munger Boulevard, crossing Sycamore Street, a distance of 40 feet, more or less, to its intersection with the present southeast line of Sycamore Street said point also being the west corner of Lot 1 in said Block Q/1498;

THENCE, in a southwesterly direction along said present southeast line of Sycamore Street, a distance of 1490 feet, more or less, to its intersection with the present northeast line of Fitzhugh Avenue, said point also being the west corner of Lot 1, Block A/670, official City numbers;

THENCE, in a southeasterly direction along said present northeast line of Fitzhugh Avenue, a distance of 652.1 feet, more or less, to the PLACE OF BEGINNING.

Area B:

BEGINNING, at the intersection of the present south line of La Vista Drive with the present northwest line of a 15 foot wide public alley in City Block 2/1881, said point also being the northeast corner of Lot 14 in City Block 2/1881;

THENCE, in a southwestwardly direction along said northwest line of said 15 foot wide public alley and its southwestward prolongation, a total distance of approximately 2,484.1 feet to a point for corner on the southwest line of Lot 9 in City Block 17/1871;

THENCE, in a northwestwardly direction along the southwest line of Lot 9 in City Block 17/1871 and its northwestward prolongation, a total distance of 190 feet to a point for corner on the northwest line of Bryan Parkway;

THENCE, in a southwestwardly direction along the northwest line of Bryan Parkway, a distance of approximately 20 feet to a point for corner on the southwest line of Lot 4 in City Block 18/1870;

THENCE, in a northwestwardly direction along the southwest line of Lot 4 in City Block 18/1870, a distance of approximately 140 feet to a point for corner on the southeast line of a 15 foot wide public alley;

THENCE, in a northwestwardly direction crossing said alley, a distance of approximately 15 feet to an angle point on the north line of said alley;

THENCE, in a westwardly direction along the north side of said alley, a distance of approximately 160 feet to a point for corner on the southeast line of Live Oak Street;

THENCE, in a northeastwardly direction along the southeast line of Live Oak Street, a distance of approximately 160 feet to a point for corner on the southwest line of Beacon Street;

THENCE, along the southwest line of Beacon Street, a distance of approximately 149 feet to a point for corner on the southeast line of a 15 foot wide public alley;

THENCE, in a northeastwardly direction crossing Beacon Street and continuing along the southeast line of a 15 foot wide public alley at the rear of Lots 1 - 13 in City Block 16/1872, and continuing in a northeastwardly direction along the northeastward prolongation of said alley line, a total distance of 2,142 feet to a point for corner on the south line of La Vista Drive;

THENCE, in an easterly direction along the south line of La Vista Drive and its eastward prolongation, a distance of approximately 475 feet to the POINT OF BEGINNING.

Area C:

BEGINNING at the intersection of the present north line of Bryan Street with the present northwest line of Swiss Avenue, said point also being the south corner of Lot 6, and the southeast corner of Lot 5, in Block 17/1871, official City numbers;

THENCE, in a northwesterly direction along the common line of Lots 5 and 6 in said Block 17/1871, a distance of 200 feet, more or less, to a common corner of Lots 5 and 6, in said Block 17/1871, said common corner being an angle point in a 15 foot alley line;

THENCE, in a westerly direction along the south line of said 15 foot alley, a distance of 180.9 feet, more or less, to the northwest corner of Lot 2 in said Block 17/1871, said point also being the northeast corner of Lot 1 in said Block 17/1871;

THENCE, in a southerly direction along the common line of said Lots 1 and 2, a distance of 155 feet, more or less, to a point on the present north line of Bryan Street, said point also being the southwest corner of Lot 2 in said Block 17/1871;

THENCE, in a westerly direction along said present north line of Bryan Street, a distance of 334 feet, more or less, to a point on the northward prolongation of the common line of Lots 7 and 8, Block R/1860, official City numbers;

THENCE, in a southerly direction along said common line of said Lots 7 and 8, and its northerly prolongation, a distance of 228.2 feet, more or less, to a point for corner in the present south line of a 20 foot alley;

THENCE, in an easterly direction along the present south line of said 20 foot alley, a distance of 140 feet, more or less, to an angle point in said alley line;

THENCE, in a northeasterly direction along the southeast line of said 20 foot alley, a distance of 203.6 feet, more or less, to its intersection with the present south line of Bryan Street, said point also being the north corner of Lot 5 in Block R/1860, official City numbers;

THENCE, in a northeasterly direction, crossing Bryan Street, a distance of 75 feet, more or less, to a point on the present north line of Bryan Street, said point being the southwest corner of Lot 2 in said Block 17/1871;

THENCE, in an easterly direction along said present north line of Bryan Street, a distance of 300 feet, more or less, to the PLACE OF BEGINNING.

BEGINNING at the intersection of the present north line of La Vista Drive with the present west line of Swiss Avenue, said intersection being the southeast corner of Lot 12 in Block 2/2233, official City numbers;

THENCE, in a northerly direction along said present west line of Swiss Avenue, a distance of 170 feet, more or less, to its intersection with the present south line of a 13.8 foot alley in said Block 2/2233, said intersection also being the northeast corner of Lot 12, in said Block 2/2233;

THENCE, in a westerly direction along said present south line of said 13.8 foot alley, and its prolongation, a distance of 367.25 feet, more or less, to a point on the present west line of Empire Drive;

THENCE, in a northerly direction along said present west line of Empire Drive, a distance of 6.9 feet, more or less, to the northeast corner of Lot 14, Block 1/2143, official City numbers, said corner being 176.9 feet, more or less, northward from the present north line of La Vista Drive;

THENCE, in a westerly direction along the north line of Lots 8 to 14, inclusive, in said Block 1/2143 and being 176.9 feet, more or less, northward from and parallel with said present north line of La Vista Drive, a distance of 350 feet, more or less, to a point on the present east line of Bryan Parkway, said point also being the northwest corner of Lot 8 in said Block 1/2143;

THENCE, in a southerly direction along said east line of Bryan Parkway, a distance of 6.9 feet, more or less, to its intersection with the eastward prolongation of the present south line of a 12 foot alley in Block 2142, official City numbers, said intersection being 170 feet, more or less, northward from the north line of La Vista Drive;

THENCE, in a westerly direction along said present south line of said 12 foot alley and its prolongation, and being 170 feet, more or less, northward from and parallel with the north line of La Vista Drive, a distance of 448 feet, more or less, to a point for corner;

THENCE, in a southerly direction, a distance of 170 feet, more or less, to a point for corner in the present north line of La Vista Drive;

THENCE, in an easterly direction along said present north line of La Vista Drive, a distance of 1165.25 feet, more or less, to the PLACE OF BEGINNING.

Area E:

BEGINNING at the intersection of the present southeast line of Swiss Avenue with the present south line of La Vista Drive, said point being the northwest corner of Lot 26, in Block 3/1882, official City numbers;

THENCE, in a southwesterly direction along said present southeast line of Swiss Avenue, a distance of 191.5 feet, more or less, to the west corner of Lot 28 in said Block 3/1882, said point also being the north corner of Lot 29 in said Block 3/1882;

THENCE, in a southeasterly direction along the common line of said Lots 28 and 29 in said Block 3/1882, a distance of 248.8 feet, more or less, to a point on the northwest line of a 25 foot alley, said point being the south corner of Lot 28 and the east corner of Lot 29 in said Block 3/1882;

THENCE, in a northeasterly direction along said northeast line of said 25 foot alley, a distance of 179.5 feet, more or less, to the east corner of Lot 27 in said Block 3/1882;

THENCE, in a northwesterly direction along the northeast line of said Lot 27, Block 3/1882, a distance of 28.8 feet, more or less, to the south corner of Lot 26 in said Block 3/1882;

THENCE, in a northeasterly direction along the southeast line of Lot 26, in said Block 3/1882, a distance of 18.3 feet, more or less, to the west corner of Lot 26, said point also being the southwest corner of Lot 25 in said Block 3/1882;

THENCE, in a northerly direction along the common line of said Lots 25 and 26, a distance of 153.5 feet, more or less, to a point on the present south line of La Vista Drive, said point also being the northeast corner of Lot 26 in said Block 3/1882;

THENCE, in a westerly direction along said present south line of La Vista Drive, a distance of 125 feet, more or less, to the PLACE OF BEGINNING.

Area F:

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BEGINNING at the intersection of the present northwest line of Sycamore Street with the present southwest line of Dumas Street, said point being the east corner of Lot 8, in Block Q/1498, official City numbers;

THENCE, in a northwesterly direction along said present southwest line of Dumas Street, a distance of 280.75 feet, more or less, to its intersection with the present southeast line of Live Oak Street, said point being the north corner of Lot 8 in said Block Q/1498;

THENCE, in a southwesterly direction along said present southeast line of Live Oak Street, a distance of 521.6 feet, more or less, to its intersection with the present northeast line of Munger Boulevard, said point being the west corner of Lot 14 in said Block Q/1498;

THENCE, in a southeasterly direction along said present northeast line of Munger Boulevard, a distance of 380.75 feet, more or less, to its intersection with the present northwest line of Sycamore Street, said point being the south corner of Lot 14 in said Block Q/1498;

THENCE, in a northeasterly direction along said present northwest line of Sycamore Street, a distance of 521.5 feet, more or less, to the PLACE OF BEGINNING.

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EXHIBIT A - PAGE 9 of 9

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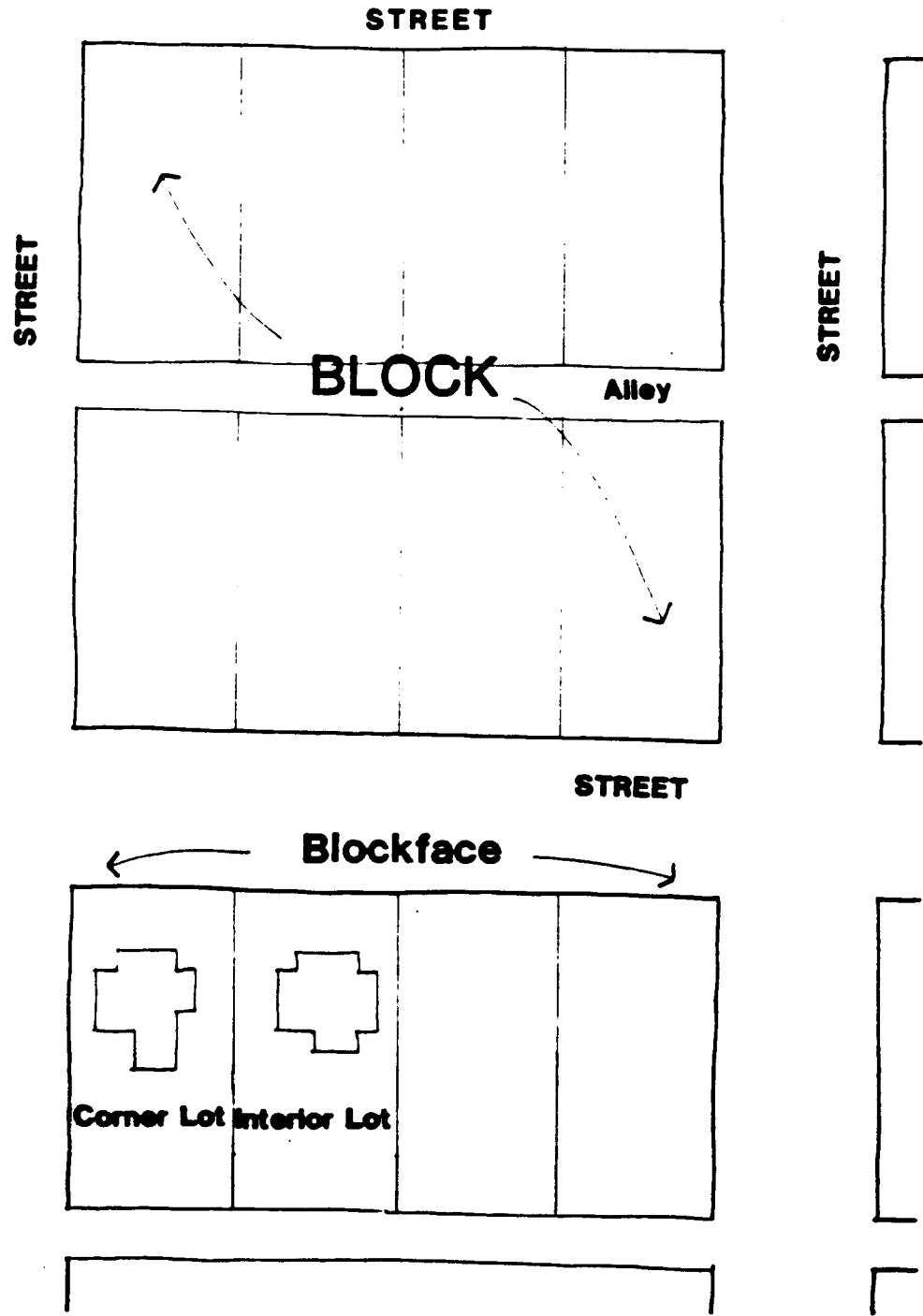
EXHIBIT B

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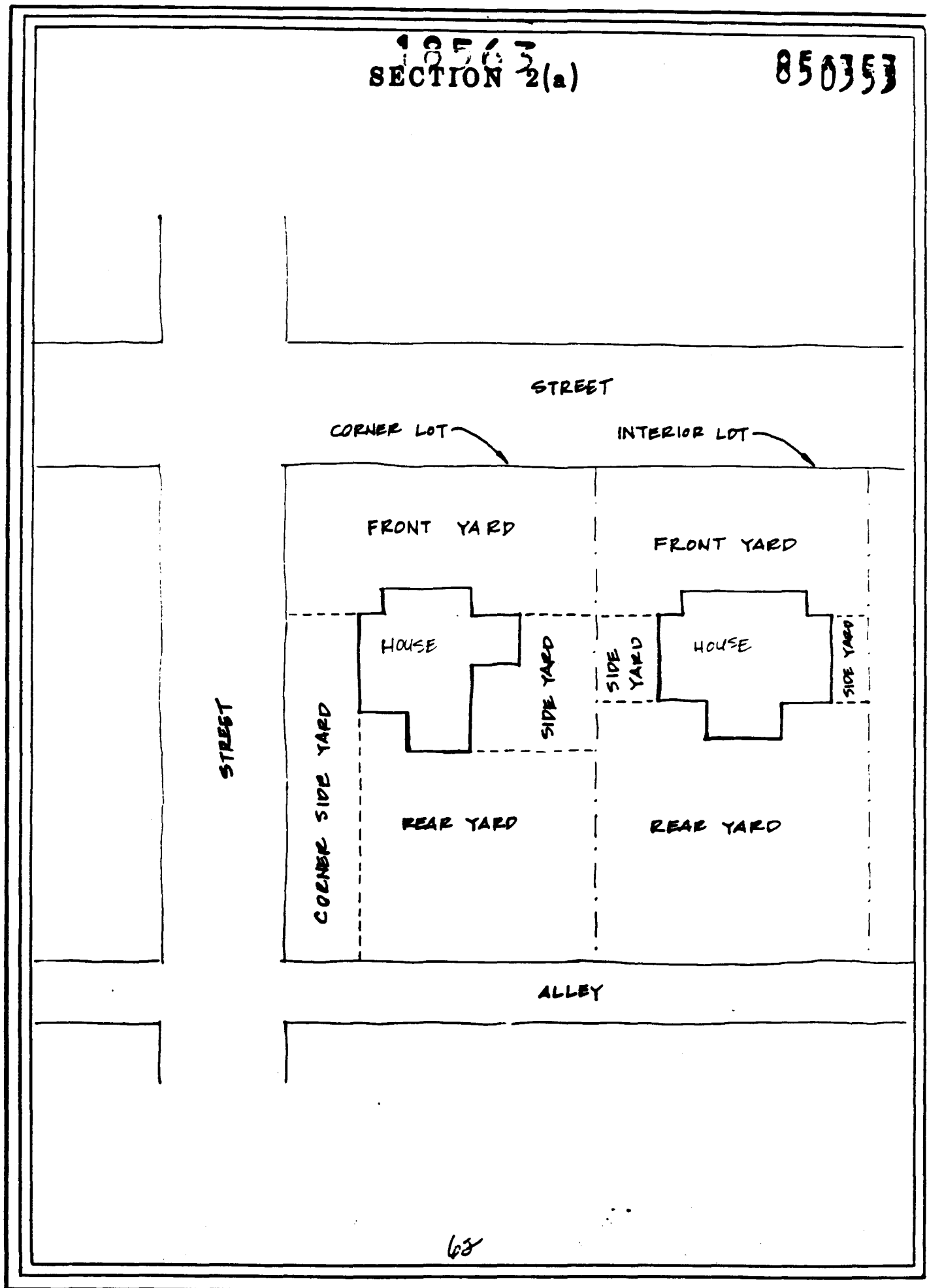
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SECTION 2(a)



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SECTION 2(a)

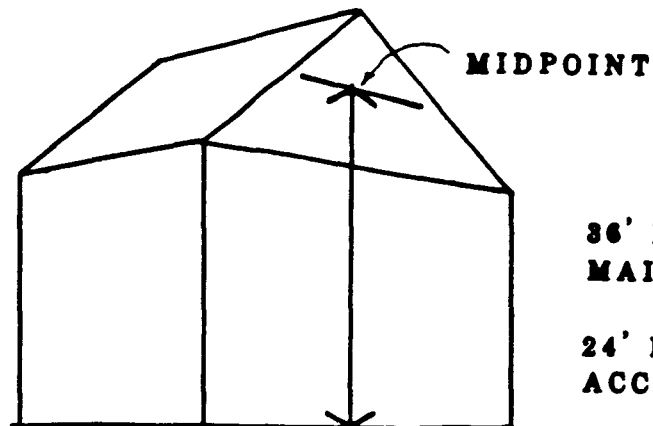
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SECTIONS 13(b), 19(b), 22(b), 28(b)

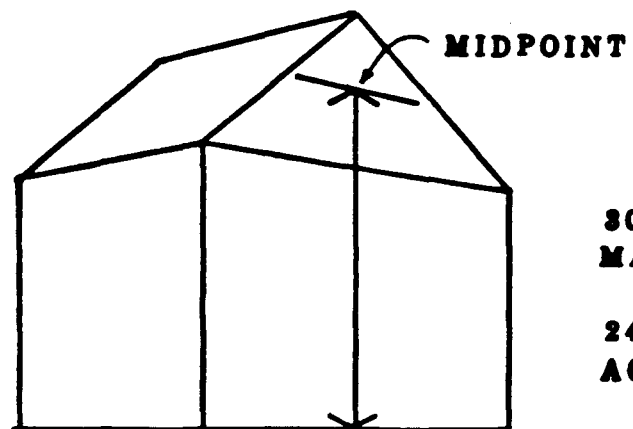


36' MAXIMUM FOR A
MAIN BUILDING

24' MAXIMUM FOR AN
ACCESSORY BUILDING

BUILDING HEIGHT
AS DEFINED IN THE DEVELOPMENT CODE

SECTION 16(b)



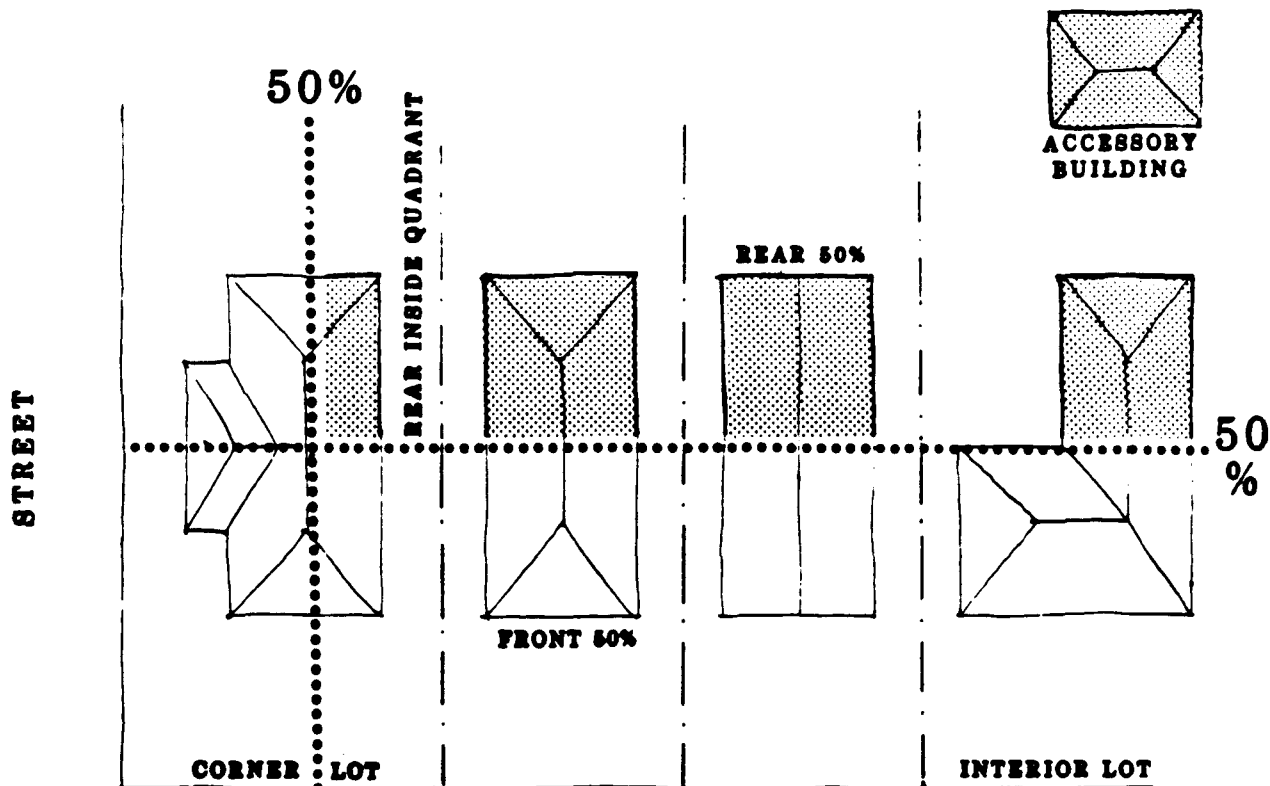
30' MAXIMUM FOR A
MAIN BUILDING

24' MAXIMUM FOR AN
ACCESSORY BUILDING

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SECTION 14(a)(7) and (14)

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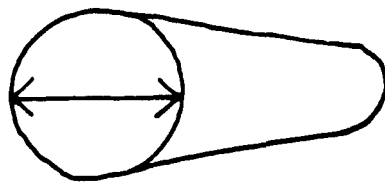


STREET

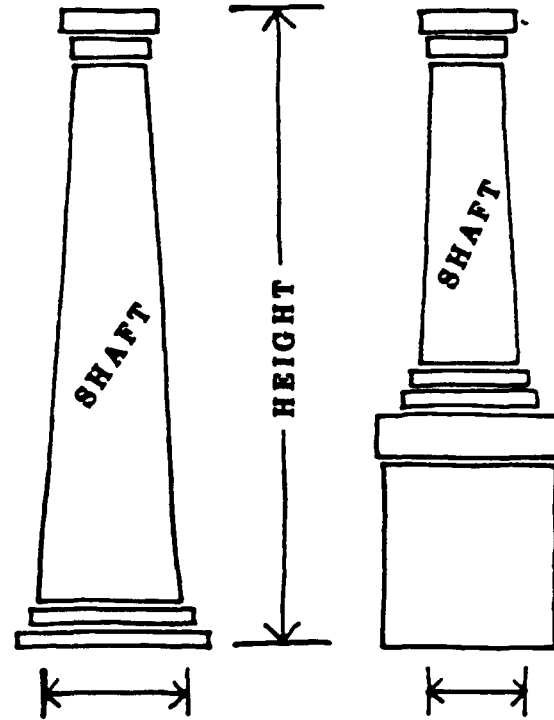
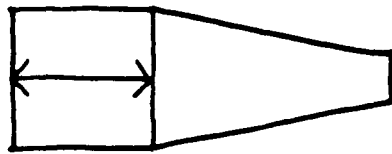
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SECTION 14(a)(9)

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WIDTH



WIDTH OF SHAFT

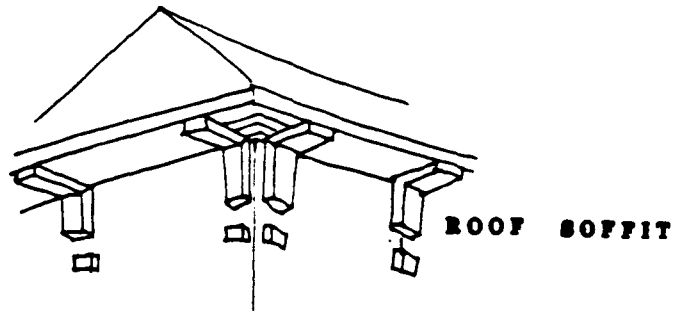
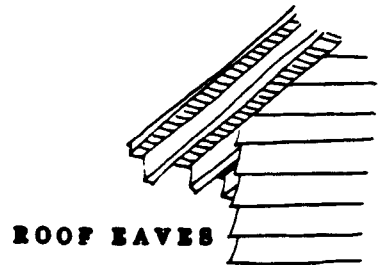
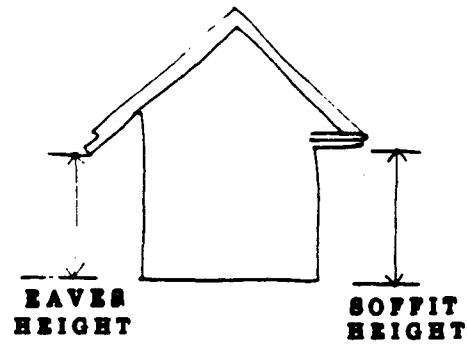
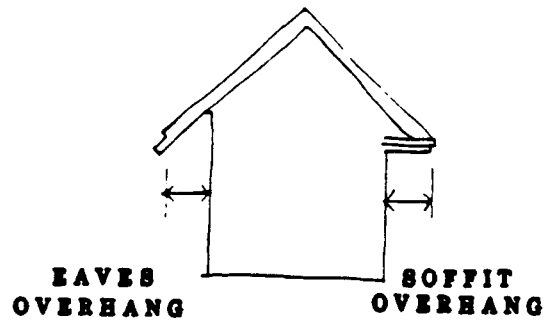
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COLUMNS

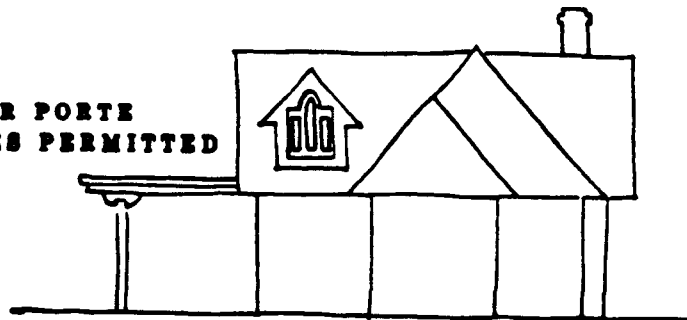
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SECTION 14(a)(14)

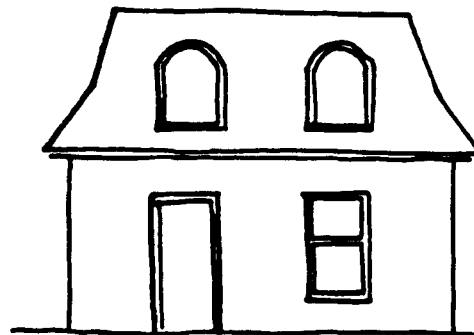
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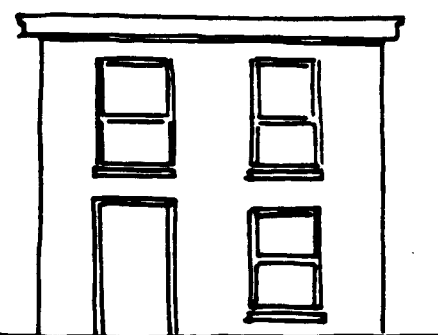
FLAT ROOFS OVER PORTE
COCHERES AND PORCHES PERMITTED



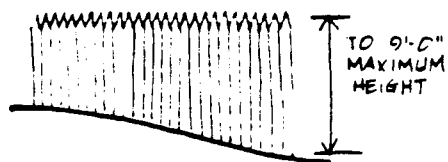
MANSARD ROOFS NOT PERMITTED
ON MAIN BUILDINGS



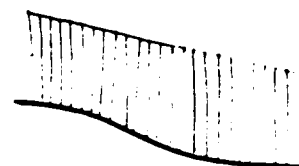
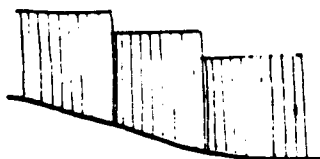
FLAT ROOFS NOT PERMITTED
ON MAIN BUILDINGS



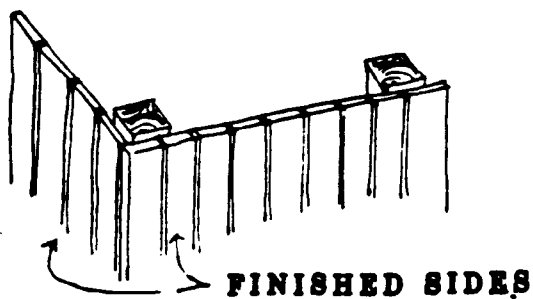
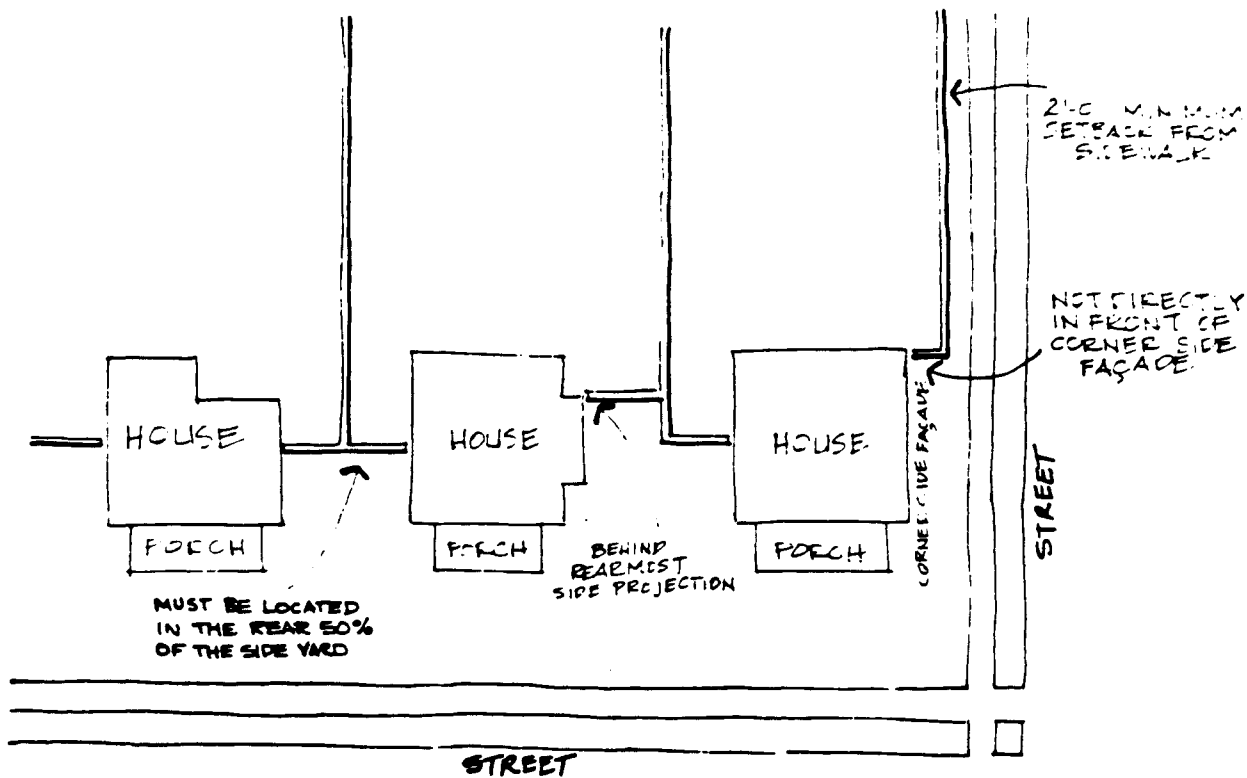
FENCES



HORIZONTAL



PARALLEL
TO GRADE



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EXHIBIT C

EXHIBIT C

Color and color scheme shall be evaluated according to the Munsell Book of Color Systems (Neighboring Hues Edition - 1973).

The Munsell color ranges or their equivalents in value (V) and Chroma (C) for primary or body trim or accent on structures permitted under RMR are:

Body: 9 through 6V/1 through 4C

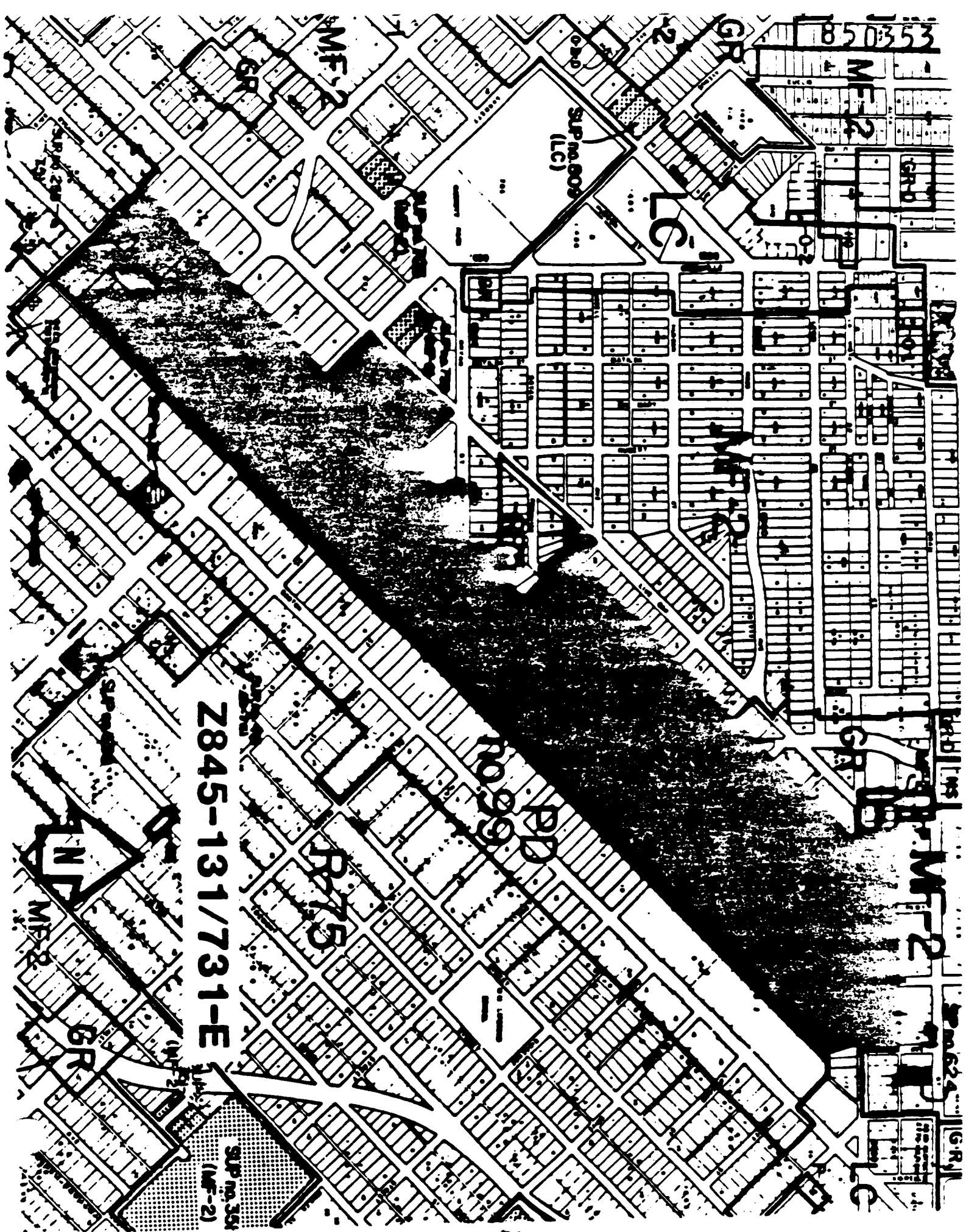
Body: 9 through 3V/1 through 6C

Hue symbols 2.5-10 for: R (Red) G (Green) B (Blue) Y (Yellow)
YR (Yellow-Red) GY (Green-Yellow)

Neutral gray and absolute white may also be permitted. Neutral gray must be equivalent in value to those ranges specified above. Any colors or color schemes that are not within the specified allowable Munsell ranges must be reviewed by the committee and commission and approved or denied based on their appropriateness to and compatibility with the structure, blockface, and this district. The commission and city council shall not approve any colors or color schemes (or their equivalents) that are specifically excluded by this ordinance.

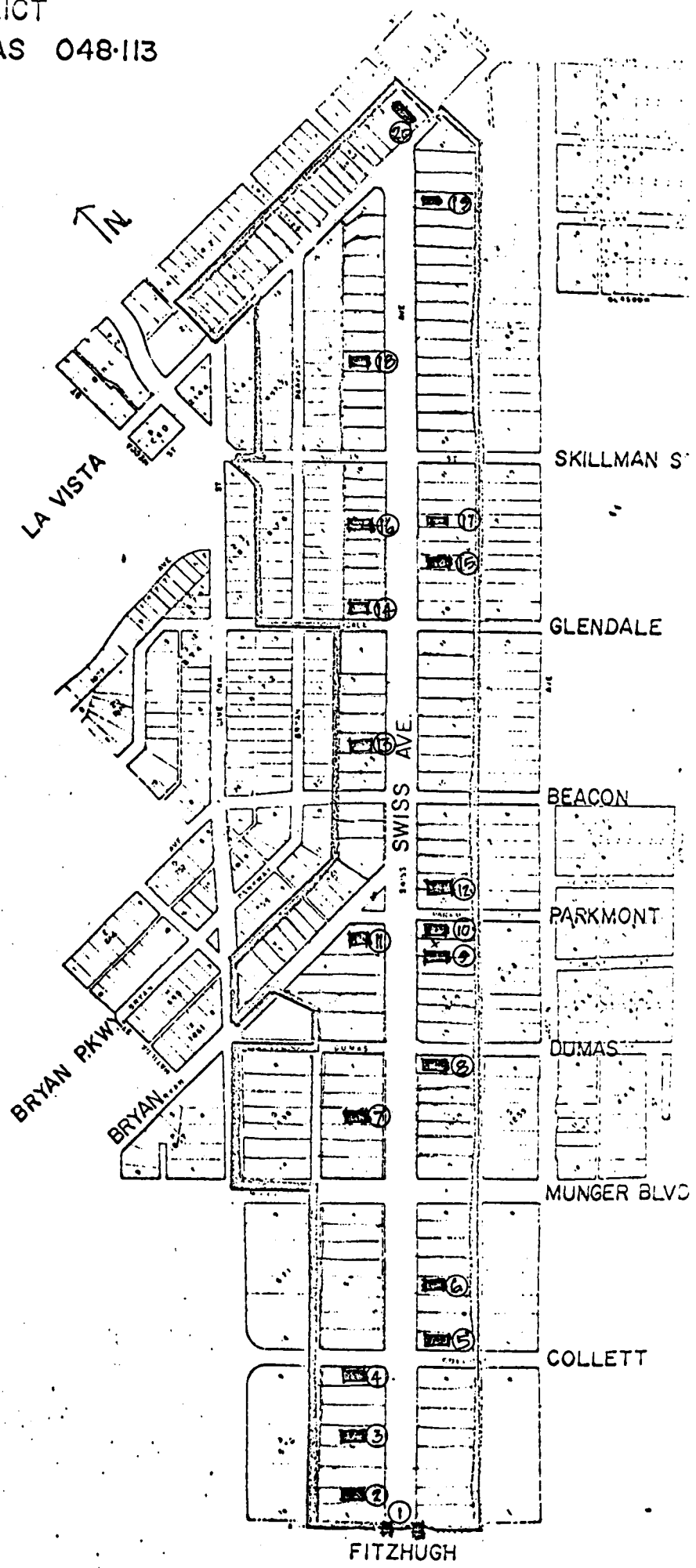
6658D

EXHIBIT C - SOLO PAGE



2845-131/731-E

SWISS AVENUE HISTORIC DISTRICT
DALLAS, DALLAS COUNTY, TEXAS 048-113



14. 5703 Swiss - built by P. A. Ritter in 1917 showing characteristics of the Prairie style.
15. 5714 Swiss - built by A. C. adkins in 1919 showing characteristics of the Prairie style.
16. 5731 Swiss - an example of Georgian Revival. Built by Theodore Marcus in 1921.
- ✓17. 5736 Swiss - an example of Georgian Revival. Built by W. O. Womack in 1923.
- ✓18. 5907 Swiss - an example of Georgian Revival. Built by E. Hundahl in 1929.
- ✓19. 6020 Swiss - Tudor type architecture. Built in 1927.
20. 6243 La Vista - outstanding Jacobethan style.
21. 5928 Swiss - an example of Spanish Renaissance style. Built in 1923.