

02-13-01

ORDINANCE NO. 24513

An ordinance amending Ordinance No. 21197, passed by the Dallas City Council on February 12, 1992, which established Conservation District No. 7 (the Bishop-Eighth Street Conservation District), as amended by Ordinance No. 23925, passed by the Dallas City Council on June 23, 1999; revising the off-street parking and loading requirements in Subarea 2 of that district; providing a penalty not to exceed \$2,000; 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 Charter of the City of Dallas, the state law, and the ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the property hereinafter described; and

WHEREAS, the city council finds that it is in the public interest to amend the zoning regulations governing Conservation District No. 7 as specified in this ordinance;  
Now, Therefore,

**BĒ IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That Paragraph 11, "Off-street Parking and Loading," of Subsection (b), "Subarea 2," of Section 8, "Development Standards," of Ordinance No. 21197, as amended, is amended to read as follows:

**"(11) Off-street parking and loading.**

(A) Unless otherwise specified in this ordinance, consult the use regulations (Division 51A-4.200 et seq.) to determine the off-street parking regulations for each use and consult the off-street parking and loading regulations (Division 51A-

4.300 et seq.) to determine the off-street parking and loading requirements for each use.

(B) If a lot contains a ~~[(i)]~~ residential style structure, the off-street parking regulations governing residential districts apply. ~~[-and-(ii)]~~ If a lot contains a commercial style structure, the off-street parking regulations governing nonresidential districts apply.

(C) The parking requirements for the uses listed below are as follows:

(i) One and one-half off-street parking spaces for each residential dwelling unit. (A duplex must have at least three off-street parking spaces.)~~[-]~~

(ii) One off-street parking space per ~~400~~ 220 square feet of floor area of a retail use. ~~[-and]~~

(iii) One off-street parking space per ~~500~~ 366 square feet of floor area of an office use.

(iv) One off-street parking space per 220 square feet of floor area of an alcoholic beverage establishment or restaurant with or without drive-in or drive through.

(D) Remote parking must be located within Subarea 2 and within a walking distance of 600 feet from the use served by the remote parking."

SECTION 2. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 3. That Ordinance No. 21197, as amended, and CHAPTER 51A "PART II OF THE 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 4. That 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.

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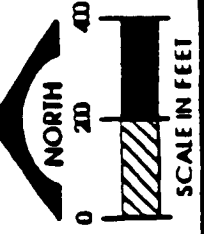
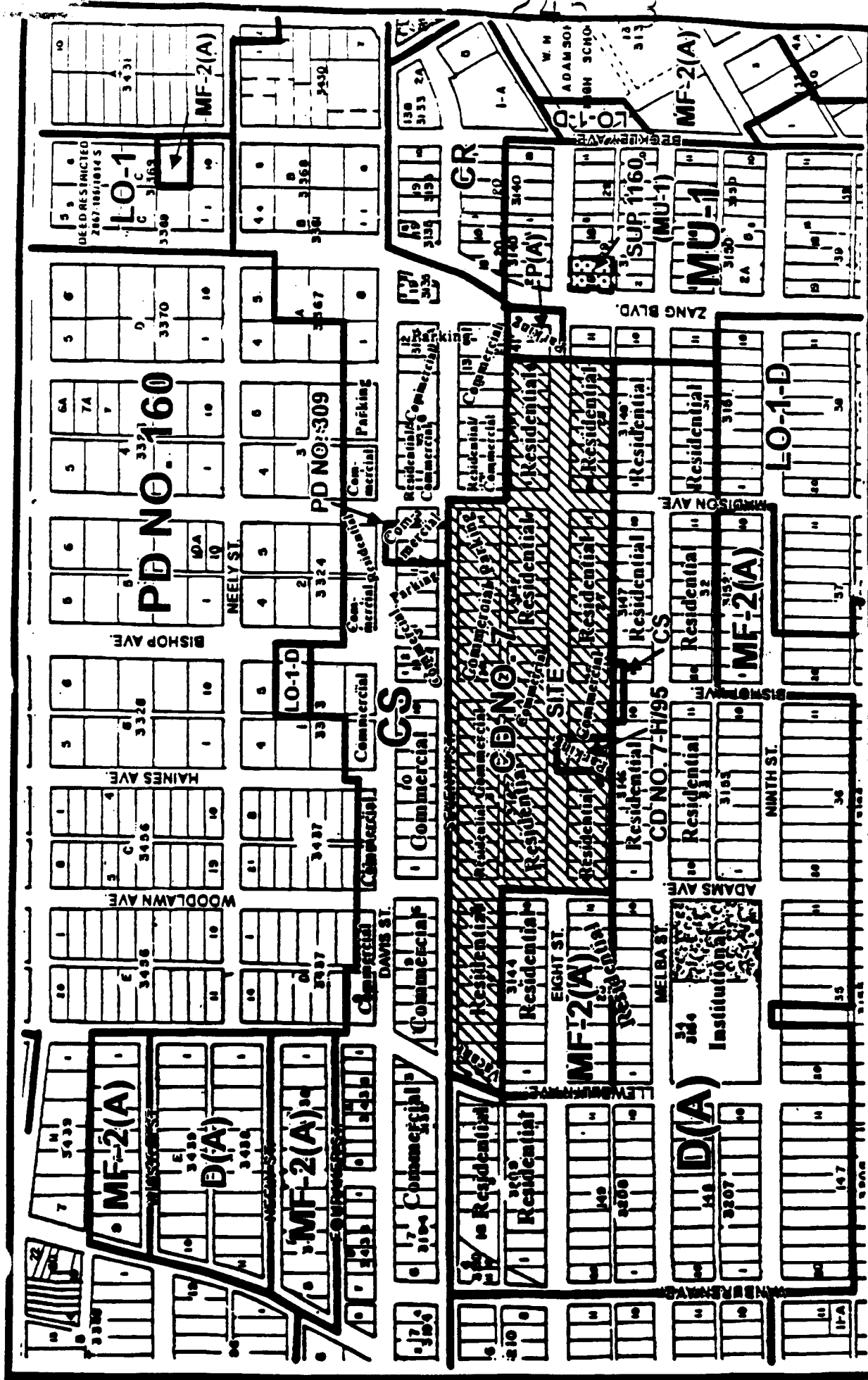
SECTION 5. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so ordained.

APPROVED AS TO FORM:

MADELEINE B. JOHNSON, City Attorney

By:   
Assistant City Attorney

Passed: FEB 14 2001



# ZONING AND LAND USE

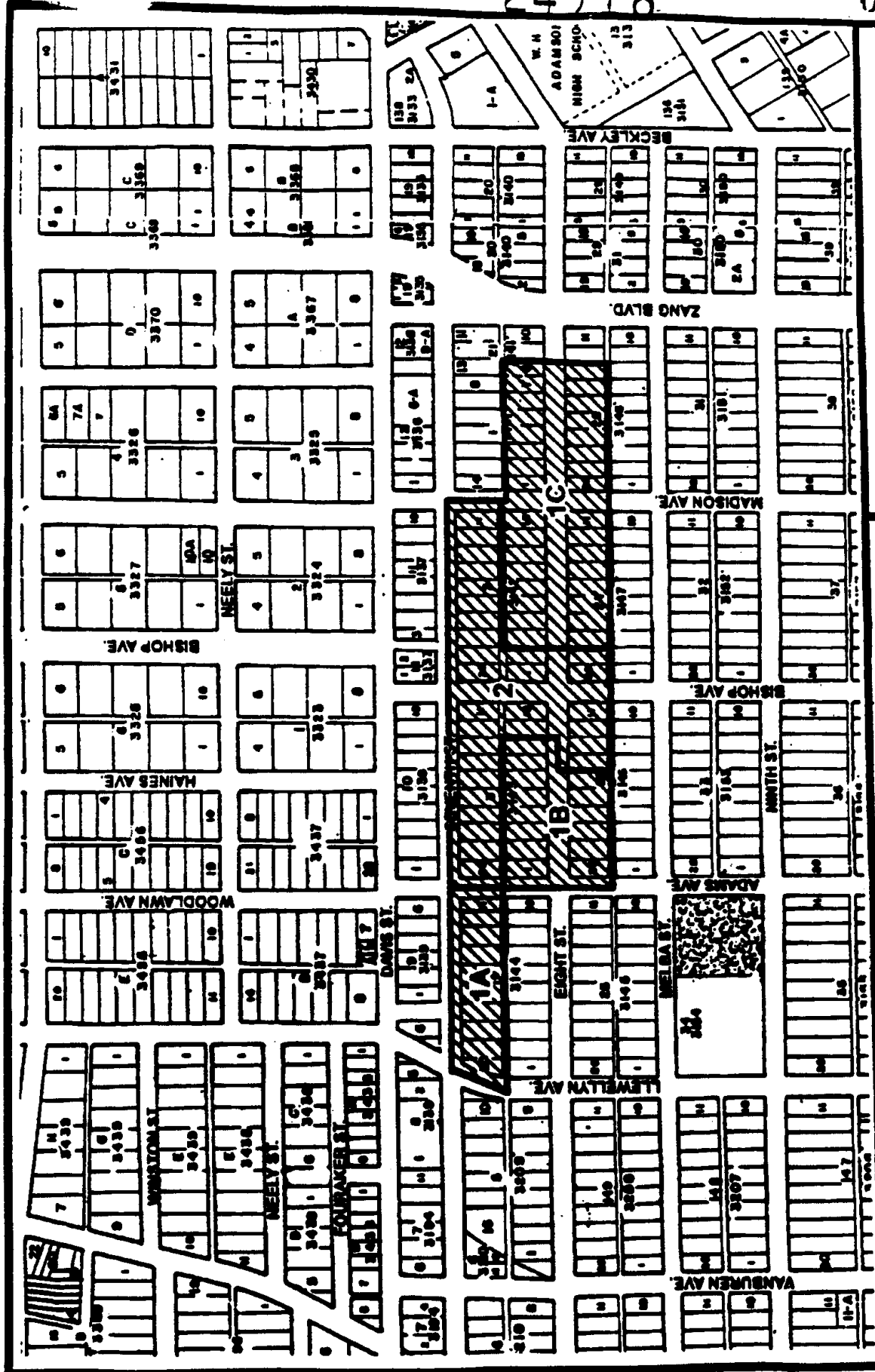
MAP NO. L-6

CASE NO. Z001-107/10864-SW(BH)

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MAP NO. L-6

CASE NO. Z001-107/10864-SW(BII)

# SUBAREA MAP

