

North Cliff Neighborhood Center (Z189-127)

CD 8, Subarea II: 20 properties

Based on the CD 8 purpose statement and WOCAP land use recommendations for the North Cliff Neighborhood Center, staff has drafted recommended amendments to the Subarea II regulations. The overall development standards, including architectural standards, will not be affected.

CD 8 Purpose. To accommodate convenience retail shopping, services, and professional offices principally servicing and compatible in scale and intensity of use with adjacent residential use.

WOCAP recommendations

1. Amend Subarea II to allow ADUs and live-work units in addition to existing uses including single family.

- Currently, single family is not a permitted use but there are 15 single family homes in this subarea. Add *single family* as a permitted use plus *accessory outside storage, day home, home occupation, and swimming pool (private)* which are typically accessory to single family.
- Add *ADU* (in accordance with the requirements for an accessory dwelling unit overlay in Section 51A-4.510(c) of the Dallas Development Code, as amended.)
 - Setbacks: If located in the rear 30%, side and rear setbacks are 3 feet. If not in the 30%, base zoning setbacks apply.
 - Floor area:
 - Detached: minimum floor area is 200 sf; maximum floor area is the greater of 700 sf or 25% of the main structure.
 - Attached: maximum floor area is the greater of 700 sf or 25% of the main structure.
 - Height: cannot exceed the height of the main structure. If located over detached garage, the maximum height is that of the zoning district.
 - Off-street parking: one space.
- Add *live unit* as an accessory use.
 - Accessory to any nonresidential use allowed in the district.
 - One per lot.
 - Attached or detached.
 - Cannot exceed the floor area of the main use.
 - One additional off-street parking space is required.
 - Can't be sold separately by metes and bounds.

2. Amend Subarea II to allow art galleries and studios, personal service offices, and restaurants (alcohol sale by SUP) in addition to existing uses.

- Keep existing allowed uses but remove *temporary concrete batch plant* and *motor vehicle fueling station*.
- Define and add “*art gallery*” and “*art or craft production studio*” since they are not uses in Chapter 51A of the Dallas Development Code.
- Regarding “*personal service offices*”, *personal service* and *office* uses are already allowed.
- Add “general merchandise or food store 3,500 square feet or less.”
- Add “restaurant without drive-in or drive-through service with residential adjacency review (RAR) requirement, which allows for conditions to ensure compatibility with the adjacent single family residential. Alcohol sales can no longer be controlled through zoning.
- Currently, nonresidential uses are allowed throughout Subarea II but propose to limit nonresidential uses to the parcels where they exist today.

3. Maintain height and setback requirements.

No changes proposed.

- Height: 30 feet.
- Front yard: 15 feet.
- Side and rear: No minimum.

4. Allow for reduced parking ratios, shared parking agreements with surrounding properties, and allowing on-street parking to count towards requirements for commercial structures to enable easier redevelopment of legacy commercial buildings.

- Hopefully the parking reform effort will eliminate minimum parking requirements contained in Chapter 51A of the Dallas Development Code.
- In the meantime, can address with “no parking for existing structures or for any new construction that does not exceed the floor area of the existing structure it is replacing.”
- Note: the option to meet parking requirements through a remote or shared parking agreement currently exists.
- If parking requirements are eliminated, allowing on-street parking to count will not be necessary.