

[DATE]

ORDINANCE NO. _____

An ordinance changing the zoning classification on the following property:

BEING all of City Blocks 51/3306, 50/3305, 49/3304, and 48/3303 being generally bounded by Twelfth Street to the north, Edgefield Avenue to the west, Brooklyn Avenue to the south, and the alley between Block 48/3303 and Blocks 186/3245 and 2/3244 located east of Willomet Avenue and a portion of Polk Street to the east, and containing approximately 16.299 acres,

from a R-7.5(A) Single Family District to Conservation District No. 21 (the South Winnetka Heights Conservation District); approving the conceptual plan for this conservation district; providing a purpose statement; providing regulations and procedures for this conservation 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 of the City of Dallas find that the property described in Section 1 of this ordinance is an area of cultural and architectural importance and significance to the citizens of the city; and

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 hereinafter described; and

WHEREAS, the city council finds that it is in the public interest to establish this conservation district; Now, Therefore,

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

SECTION 1. Creation of the conservation district. That the zoning classification is changed from a R-7.5(A) Single Family District to Conservation District No. 21 (the South Winnetka Heights Conservation District) on the property described in Exhibit A, attached to and made a part of this ordinance.

SECTION 2. Approval of the conceptual plan. That the conceptual plan for the South Winnetka Heights Conservation District, attached to and made a part of this ordinance as Exhibit C, is approved.

SECTION 3. Purpose. That this conservation district is established to conserve the South Winnetka Heights neighborhood and to protect and enhance its significant architectural and cultural attributes. The conservation district regulations ensure that new construction, renovation, and remodeling are done in a manner that is compatible with the architectural and cultural attributes of the conservation district. The conservation district regulations are attached to and made a part of this ordinance as Exhibit B.

SECTION 4. Compliance required. That the building official shall not issue a building permit or a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 5. Penalty clause. That a person who violates a provision of this ordinance is guilty of a separate offense for each day or portion of a day during which the violation is committed, continued, or permitted, and each offense is punishable by a fine not to exceed \$2,000.

SECTION 6. Saving clause. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. Severability clause. 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.

SECTION 8. Effective date. 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:

TAMMY L. PALOMINO, City Attorney

By _____
Assistant City Attorney

Passed _____

EXHIBIT A

**SOUTH WINNETKA HEIGHTS CONSERVATION DISTRICT
LEGAL DESCRIPTION**

BEING the following City Blocks and Lots within the Winnetka Heights Addition, an Addition to the City of Dallas, Dallas County, Texas, being more particularly described as follows:

All of Lots 2 through 28 in City Block 51/3306, all of Lots 1 through 28 in City Block 50/3305, all of Lots 2 through 28 in City Block 49/3304 and all of Lots 2 through 14 in City Block 48/3303, being an area containing approximately 710,017.363 square feet or 16.299 acres

EXHIBIT B

SOUTH WINNETKA HEIGHTS CONSERVATION DISTRICT REGULATIONS

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(1) Interpretations and definitions.

- (a) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51A, as amended.
- (b) Unless otherwise stated, the definitions in Chapter 51A, as amended, apply to this ordinance. In this ordinance:
 - (1) ACCESSORY DWELLING UNIT (ADU) means a rentable additional dwelling unit, subordinate to the main unit, located on a building site with a single family use.
 - (2) ACCESSORY STRUCTURE means a structure located on the same lot as the main building that is subordinate in floor area, location, and purpose to the main building and is used for a permitted purpose, including but not limited to garages, pergolas, arbors, workshops, storage buildings, pool houses, carports, and habitable structures.
 - (3) ADDITIONAL DWELLING UNIT means a non-rentable additional dwelling unit, accessory to the main unit, located on a building site with single family use.
 - (4) ADJACENT LOT means a lot that is contiguous to another lot that fronts on the same street.
 - (5) ARCHITECTURAL DESIGN FEATURES means a distinctive architectural attribute or aspect of a building that includes chimneys; roof style, slope, and overhang; materials; window style; vent style; balconies; towers; wing walls; eave overhangs; window sashes; front porches; crowns; pilasters; and other exterior architectural features.
 - (6) CIRCULAR DRIVEWAY means a non-permeable or permeable surface located in a front yard or cornerside yard, used to access off-street parking or for off-street parking, that has two curb cuts onto the same street or perpendicular streets.
 - (7) COMPATIBLE means consistent with the architecture and architectural design features found within the district, including architectural style, scale, massing, setbacks, colors, and materials.
 - (8) CONTRIBUTING means a structure which exhibits the predominant architectural characteristics of original structures within the district. These structures are built in the Craftsman and Transitional Bungalow architectural styles and as shown in Exhibit C.
 - (9) CORNER LOT means a lot that has frontage on two intersecting streets.

- (10) CORNERSIDE FACADE means the side of a main building on a corner lot which faces the side street.
- (11) CORNERSIDE YARD means a side yard that abuts a street.
- (12) DOCUMENTED ASSURANCE means an architectural drawing, survey, or photograph delineating the original or existing appearance, height, or footprint of the structure.
- (13) DORMER means a structure projecting above a sloping roof, usually housing a vertical window or vent. Dormers are not part of the roof structure, but are framed separately, with no shared roof ridge or eave.
- (14) EXISTING means a structure that existed as of XXXX 2024, the date of creation of this conservation district.
- (15) FENCE means a structure or hedgerow that provides a physical barrier.
- (16) FRONT FACADE means the building elevation facing the street on which the property is legally addressed.
- (17) 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 property lines and the front yard setback line.
- (18) HALF TIMBERING means a treatment to mimic historic exposed heavy timber framing. (See Examples in Exhibit C)
- (19) HARDSCAPE means any non-plant landscape materials for vehicular or pedestrian use such as concrete, gravel, pavers, or stones.
- (20) HEIGHT, for any structure with a roof, means the vertical distance measured from average grade (highest and lowest exterior corners of a structure) to the peak of any roof structure, regardless of its style or form.
- (21) IMPERVIOUS SURFACE means driveways, walkways, or any paved surface for vehicular or pedestrian use, such as asphalt, bricks, concrete, gravel, stone, or tile.
- (22) INTERIOR LOT means a lot bounded by a street on one side only.
- (23) MAIN BUILDING means the building on a lot intended for occupancy by the main use.

- (24) NON-CONTRIBUTING means an original building that has been modified to an extent that it no longer retains the architectural characteristics typical of its original architectural style, or a building that was built after December 31, 1940 and before the effective date of this ordinance.
- (25) ONE-AND-ONE-HALF STORIES means a building where any habitable space immediately above the first story is entirely contained within the main sloping roof structure, except for dormers utilized for natural light. A half-story may not share or rise above ridgelines with the original roof plane. (See Illustration and Example in Exhibit C)
- (26) ORIGINAL means a main building existing within the district prior to January 1, 1941.
- (27) PARKWAY means that area between the sidewalk and the curb, or that area between the sidewalk and the street pavement if there is no curb.
- (28) PEDIMENT means a triangular gable, usually having a horizontal cornice, with raked cornices on each side, surmounting or crowning a portico or another major division of a facade, end wall, or colonnade.
- (29) RAFTER TAIL means the exposed part of the rafter that overhangs the wall. The rafter tail may exhibit a decorative design element and may protrude beyond the edge of the roof eave. (See Examples in Exhibit C)
- (30) REAR YARD means:
 - (i) 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 lot lines parallel to and extending outward from the rear facade of a main building and the rear lot line; and
 - (ii) 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 cornerside 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.
- (31) REMODEL means improvements or repairs that change the appearance of the main building or replace materials of the main building with another material.
- (32) RETAINING WALL means a wall used to prevent the erosion of land.

- (33) ROOF RIDGE means the apex of any roof structure, regardless of its style or form.
 - (34) SIDE YARD means any portion of a lot not occupied by a main building that is not a front yard or rear yard. "Side yard" includes "cornerside yard."
 - (35) STREET FACADE means any part of a building that faces a public street.
 - (36) WRAP-AROUND means the area to the midpoint of the main building measured from the furthest front wall or omitted wall line (porch) of the building to the furthest rear wall or omitted wall line of the building. The result shall be a straight line through the building as shown in Exhibit C.
 - (37) YARD, LOT, AND SPACE REGULATIONS means regulations related to front, side, and rear yard setbacks, density, height, lot coverage, lot size, lot width, and number of stories.
- (2) Conceptual plan. The South Winnetka Heights Conservation District Conceptual Plan is attached to and made a part of this ordinance as Exhibit C. If there is a conflict between Exhibit B (the district regulations) and Exhibit C (the conceptual plan), Exhibit B controls.
 - (3) Nonconforming structures. Except as provided in this section, Section 51A-4.704(c), "Nonconforming Structures," applies.
 - (a) Except as provided in this section, if the degree of nonconformity is voluntarily reduced, all rights to the previous degree of nonconformity are lost.
 - (b) Except as provided in these regulations, a person may renovate, remodel, repair, rebuild, or enlarge a nonconforming structure if the work does not cause the structure to become more nonconforming as to the yard, lot, space, and architectural standard regulations.
 - (c) Except as provided in this subsection, the right to rebuild a nonconforming structure ceases if the structure is destroyed by the intentional act of the owner or the owner's agent.
 - (d) Except as provided in this subsection, if the degree of nonconformity as to yard, lot, and space regulations or architectural standards is voluntarily reduced, all rights to the previous degree of nonconformity are lost:
 - (1) If the property owner provides the director with documented assurance, the portion of the structure may be renovated, remodeled, repaired, or rebuilt within the original or previously nonconforming building footprint and height:
 - (A) with materials and features shown in the documented assurance;

- (B) in compliance with the development standards and architectural standards in this district; or
 - (C) any combination of (A) or (B); and
 - (D) must not increase the degree of nonconformity of the structure.
- (2) For portions of the structure without documented assurance regarding materials and features, the architectural standards apply.
- (4) Development standards.
- (a) In general.
 - (1) Except as otherwise provided in this Exhibit B, the development standards of the R-7.5(A) Single Family District apply.
 - (2) Except as provided in the architectural standards for specific styles, the development standards apply to the entire lot.
 - (3) The yard, lot, and space regulations in this Exhibit B must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between this Exhibit B and Division 51A-4.400, this Exhibit B controls.
 - (b) Uses.
 - (1) Main uses. The only main uses permitted are those main uses permitted in the R7.5(A) Single Family District, subject to the same conditions applicable in the R7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R7.5(A) Single Family District is subject to DIR in this district.
 - (2) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.
 - (c) Parking.
 - (1) A minimum of one parking space is required for each dwelling unit per lot.

- (d) Density.
- (1) Except as provided in this subsection, the maximum number of dwelling units is one per lot.
 - (2) Additional Dwelling Unit.
 - (A) The Board of Adjustment may grant a special exception to authorize an additional dwelling unit on a lot when, in opinion of the board, the additional dwelling unit will not:
 - (i) be used as rental accommodations; or
 - (ii) adversely affect neighboring properties.
 - (B) In granting a special exception, the board shall require the applicant to deed restrict the subject property to prevent use of the additional dwelling unit as rental accommodations.
 - (3) Accessory Dwelling Unit.
 - (A) The Board of Adjustment may grant a special exception to authorize a rentable accessory dwelling unit on a lot when, in opinion of the board, the additional dwelling unit will not adversely affect neighboring properties.
 - (B) In granting a special exception, the board shall require the applicant to:
 - (i) deed restrict the subject property to require owner-occupancy on the premises; and
 - (ii) annually register the rental property with the city's single family non-owner occupied rental program.
 - (4) Except for the foundation, a dwelling unit must be physically separable from contiguous dwelling units in the event of removal of a dwelling unit. Each party wall must be governed by a set of deed restrictions stipulating that if a dwelling unit is removed, the party wall stays with the remaining dwelling unit.
 - (5) One additional parking space is required for an additional or accessory dwelling unit.
- (e) Lot size. Minimum lot size is 7,500 square feet.

- (f) Lot width. Minimum lot width is 50 feet.
- (g) Lot coverage.
 - (1) For lots with existing main structures, maximum lot coverage is 45 percent.
 - (2) For lots with new main structures, maximum lot coverage is 40 percent.
- (h) Floor area ratio. No maximum floor area ratio.
- (i) Setbacks.
 - (1) Front yard setback.
 - (A) Except as provided in this section, all existing main buildings are deemed to be conforming as to front yard setbacks. If an existing main building is demolished, the new construction must meet the minimum and maximum front yard setbacks in Paragraph (B).
 - (B) The minimum front yard setback is equal to the average of the adjacent properties as determined by a licensed land surveyor, architect, or engineer. The maximum setback may not be more than one foot further back than the average. (See Illustration in Exhibit C)
 - (C) Except as provided in this section, the required front yard must be open and unobstructed and must be measured to the front facade of the building including porches. Front porch steps, wing walls, and handrails are allowed within the front yard setback but may not extend more than four feet into the required front yard.
 - (2) Side yard setback.
 - (A) For interior lots, the minimum side yard for main buildings is 10 feet on the driveway side and 5 feet on the other side.
 - (B) For corner lots, the minimum side yard setback is 5 feet on both sides.
 - (3) Rear yard setback.
 - (A) Except as provided in this section, the minimum rear yard for main buildings is 30 feet.

- (B) The minimum rear yard for main buildings is 20 feet for properties fronting on the east side of South Willomet Avenue.
- (4) Except as provided in this section, setbacks must be open and unobstructed and shall be measured to the first portion of any structure that exceeds six inches above the grade except those architectural features called out in Sections 51A-4.401, 4.402, and 4.403, as amended.
- (j) Height.
 - (1) Main building. The maximum height of the main building is 28 feet.
 - (2) Accessory Structures. The maximum height of accessory structures is 24 feet. An accessory structure may exceed the height of a main building that is under 24 feet. (See Illustration in Exhibit C)
- (k) Stories.
 - (1) Except as provided in this subsection, the maximum number of stories above grade is two. Basements are not counted as a story. The second story must be behind the mid-point of the main building.
 - (A) The front of the house up to the mid-point must have the exterior appearance of a one-story or one-and-one-half story house. In general, the eaves of the main roof structure containing the half story living space must align with the top plate of the first story. A half-story may only be expressed in a gable or a front facing dormer. Roofs may have dormers and gables. (See Illustration in Exhibit C)
 - (2) Second story roofs must be hipped or gabled and conform to the architectural standards for its designated style.
- (l) Foundations.
 - (1) Foundations on new main buildings must be of pier and beam construction.
 - (2) Finished floor height must be a minimum of 18 inches above the average grade of the two front corners of the main building to allow for a minimum of two front porch steps.
 - (3) Slab foundations are allowed for accessory structures.

- (m) Building materials. The following standards apply to the front facade and within the wrap-around.
- (1) All materials and their application must be typical of the period and architectural style or be compatible with original main buildings designated the same architectural style in the district.
 - (2) Cladding on a main building must be wood or materials that look like wood.
 - (3) Vinyl and metal siding are prohibited.
 - (4) The following materials may be applied in a manner and location typical of Original houses in the district:
 - (A) Stucco with half-timbering and wood shakes may only be applied in gables. (See Examples in Exhibit C)
 - (B) Brick and overhanging concrete caps may be used in front porch column bases and wing walls (or cheek walls) of front porch steps.
 - (C) Except as provided in this section, wrought iron and metals resembling wrought iron are recognized as legitimate architectural and decorative elements in the district.
 - (i) Wrought iron and metal fences must be typical of the style and period of the main building.
 - (ii) Wrought iron and decorative metal columns and trims on main buildings and accessory structures are permitted. Wrought iron and metal decorative elements must be:
 - (aa) typical of the style and period of original main buildings; and
 - (bb) reviewed and approved by the director when proposed for use on a structure or as part of other architectural elements to be used on a structure.
 - (iii) Metal security bars are not permitted as porch enclosures or on front facade openings.
 - (5) Roofs. Metal roofs are prohibited.

(n) Paint.

- (1) The use of black as a main body color is prohibited. Black paint is permitted as a trim or accent color.
- (2) Fluorescent and metallic color paints are prohibited on the exterior of any structure in this district.
- (3) Wood and materials that look like wood must be painted, not stained. Doors and rear decks may be stained a natural wood color.

(o) Windows and doors.

- (1) The following applies to windows and doors on the front facade and the wrap-around:
 - (A) Windows and doors must be typical of the style and period of original buildings.
 - (B) All windows must fit the wall opening. Infill surrounding windows is not allowed.
 - (C) Only transparent, stained, or leaded glass is allowed in windows and doors, except that bathroom windows located on side facades may be frosted, translucent, or opaque.
 - (D) Fixed or plate glass windows are prohibited on the front facade or within the wrap-around, except that fixed divided light windows are allowed in dormers or gables located above the eaves.
 - (E) Window muntins and mullions must be expressed by a minimum of one-fourth inch. Window assemblies must have a profile depth of at least three inches.
 - (F) Window screens, storm windows, screen doors, and storm doors are permitted.

(p) Dormers.

- (1) Dormers located within the wrap around may not exceed six feet in width excluding eaves.
- (2) Dormers must be typical in form, location, size, and proportions for the architectural style of the structure.

- (3) Dormers facing a side yard must be set back a minimum of two feet from the exterior wall of the story below.
- (q) Solar panels.
- (1) Except as provided in this section, solar panels may only be located on the rear 50 percent of the roof of a main building.
 - (2) Solar panels are allowed on 100 percent of an accessory structure roof.
 - (3) Solar panels that are compatible in appearance to a traditional roof shingle or roof tile within the District may be approved for use on 100 percent of a main building. The intent of this paragraph is to allow for advancements in technology that mimic the appearance of typical roofing material (i.e. must not be glossy, shiny, or shimmering in appearance).
- (r) Front porches and enclosures.
- (1) A minimum of two front porch steps are required.
 - (2) Front porches must have a minimum depth of six feet.
 - (3) Front porches must be constructed of concrete, wood, or materials that look like wood.
 - (4) Front porches may not be enclosed. Infill, glass, and screening are prohibited.
 - (5) Porte-cocheres or carports may not be enclosed.
- (s) Accessory structures and garages.
- (1) Style and materials. The color, style, design, and materials of accessory structures that are visible from a street must be compatible with the color, architectural style, design, and materials of the main building or original houses in the district.
 - (2) Roof slope. If an accessory structure is visible from the street, the slope of the roof must either match the roof slope of the main building or be compatible with the architectural style of the main building.
 - (3) Height. The maximum height of an accessory structure is 24 feet. An accessory structure may exceed the height of the main building that is under 24 feet.

(4) Setbacks.

(A) For structures 15-feet in height and under:

- (i) There is no minimum side yard setback in the rear 30 percent of the lot. Outside of the rear 30 percent of the lot, the side yard setback for the main building will apply.
- (ii) The minimum required rear yard is three feet.
- (iii) All eaves and overhangs must be located within the confines of the lot.
- (iv) Walls built within three feet of an interior side property line require a one-hour fire-rated wall with no openings as described by the Dallas Building Code, as amended.

(B) For structures over 15-feet in height:

- (i) The minimum required side yard is three feet in the rear 30 percent of the lot. Outside of the rear 30 percent of the lot, the side yard setback for the main building will apply.
- (ii) The minimum required rear yard is three feet.

(C) For structures on corner lots, the accessory structure may not be closer to the cornerside lot line than the main building.

(5) Location and orientation.

(A) Except as provided in this section, accessory structures must be located behind the rearmost facade of a main building.

(i) Except as provided in this section, in-ground swimming pools may be located in a required side yard in front of the rearmost facade.

(aa) No portion of a swimming pool outside of the rear 30 percent of the lot and reaching a height over six inches above grade is allowed within the required side yard.

(B) Rear-entry garages from the alley are permitted.

(C) Detached, pull-through garages with access from alley and driveway are permitted.

- (D) For garages with vehicular access directly from a side street or alley, the minimum setback is 20 feet to the garage door. (See Illustration in Exhibit C)
- (6) Attached garages within the wrap-around are prohibited.
- (t) Driveways.
 - (1) A driveway from the front street must be between eight and ten feet wide.
 - (2) An interior lot may have driveway access from the front street and rear alley.
 - (A) All interior lots with new construction must have driveway access from the front street, and the driveway must extend at least 20 feet beyond the front yard setback.
 - (3) A corner lot may have driveway access from the front street, side street, or rear alley.
 - (A) A driveway entry on the side street may be up to 20 feet wide if it is located behind the rearmost corner of the main building and provides access to a garage.
 - (4) Driveways may be constructed of brick, brush finished concrete, stone, permeable pavers, gravel, or similar materials.
 - (A) Tinted or colored concrete is prohibited except to match an existing drive.
 - (B) Brick, stone, or paver color must be compatible with materials found on an original house within the district.
 - (C) Asphalt is prohibited.
 - (5) Ribbon driveways are permitted.
 - (6) Circular driveways are prohibited.
 - (7) Impervious Surface. No more than 30 percent of the required front yard may be paved or hardscaped.

- (u) Walkways.
 - (1) Walkways must be constructed of brush finished concrete, brick, stone, or a similar material. Gravel and asphalt are prohibited.
 - (2) Tinted or colored concrete is prohibited except to match an existing walkway.
 - (3) Brick, stone, or paver color must be compatible with materials typically found on original houses within the district.
 - (4) Walkways must be straight and continuous with no separation and be centered on the front porch steps. (See Illustration in Exhibit C)
 - (5) A minimum of one foot of separation must be provided between the driveway and walkway if the two are running parallel to one another.

- (v) Waterfall steps. Original rolling or waterfall steps leading from the sidewalk to the main building should be retained. Where original rolling or waterfall steps are damaged and must be replaced, the replacement must match the original rolling or waterfall steps.

- (w) Fences.
 - (1) Location.
 - (A) The surface area of all fence panels located in front of the main building must be a minimum of 50 percent open.
 - (B) Fences in a side yard must be set back a minimum of 5 feet from the corner of the front facade of a main building nearest the side property line, excluding porches. (See Illustration in Exhibit C)

 - (2) Height.
 - (A) Fences in the front yard may not exceed four feet in height.
 - (B) Fences in the side yard located in the area between the front and rear facades of the main structure may not exceed six feet in height. (See Illustration in Exhibit C)
 - (C) Fences in the rear yard may not exceed nine feet in height.

- (3) Materials.
 - (A) Fences may be constructed with wood, wrought iron (or other metal similar in appearance), wrought iron with brick columns, or chain link.
 - (B) Stone, concrete block, and metal panel or sheet metal are prohibited as fence materials.
- (x) Retaining walls. Retaining walls may not exceed six inches above the soil being retained.
- (5) Architectural standards for remodeling and additions for contributing structures.
 - (a) Applicability. The architectural standards for remodeling apply only to the front facade and wrap around.
 - (b) Remodeling and additions. If a contributing main building is remodeled, the remodeling must be compatible with the standards for its architectural style for that element of the structure being remodeled. See Exhibit C for a list of contributing structures.
 - (c) Materials. Any remodeling must match the original materials in type, size, profile, color, coursing, texture, mortaring, and joint detailing.
- (6) Architectural standards for new construction.
 - (a) Applicability. The architectural standards for new construction apply only to the front facade and wrap around.
 - (b) Architectural style. The front facade and wrap-around of new construction must be built in the Craftsman or Transitional Bungalow style in compliance with the architectural standards for that style. (See Examples in Exhibit C)
 - (c) Contributing status. New construction that is built after the date of creation of this conservation district that is built in the Craftsman or Transitional Bungalow architectural style, will be treated as a contributing structure.
- (7) Architectural standards for Craftsman style.
 - (a) Applicability.
 - (1) Craftsman structures are identified in Exhibit C.
 - (2) New structures that are built in the Craftsman style must comply with the standards in this subsection.

- (3) Craftsman structures that are remodeled must comply with the applicable standards for that portion of the structure being remodeled.
 - (4) These architectural standards apply only to the front facade and wrap-around.
- (b) Architectural features. The following architectural features must be maintained or duplicated. New structures built in the Craftsman style must incorporate five of the following features. See Exhibit C for examples of each feature.
- (1) Wing walls (or cheek wall) on front porch steps.
 - (2) Decorative roof beams or brackets under gables.
 - (3) Windows with divided light upper sash.
 - (4) Decorative rafter tails.
 - (5) Dentil molding.
 - (6) Battered or sloped skirting.
 - (7) Nested gables.
 - (8) Square or tapered columns on a square brick base with a concrete cap.
 - (9) Wood balustrade on the front porch.
 - (10) Window or louvered vent centered in front gable.
- (c) Front Porches.
- (1) The front porch column design and proportions must be typical of the Craftsman style. (See Examples in Exhibit C)
 - (2) A front porch is required along a minimum of 50 percent of the front facade.
 - (3) The front porch may be surrounded by a balustrade or railing of wood or materials matching the front facade.
 - (4) Front porches must be open-air.
 - (5) Front porches must have a minimum eight-inch header beam.

(d) Roofs.

- (1) Craftsman structures must have a front-gabled or cross-gabled roof.
- (2) The roof pitch must be between 4/12 and 8/12.
- (3) The minimum roof overhang is 24 inches.
- (4) Dormers must be gabled or shed.
- (5) Roof eaves must have exposed rafter tails.

(e) Windows.

- (1) Window openings within the front facade or wrap-around must be maintained. These openings may be duplicated and relocated within the front facade or wrap-around.
- (2) Windows must be single or double-hung with one-over-one or multipaned lights in the upper sashes. (See Examples in Exhibit C)
- (3) Windows in dormers and gables may be fixed but must be divided light.
- (4) Paired or ganged windows must be separated by a five-inch vertical wood mullion.
- (5) Windows must be typical of the Craftsman style of the structure. (See Examples in Exhibit C)

(8) Architectural standards for Transitional Bungalow style.

(a) Applicability.

- (1) Transitional Bungalow structures are identified in Exhibit C.
- (2) New structures built in the Transitional Bungalow style must comply with the standards in this subsection.
- (3) Transitional Bungalow structures that are remodeled must comply with the applicable standards for that portion of the structure being remodeled.
- (4) These architectural standards apply only to the front facade and wrap-around.

(b) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Transitional Bungalow style must incorporate four of the following features, one of which must be a feature marked with an asterisk (*). See Exhibit C for examples of each feature.

- (1) *Recessed gable above the front porch.
- (2) *Centered, hipped dormer with window or louvered vent.
- (3) Wing walls (or cheek wall) on front porch steps.
- (4) Front door with sidelights.
- (5) Off-centered front door.
- (6) Projecting bay (canted or box), between 8-12 feet wide, on a side elevation
- (7) Dentil molding.
- (8) Battered or sloped skirting.

(c) Front porches.

- (1) The front porch column design and proportions must be typical of the Transitional Bungalow style. (See Examples in Exhibit C)
- (2) A front porch is required along a minimum of 50 percent of the front facade.
- (3) The front porch may be surrounded by a balustrade or railing of wood or materials matching the front facade.
- (4) Front porches must be open-air.
- (5) Front porches must have a minimum eight-inch header beam.

(d) Roofs.

- (1) Transitional Bungalow structures must have a hipped main roof. Subordinate gables are allowed.
- (2) The roof pitch must be between 5/12 and 9/12. Separate porch roofs may have a pitch of 3/12.
- (3) The minimum roof overhang is 18 inches.
- (2) Dormers may be hipped or gabled.

- (3) Roof eaves must be boxed.
- (e) Windows.
- (1) Window openings within the front facade or wrap-around must be maintained. These openings may be duplicated and relocated within the front facade or wrap-around.
 - (2) Windows must be single or double-hung with one-over-one or six-over-six sashes.
 - (3) Windows in dormers and gables may be fixed but must be divided light.
 - (4) One set of paired windows is required on a side facade within the wrap-around.
 - (5) Paired or ganged windows must be separated by a five-inch vertical wood mullion. (See Example in Exhibit C)
 - (6) Windows must be typical of the Transitional Bungalow style of the structure.
- (9) Architectural standards for Non-Contributing architectural styles.
- (a) Applicability.
- (1) These architectural standards apply only to the front facade and wrap-around.
 - (2) Existing non-contributing main buildings may be remodeled or altered only if the work complies with the applicable standards for Craftsman or Transitional Bungalow for that portion of the structure being remodeled. Non-Contributing structures are identified in Exhibit C.
- (10) Procedures.
- (a) Review form applications. A review form application must be submitted to the director for any work covered by the standards contained in this ordinance.
 - (b) Responsibility of applicant. It is the responsibility of the applicant to provide examples from the district for justification of any element called into question during review.

(c) Work requiring a building permit.

- (1) Upon receipt of a review form application for work requiring a building permit, the building official shall refer it to the director to determine whether the work meets the standards of this ordinance. The director shall make this determination within 30 days after submission of a complete application.
- (2) If the director determines that the work complies with the standards of this ordinance, the director shall approve the application and send it back to the building official, who shall issue the building permit if all requirements of the construction codes and other applicable ordinances have been met.
- (3) If the director determines that the work does not comply with the standards of this ordinance, the director shall state in writing the specific requirements to be met before issuance of a building permit and send it back to the building official, who shall deny the building permit. The director shall give written notice to the applicant stating the reasons for the denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address given on the application.

(d) Work not requiring a building permit.

- (1) Upon receipt of a review form application for work not requiring a building permit, the building official shall refer it to the director to determine whether the work meets the standards of this ordinance. The director shall make this determination within 10 days after submission of a complete application.
- (2) If the director determines that the work complies with the standards of this ordinance, the director shall approve the application and give written notice to the applicant.
- (3) If the director determines that the work does not comply with the standards of this ordinance, the director shall state in writing the specific requirements to be met before an approval can be granted. The director shall give written notice to the applicant stating the reasons for denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address given on the application.

(e) Appeals.

- (1) An applicant may appeal any decision made by the director to the board of adjustment by filing a written appeal with the director within 20 days after notice is given to the applicant of the director's decision. See Section 51A-4.703, "Board of Adjustment Hearing Procedures."

- (2) The director shall send written notice of the public hearing on the appeal to the applicant and all owners of real property located within 200 feet, including streets and alleys, of the boundary of the area for which the application was made. The notice must be given not less than 10 days before the day set for the hearing. Notice is given by depositing the notice properly addressed and postage paid in the United States mail to the property owners as evidenced by the last approved city tax roll.
- (3) The Board of Adjustment shall hold a public hearing on all appeals.
- (4) In considering the appeal, the sole issue before the Board of Adjustment is whether the director erred in the decision. The Board of Adjustment shall consider the same standards that were required to be considered by the chief planning officer.
- (5) Appeals to the Board of Adjustment are the final administrative remedy.

EXHIBIT "C"

SOUTH WINNETKA HEIGHTS CONSERVATION DISTRICT



CONCEPTUAL PLAN

FOR THE BENEFIT OF CONSERVING A DALLAS
NEIGHBORHOOD WITH A LARGE COLLECTION OF EARLY
TWENTIETH CENTURY ARCHITECTURE

South Winnetka Heights Conservation District – Exhibit “C” Conceptual Plan

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South Winnetka Heights Conservation District – Exhibit “C” Conceptual Plan

Acknowledgements

City staff would like to acknowledge the South Winnetka Heights neighborhood committee and residents for their participation and feedback regarding the components of the ordinance and Conceptual Plan. As the Chair of the Neighborhood Committee, Michael Evans circulated the petition and promoted the passage of the ordinance.

City staff would also like to acknowledge City Councilmember Chad West for supporting the neighborhood in their desire to protect the physical attributes and character of the neighborhood.

Neighborhood Committee Members

Michael Evans, Chair
Hayley Nahasi
Joleen Bagwell
Claire Moore
Steve Stroud
Steve Basmajian
David Silva
Janice Morris
Jayme Porkolab
Greg Seamon

EXHIBIT "C"

South Winnetka Heights Conservation District - Conceptual Plan

Introduction

The proposed South Winnetka Heights Conservation District is located within the Oak Cliff area of south Dallas. The neighborhood is bordered on the north by Twelfth Street, the west by South Edgefield Avenue, the south by Brooklyn Avenue, and on the east by South Polk Street and alleyway. There are 95 properties within the proposed district boundaries. The proposed district is within Council District 1.

South Winnetka Heights is ideally situated in close proximity to the Dallas Zoo, the new Southern Gateway Park, Downtown, and shopping at establishments in the Oak Cliff commercial area and Bishop Arts.

Existing Zoning and Land Use

The properties within the proposed district are zoned R-7.5(A) and developed with single family and limited duplex residential uses on lots of approximately 7,500 square feet or less. The existing surrounding land uses include a school immediately to the west, single-family neighborhoods to the north and south, and neighborhood commercial, retail and services, offices, and a community center to the east.

Purpose of Conservation District

According to Dallas City Code SEC. 51A-4.505 (b)(4), Conservation Districts are intended to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attributes. The purpose of a Conservation District is to:

- Protect the physical attributes of an area or neighborhood
- Promote development or redevelopment that is compatible with an existing area or neighborhood
- Promote economic revitalization
- Enhance the livability of the city
- Ensure harmonious, orderly, and efficient growth

Historical, Architectural, and Cultural Attributes

The South Winnetka Heights neighborhood is immediately adjacent to the Winnetka Heights National Register District and locally designated Historic District. Other nearby National Register Districts include Rosemont, King's Highway, North Bishop, Miller-Stemmons, Kessler Heights, and Lake Cliff. Most of these areas are also locally designated as Historic Districts or Conservation Districts.

Of the 95 total houses in the area 59 are identified as Craftsman; 25 are Transitional Bungalow; 8 undefined; 2 vacant lots; 1 Transitional American Foursquare.

In the district, according to the 2019 DCAD data submitted in the Determination of eligibility, the average age of the homes is 95 years old (1925), with the following breakdown shown below:

- From 1900 - 1919, 10 houses were built.
- From 1920 – 1929, 61 houses were built.
- From 1930 – 1939, 19 houses were built.
- From 1940 – present, 4 houses have been built.

In contrast to the Winnetka Heights Historic District immediately to the north of this neighborhood, the houses on these four blocks are almost exclusively one-story Craftsman and Transitional Bungalow. The four blocks of this proposed South Winnetka Heights Conservation District notably lack the two-story Foursquare Prairie and Craftsman style houses that are interspersed in the Winnetka Heights Historic District to the north and in other historical neighborhoods in older established neighborhoods of Dallas. Only five two-story structures are currently located in the neighborhood, four of which have been constructed or remodeled after the period of significance when most houses were built.

The predominant Craftsman architectural style in the neighborhood can be identified by low-pitched, front or cross-gabled roofs, nested gables, and unenclosed roof eaves with exposed rafter tails, sometimes articulated. The homes have full-width or partial width front porches which can be undercut or under a separate porch roof structure, usually under the smaller nested gable. Front porches are supported with wooden square columns and header beams, frequently atop a square concrete cap covering a square brick base that extends from the ground through the level of the porch floor. Craftsman houses often display architectural details including dentils and false support beams or brackets under the gable eaves.

The closely related Transitional Bungalow architectural style developed in the early 20th century as a transition from the Folk Victorian style at the end of the 19th century to the vernacular, regional interpretations of the Craftsman and Prairie styles. The Craftsman and Transitional Bungalow styles are similar and may share some features when Craftsman details were added to homes with a Transitional Bungalow form.

Transitional Bungalow houses also have a low-pitched roof, but they tend to be slightly steeper on average than most Craftsman homes. Roofs are generally hipped with a centered hipped or gabled dormer with a wooden louvred vent. Roofs may also have front facing, off-centered pedimented gable over a full-width undercut porch although most houses have a full-width porch with a separate, lower pitch shed or hipped roof structure. Wooden porch columns could extend from the porch floor or have squared brick bases, but those are less common. Enclosed roof eaves extend at least 18 inches.

Background and Feasibility

In September 2019, a Neighborhood Committee consisting of 10 neighborhood residents submitted a “Determination of Eligibility Request” to consider the feasibility of a zoning change of four blocks within the South Winnetka Heights neighborhood from R-7.5(A) to zoning as a new Conservation District.

In May 2020, the Neighborhood Committee identified the selected area from an original mapped plan for “Winnetka Heights Addition to the City of Dallas Texas.” This neighborhood was not included in the plans for the current Winnetka Heights Historic District.

The Neighborhood Committee identified the following physical attributes of the area:

- Craftsman style homes,
- Columned front porches that span width of house,
- teardrop wood (#117 novelty) siding or hardy board siding,
- historic paint colors,
- large grass front yards,
- concrete driveways at side of house,
- crown molding trim on exterior window and doors,
- large live oak and native trees that line streets,
- concrete sidewalks and walkways up to porches.

In addition, the Neighborhood Committee submitted the following information to demonstrate that the boundaries of the proposed Conservation District met the eligibility criteria. The area contains at least one blockface. The area is “stable”. The area is compact while containing logical edges from the original Winnetka Heights map used by the Winnetka Heights Historic District. Over 75% of the lots are developed with main buildings averaging 98 years old. The area has physical attributes that include recognizable Craftsman architectural styles.

City staff notified the Neighborhood Committee on July 15, 2020 that the Determination of Eligibility was complete.

Neighborhood Application Timeline

Representatives from the neighborhood first approached City staff about the process for becoming a Conservation District in August 2019.

July 2020 – Determination of Eligibility for pre-application confirmed by City staff.

August 20, 2020 – Neighborhood committee (10 property owners) submitted a request for pre-application meetings to begin the process of potentially creating a new Conservation District.

November 9, 2020 – 1st Pre-application Meeting.

July 19, 2021 – 2nd Pre-application Meeting.

July 29, 2021 – Petitions provided to Neighborhood Committee for collection of property owner signatures.

July 29, 2022 – 71 petitions were submitted by the Neighborhood Committee for verification.

August 29, 2022 – City staff verified 76% of the total petitions for the proposed area.

After confirmation of a valid petition, City staff convened a series of ten community meetings with neighborhood residents to discuss the developmental and architectural standards that had been included on the petition. Based upon input received at these meetings, a DRAFT ordinance was then presented at two DRAFT review meetings.

South Winnetka Heights Post-Application Meeting Schedule

Mtg.	Date	Topics Discussed	Attendance
1	September 29, 2022	Process, schedule, driveways/curbing, front walk, front yard impervious coverage, lot size	14
2	October 17	Lot size, use and parking, density, lot coverage, building height & stories, Floor Area Ratio	14
3	November 1	Overall goals, building height & stories	15
4	November 14	Recap of overall goals, building height & stories, Floor Area Ratio, paint, solar	10
5	December 5	Setbacks-main, setbacks-accessory, accessory structures	5
6	January 9, 2023	Foundations, steps, fences, retaining walls, demolition	9
7	January 24	Garage location/entrance, fences / retaining walls, demolition	6
8	February 6	Demolition, Architectural styles – Contributing and Non-Contributing, Contributing architectural styles, new construction standards, remodel/addition standards building elevations/materials, roofing materials, roof form/pitch, chimneys, dormers	13
9	February 21	Windows, porches Architectural styles – Craftsman, Transitional Bungalow	13
10	March 6	Work reviews, next steps	12
11	January 16, 2024	DRAFT ORDINANCE PRESENTED	18
12	January 23, 2024	DRAFT ORDINANCE PRESENTED	11

Planning Process – Post-Application Meetings

Prior to the initial Post-Application neighborhood meeting, a notification letter was distributed to owners of all lots within the proposed boundaries in both English and Spanish.

A Spanish interpreter was present at all community meetings to provide Spanish interpretation services to Spanish speaking residents. In addition, Spanish versions of all Power-Point presentations were made available to attendees at each meeting. Both English and Spanish versions of meeting presentations and audio recordings were also made available on the Conservation District webpage.

During initial meetings with the neighborhood, residents reached agreement on the following:

Status Quo Insufficient – Current City of Dallas Code will allow development that is incompatible with the existing character of the neighborhood.

Preserve Character – The neighborhood expressed a desire to preserve its character.

Standards Required – Some degree of additional standards will be necessary to maintain the characteristics of the neighborhood and meet the desire of the residents.

Conservation District – Neighborhood meetings are being held to develop the specific details for the development standards and architectural standards that the neighborhood chose for consideration.

In addition, neighborhood participants expressed the following common themes in early discussions.

- Preserve architectural characteristics – Craftsman homes
- Avoid incompatible form and massing which towers over adjacent lots
- Retain the “feel” of the neighborhood – Development pattern
- Allow for flexibility and individuality
- Allow second story additions
- Do not retroactively apply the ordinance to make people remove what currently exists

City staff incorporated a variety of methods to solicit input and feedback from neighborhood residents.

Meeting Discussions – City staff presented information explaining developmental and architectural standards circulated on the petition and collected feedback from neighborhood participants regarding each topic. The input received from residents was provided back to participants at each subsequent meeting in the form of a “recap” of each topic presented to ensure that City staff captured the neighborhood sentiment.

Comment Sheets – Each participant was provided a comment sheet at every meeting. Comment sheets included an area where participants could express their responses to

each topic that had been presented during the meeting as well as a blank page to provide any additional comments.

Observation / Reporting – In addition, residents were asked to observe the conditions of certain developmental and architectural features in their neighborhood. Residents noted each of these conditions and reported back their findings, expressing which elements and features they would like to preserve. Several residents provided copies of land surveys for their property to assist in establishing an understanding of existing conditions of the setbacks of existing structures.

Contact Information – City staff contact information was provided at each meeting, and participants were encouraged to reach out with any questions or additional comments.

Conclusions and Recommendations

Based on a study of the architectural styles for South Winnetka Heights, the area qualifies for Conservation District designation.

Conservation District designation for the area would help protect its physical and cultural identity and attributes by:

- Providing a range of architectural and development standards consistent with the style and period of the neighborhood and its structures.
- Encouraging redevelopment of noncontributing structures to contributing standards while maintaining the architectural styles found in the neighborhood.
- Providing City assistance in protecting the physical and salient design features of the area that could not otherwise be addressed in standard zoning regulations (by providing a system of review for monitoring area improvements).
- Conserving a part of Dallas' architectural heritage from an important era in the city's development.

Proposed Development Regulations

Standard	R7.5(A)	Proposed Development Regulation - This chart is a summary only. Please see Exhibit B for the full wording and regulations.
Use	Single Family	Single Family - Same uses as allowed in R-7.5(A)
Density	Single Family	Not to be increased
ADU	BDA approval	Same - BDA can approve additional or accessory dwelling unit
Demolition Protection	No regulation	No regulation
Lot Size	7,500 sq ft min.	7,500 sq ft min.
Lot Width	50 ft min.	50 ft min.
Lot Coverage	45%	45% for Original homes; 40% for new construction
FAR	None	None
Front Yard Setback	25 ft min.	For new construction, the minimum front yard setback must equal the average of the adjacent properties as determined by a licensed land surveyor, architect, or engineer.
Side Yard Setback – Main Structure	5 feet min.	10 feet minimum on one side to allow for driveway (corner lots exempt)
		5 feet min. on the other side
Rear Yard Setback – Main Structure	Varies by height and location on lot.	30 ft minimum Except 20 ft minimum on east side of S. Willomet
Height - Main	30 feet max. (mid-point)	28 feet max. from grade to highest roof ridge.
Height - Accessory	30 feet max. (mid-point)	24 feet max. from grade to highest roof ridge.
Stories	#	2 Stories max. Front appearance of one or one-and-one-half story from street. Second story allowed in rear 50% of main structure.
Foundations	#	Must be Pier and Beam with required front porch steps. Finished floor level must be a minimum of 18 inches above average grade of the two front corners of the main structure.

- not specifically addressed in City Code as applied in the proposed regulation.

Continued on next page.

Standard	R7.5(A)	Proposed Development Regulation - This chart is a summary only. Please see Exhibit B for the full wording and regulations.
Building Materials	#	<ul style="list-style-type: none"> • Must be typical. • Cladding must be wood or materials that look like wood. • Vinyl and metal siding are prohibited. • Wrought iron elements must be typical. • Metal security bars are prohibited on front facade openings or porch enclosures. • Metal roofs are prohibited.
Paint	#	No fluorescent, metallic; No black as main body color. Wood must be painted, not stained.
Windows & Doors	#	<p>Front facade and wrap-around windows must:</p> <ul style="list-style-type: none"> • Be transparent, leaded or stained-glass • Fit the wall opening. No infill. • Be typical or the style and period. <p>Fixed or plate glass windows are prohibited. Window muntins and mullions must be expressed by a minimum of one-fourth inch. Window assemblies must have a profile depth of at least three inches.</p>
Dormers	#	6 ft max width within wrap around; Must be typical; Dormers facing a side yard must be set back a minimum of two feet from the exterior wall of the story below
Solar Panels	#	Allowed on rear 50% of main structure and 100% of accessory structure.
Front Porches	#	A minimum of two front porch steps are required. Front porches must have a minimum depth of 6 feet. Porches, porte-cocheres, or carports must not be enclosed.
Accessory Structures	#	<ul style="list-style-type: none"> • Must be compatible with main structure and Original houses in district • Roof slope must match or be compatible with main structure. • Must be located behind main structure. • Rear-entry garages from the alley are allowed. • Detached, pull-through garages with access from alley and driveway are allowed.
Accessory Structure Side Yard Setback	None in rear 30% under 15 feet	None in rear 30% under 15 feet (Subject to Fire Resistant code). Over 15 feet requires 3 feet in rear 30%.
Accessory Structure Rear Yard Setback	Alley - 3 ft min.	Alley - 3 ft min.

- not specifically addressed in City Code as applied in the proposed regulation.

Continued on next page.

Standard	R7.5(A)	Proposed Development Regulation - This chart is a summary only. Please see Exhibit B for the full wording and regulations.
Driveways	#	<ul style="list-style-type: none"> • Must be between 8-10 feet wide. • Interior lot may have driveway access from the front and rear. • Corner lot may have driveway access from the front, rear, or side street. • Driveways may be constructed of brick, brush finished concrete, stone, permeable pavers, gravel, or similar materials. Asphalt is prohibited. • Ribbon driveways are allowed. • Circular driveways are prohibited. • No more than 30 percent of the front yard may be paved or hardscaped.
Walkways	#	<ul style="list-style-type: none"> • Walkways must be constructed of brush finished concrete, brick, stone, or a similar material, and must be compatible with materials typically found on Original houses within the district. Gravel and asphalt are prohibited. • Walkways must be straight and continuous with no separation and be centered on the front porch steps. • Walkways must be separated from driveways.
Waterfall Steps	#	Original rolling or waterfall steps leading from the sidewalk to the main structure should be retained. Where original rolling or waterfall steps are damaged and must be replaced, the replacement must match the original rolling or waterfall steps.
Landscaping	Article X	Article X
Fences	#	<ul style="list-style-type: none"> • The surface area of all fence panels located in front of the main structure must be a minimum of 50% open. • Fences must be set back a minimum of 5 feet from the corner of the front facade of a main building nearest the side property line, excluding porches. • Front yard fences must not exceed four feet in height. • Side yard fences must not exceed six feet. • Rear yard fences must not exceed nine feet. • Fences may be constructed with wood, wrought iron (or other metal similar in appearance), wrought iron with brick columns, or chain link. • Stone, concrete block, and metal panel or sheet metal are prohibited as fence materials.
Retaining Walls	#	Retaining walls must not exceed 6-inches above the soil being retained.

- not specifically addressed in City Code as applied in the proposed regulation.

APPENDIX A: ARCHITECTURAL STYLE — CRAFTSMAN

Defining Characteristics



610 S Clinton Ave.



503 S Winnetka Ave.



518 S Winnetka Ave.



607 S Winnetka Ave.

The predominant Craftsman architectural style in the neighborhood can be identified by low-pitched, front or cross-gabled roofs, nested gables, and unenclosed roof eaves with exposed rafter tails, sometimes articulated. The homes have full-width or partial width front porches which can be undercut or under a separate porch roof structure, usually under the smaller nested gable. Front porches are supported with wooden square columns and header beams, frequently atop a square concrete cap covering a square brick base that extends from the ground through the level of the porch floor. Craftsman houses often display architectural details including dentils and false support beams or brackets under the gable eaves.

Architectural Features

- Wing walls (or cheek wall) on front porch steps.
- Decorative roof beams or brackets under gables.
- Windows with divided light upper sash.
- Decorative rafter tails.
- Dentil molding.
- Battered or sloped skirting.
- Nested gables.
- Square or tapered columns on a brick base with concrete cap.
- Wood balustrade on the front porch.
- Window or louvered vent centered in front gable.

APPENDIX A: ARCHITECTURAL STYLE — CRAFTSMAN

Architectural Features

The following architectural features must be maintained or duplicated. New construction structures that are built in the Craftsman style must incorporate five of ten features.



Examples: Wing walls (or cheek wall) on front porch steps.



Examples: Decorative roof beams or brackets under gables.



Example: Windows with divided light upper sash.



Examples: Decorative rafter tails.



Examples: Dentil molding.



Example: Battered or sloped skirting.

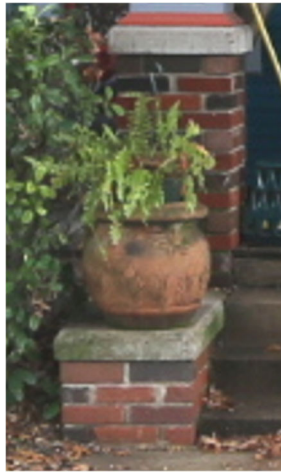
APPENDIX A: ARCHITECTURAL STYLE — CRAFTSMAN

Architectural Features

The following architectural features must be maintained or duplicated. New construction structures that are built in the Craftsman style must incorporate five of ten features.



Examples: Nested gables.



Examples: Square or tapered columns on a brick base with concrete cap.



Examples: Wood balustrade on the front porch.



Example: Window or louvered vent centered in front gable.

APPENDIX A: ARCHITECTURAL STYLE — CRAFTSMAN

Front Porches

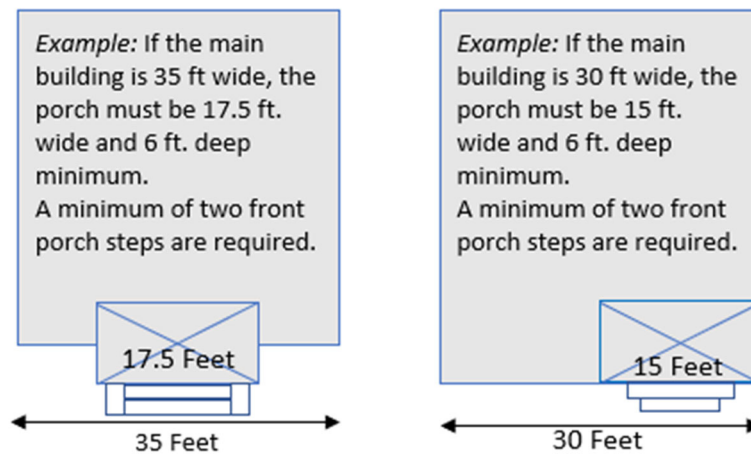


Examples: Typical column design and proportions for the Craftsman style.



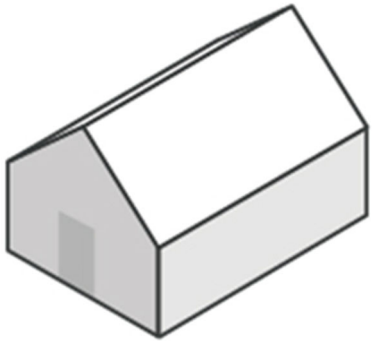
Examples: Minimum 8-inch header beam.

A front porch is required along a minimum of 50 percent of the front facade.

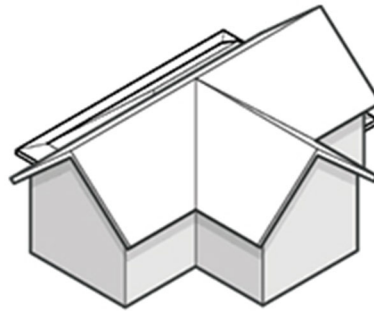


APPENDIX A: ARCHITECTURAL STYLE — CRAFTSMAN

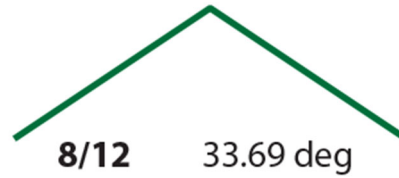
Roofs



Example: Front Gabled Roof



Example: Cross Gabled Roof



Examples: Diagrams showing minimum 4/12 and maximum 8/12 roof pitches.



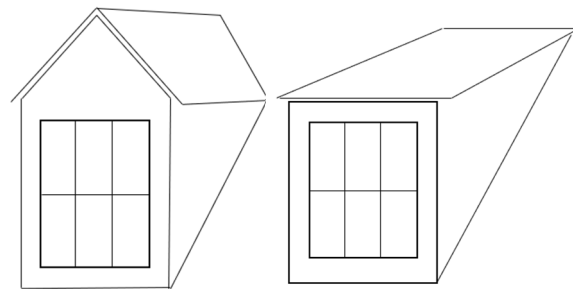
Example: Roof eave must be a minimum of 24 inches.



Example: Gabled dormer with louvred vent window.



Examples: Exposed rafter tails



Gabled dormer

Shed dormer

APPENDIX A: ARCHITECTURAL STYLE — CRAFTSMAN

Windows



Example: 1-over-1 window.



Example: Ganged window separated by a minimum five-inch vertical wood mullion.



Examples: Divided light windows in gable.



Example: Fixed, single-pane windows are not typical of the Craftsman style

Infill around window replacements is not allowed.



Example: Window grilles behind the glass are not typical of the Craftsman style.

APPENDIX A: ARCHITECTURAL STYLE — TRANSITIONAL BUNGALOW

Defining Characteristics



514 S Clinton Ave.



507 S Clinton Ave.



615 S Willomet Ave.



603 S Winnetka Ave.

Transitional Bungalow houses have a low-pitched roof, but they tend to be slightly steeper on average than most Craftsman homes. Roofs are generally hipped with a centered hipped or gabled dormer with a wooden louvred vent. Roofs may also have front facing, off-centered recessed gable over a full-width undercut porch although most houses have a full-width porch with a separate, lower pitch shed or hipped roof structure. Wooden porch columns could extend from the porch floor or have squared brick bases, but those are less common. Enclosed roof eaves extend at least 18 inches.

Architectural Features

- Recessed gable above the front porch.
- Centered, hipped dormer with window or louvred vent.
- Wing walls (or cheek wall) on front porch steps.
- Front door with sidelights.
- Off-centered front door.
- Projecting bay (canted or box), between 8-12 feet wide, on a side elevation
- Dentil molding.
- Battered or sloped skirting.

APPENDIX A: ARCHITECTURAL STYLE — TRANSITIONAL BUNGALOW

Architectural Features

The following architectural features must be maintained or duplicated. New construction structures that are built in the Transitional Bungalow style must incorporate four of eight features.



Examples: Recessed gable above the front porch.



Examples: Centered, hipped dormer with louvered vent.



Examples: Dentil molding.



Example: Battered or sloped skirting.

APPENDIX A: ARCHITECTURAL STYLE — TRANSITIONAL BUNGALOW

Architectural Features

The following architectural features must be maintained or duplicated. New construction structures that are built in the Transitional Bungalow style must incorporate four of eight features.



Examples: Wing walls (or cheek wall) on front porch steps.



Example: Front door with side lights.



Example: Off-centered front door.



Examples: Projecting bay on side elevation.



APPENDIX A: ARCHITECTURAL STYLE — TRANSITIONAL BUNGALOW

Front Porches



Examples: Typical column design and proportions for the Transitional Bungalow style.



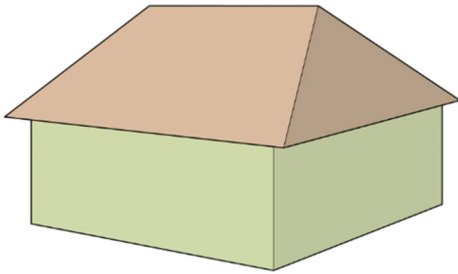
Examples: Wood balustrade on the front porch.



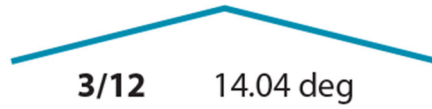
Examples: Minimum 8-inch header beam.

APPENDIX A: ARCHITECTURAL STYLE — TRANSITIONAL BUNGALOW

Roofs



Example: Hipped main roof



Separate porches may have 3/12



Examples: Diagrams showing minimum 5/12 and maximum 9/12 roof pitches for main roof.



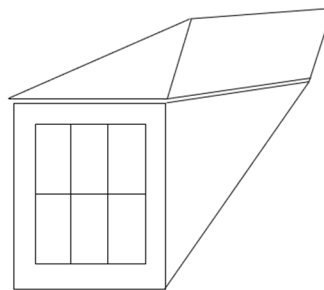
Example: Roof eave must be a minimum of 18 inches.



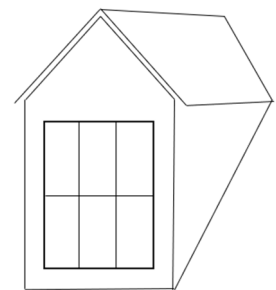
Example: Hipped dormer with louvred vent.



Examples: Boxed roof eaves



Hipped dormer



Gabled dormer

APPENDIX A: ARCHITECTURAL STYLE — TRANSITIONAL BUNGALOW

Windows



Examples: 1-over-1 and 6-over-6 windows.



Example: Paired window separated by a minimum five-inch vertical wood mullion.



Examples: Divided light windows in gable.



Example: Fixed, single-pane windows are not typical of the Transitional Bungalow style

Infill around window replacements is prohibited

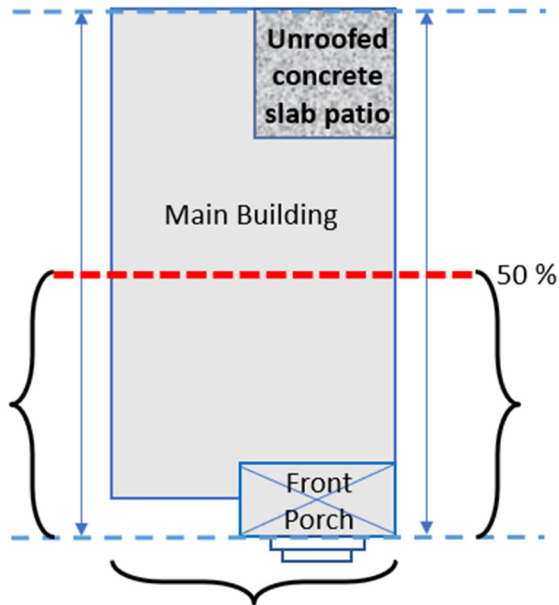


Example: Window grilles behind the glass are not typical of the Transitional Bungalow style.

APPENDIX B: DEVELOPMENT STANDARDS

Illustrations

Wrap-Around — The wrap-around means the area to the midpoint of the main building measured from the furthest front wall or omitted wall line (porch) of the building to the furthest rear wall or omitted wall line of the structure. The result shall be a straight line through the building.



Solar panels may only be located on the rear 50 percent of the roof of a main building.

The *second story* must be behind the mid-point of the main building.

The *architectural standards* for new construction and remodeling apply only to the front facade and wrap around.

The front of the house up to the mid-point must have the exterior appearance of a *one-story* or *one-and-one-half story*.

Illustration showing the front facade, midpoint and wrap-around of an example main building.

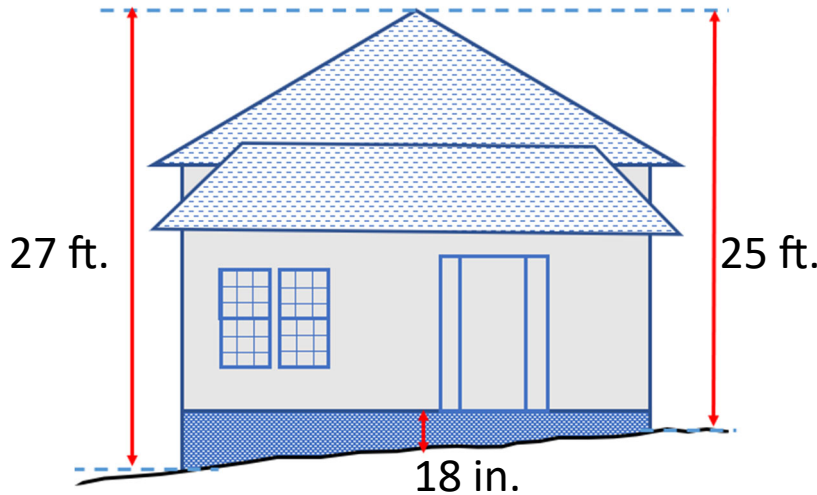


Example: House with the *second story* located behind the mid-point of the main building.

APPENDIX B: DEVELOPMENT STANDARDS

Illustrations

Height — For any structure with a roof, means the vertical distance measured from average grade (highest and lowest exterior corners of a structure) to the peak of any roof structure, regardless of its style or form.



Foundations

- (1) Foundations on new main buildings must be of pier and beam construction.
- (2) Finished floor height must be a minimum of 18 inches above the average grade of the two front corners of the main building to allow for a minimum of two front porch steps.

Example— If the height measured from the lowest corner is 27 feet, and the height measured from the highest corner is 25 feet, the height from average grade will be 26 feet.

Stories — Except as provided in this subsection, the maximum number of stories is two. Basements are not counted as a story. The second story must be behind the mid-point of the main building.

- (1) The front of the house up to the mid-point must have the exterior appearance of a one-story or one-and-one-half story house. A half-story may only be expressed in a front facing main gable or a front facing dormer. Roofs may have dormers and gables.
- (2) Second story roofs must be hipped or gabled and conform to the architectural standards for its designated style.

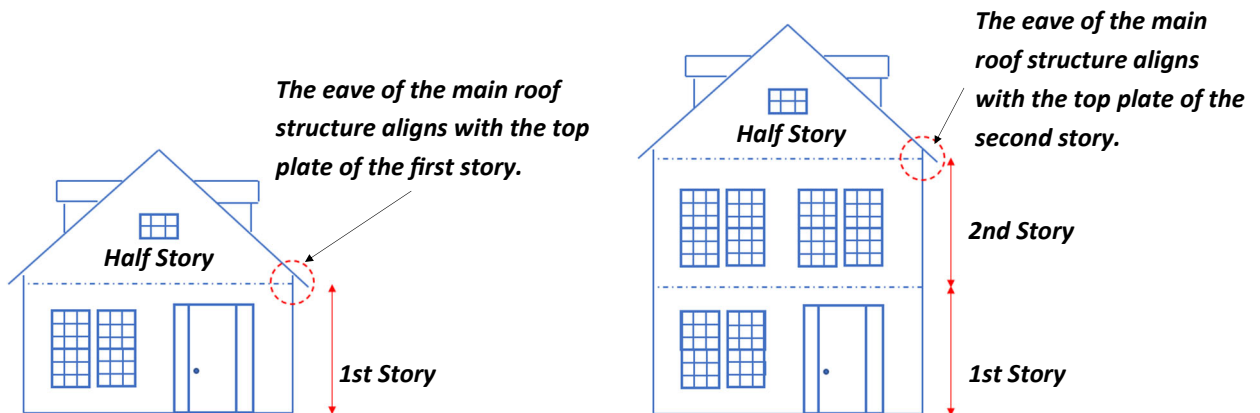
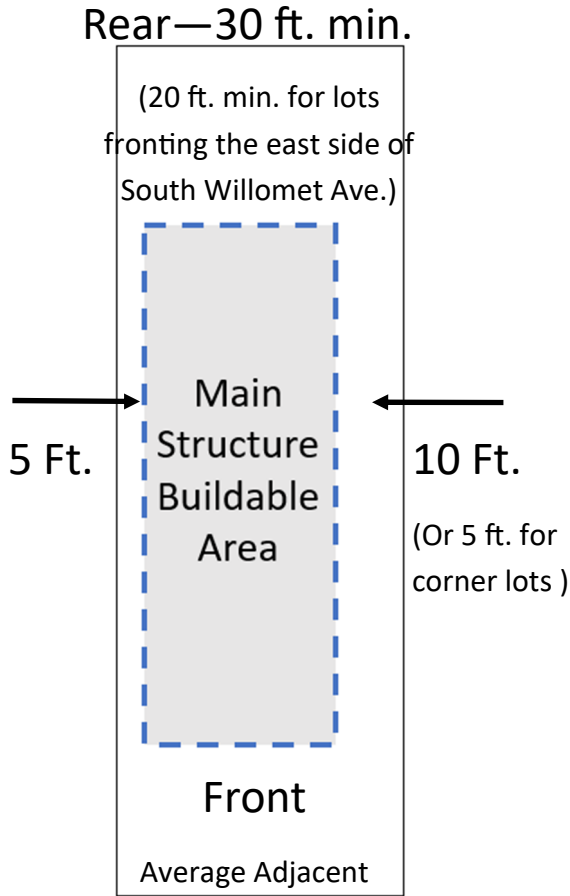


Illustration: One-and-one-half-story house and two-and-one-half story house.

APPENDIX B: DEVELOPMENT STANDARDS

Illustrations



Lot coverage

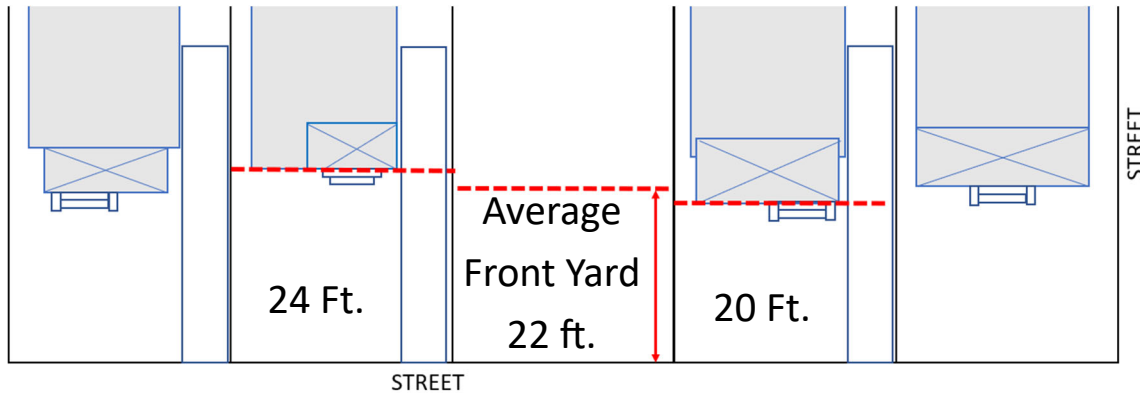
- Maximum lot coverage for Existing structures is 45 percent.
- Maximum lot coverage for new construction is 40 percent.

Side yard setback

- For interior lots, the minimum side yard for main buildings is 10 feet on the driveway side and 5 feet on the other side.
- For corner lots, the minimum side yard setback is 5 feet on both sides.

Rear yard setback

- The minimum rear yard for main buildings is 30 feet.
- The minimum rear yard for main buildings is 20 feet for properties fronting the east side of South Willomet Avenue.

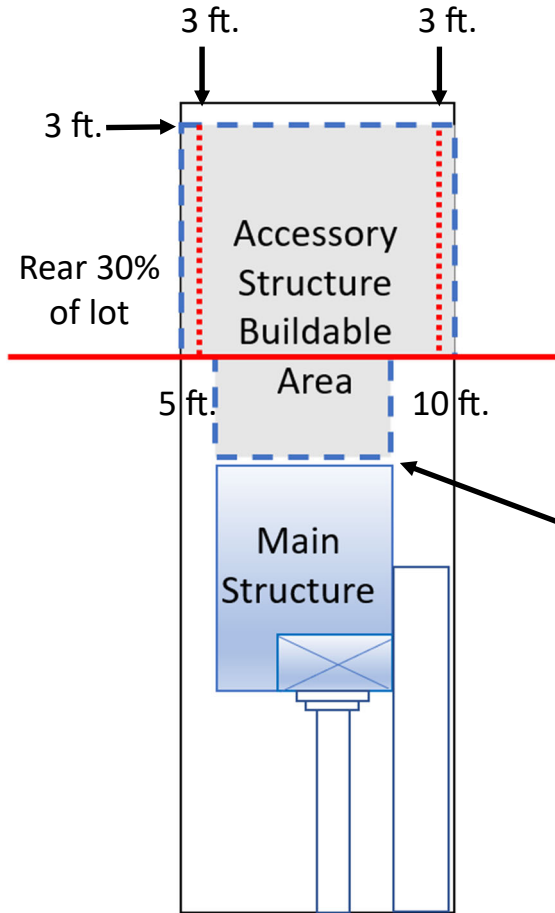


Front yard setback

- The minimum front yard setback is equal to the average of the adjacent properties as determined by a licensed land surveyor, architect, or engineer. The maximum setback may not be more than one foot further back than the average.
- The required front yard must be open and unobstructed and shall be measured to the front facade of the building including porches. Front porch steps and wing walls and handrails are allowed within the front yard setback but may not extend more than four feet into the front yard setback.

APPENDIX B: DEVELOPMENT STANDARDS

Illustrations



Accessory Structure Setbacks

Accessory Structure Buildable Area

Rear Yard Setback = 3 ft. min.

Side Yard Setback in Rear 30%

Height ≤ 15ft. = None

Height > 15ft. = 3 ft. min.

Side Yard Setback outside of Rear 30%

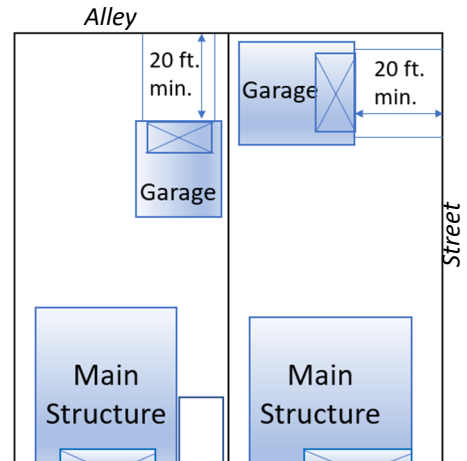
5 ft. and 10 ft. min.

(5 ft. and 5 ft. for corner lots)

Accessory structures must be located behind the rear-most facade of a main building

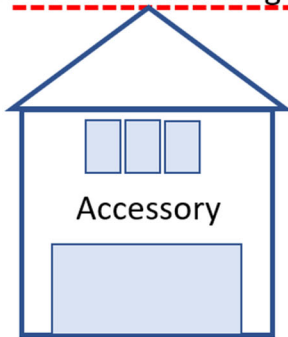
Garage Access

For garages with vehicular access directly from a side street or alley, the minimum setback is 20 feet to the garage door.



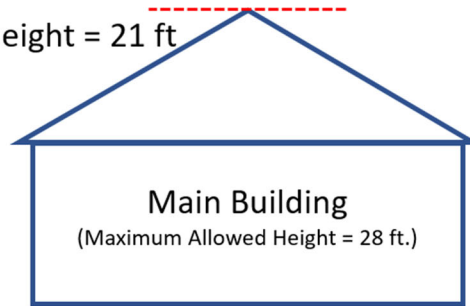
Height — The maximum height of an accessory structure is 24 feet. An accessory structure may exceed the height of the main building that is under 24 feet.

24 ft. maximum height



Example:

Existing Height = 21 ft

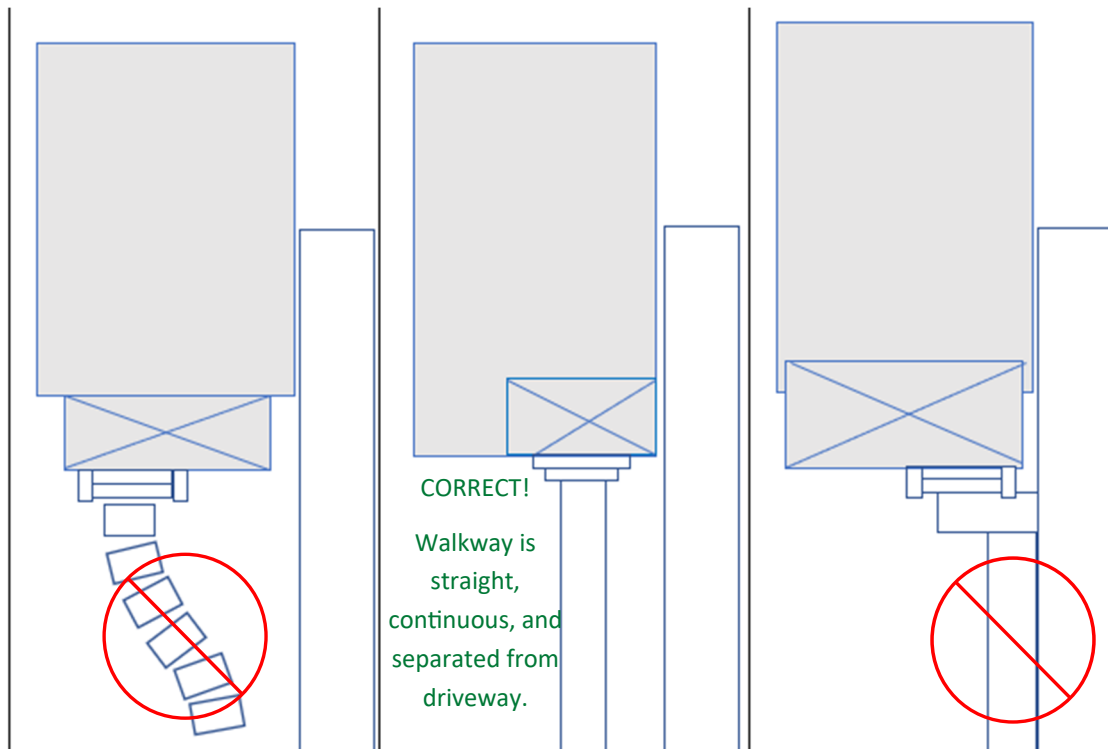


APPENDIX B: DEVELOPMENT STANDARDS

Illustrations

Walkways

- Walkways must be constructed of brush finished concrete, brick, stone, or a similar material. Gravel and asphalt are prohibited.
- Tinted or colored concrete is prohibited except to match an existing walkway.
- Brick, stone, or paver color must be compatible with materials typically found on Original houses within the district.
- Walkways must be straight and continuous with no separation and be centered on the front porch steps.
- A minimum of one foot of separation must be provided between the driveway and walkway if the two are running parallel to one another.



Driveways

Impervious Surfaces - No more than 30 percent of the required front yard may be paved or hardscaped.

Waterfall Steps

Original rolling or waterfall steps leading from the sidewalk to the main structure should be retained. Where original rolling or waterfall steps are damaged and must be replaced, the replacement must match the original rolling or waterfall steps.



APPENDIX B: DEVELOPMENT STANDARDS

Illustrations

Fences

Location

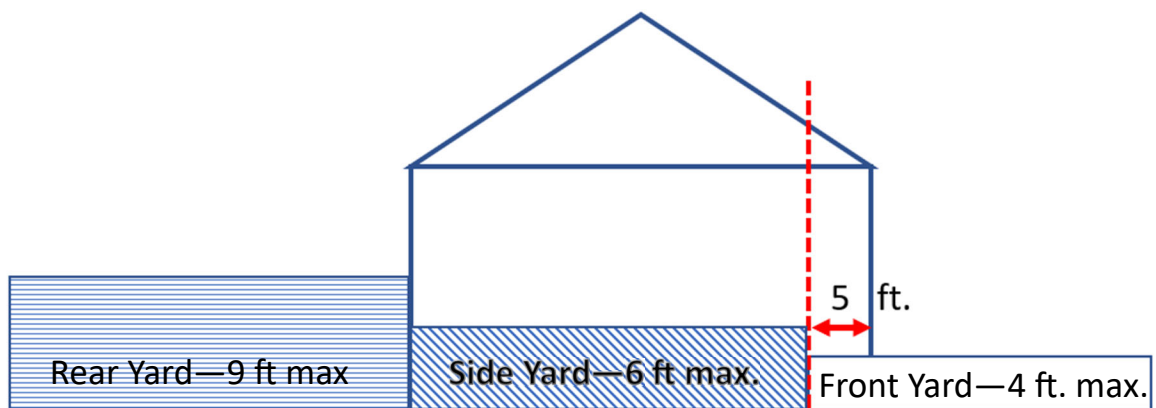
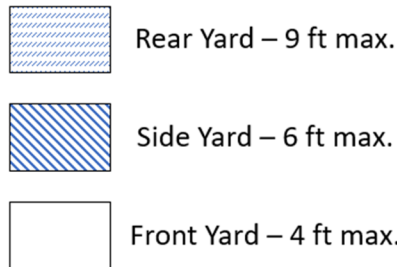
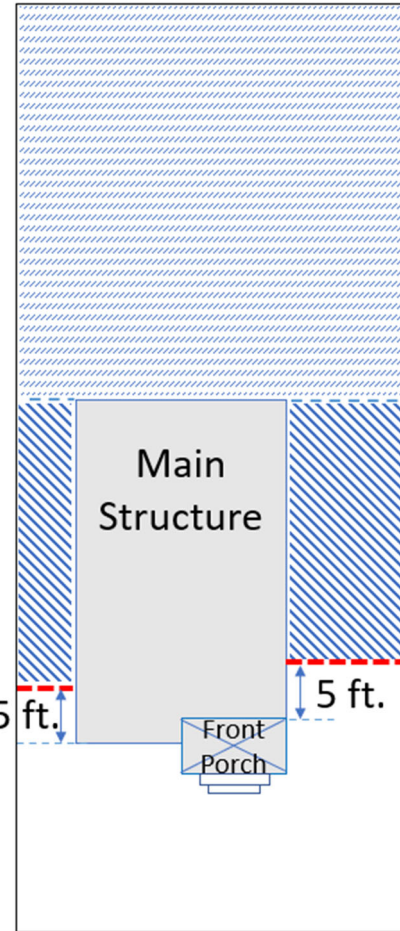
- The surface area of all fence panels located in front of the main building must be a minimum of 50% open.
- Fences in a side yard must be set back a minimum of 5 feet from the corner of the front facade of a main building nearest the side property line, excluding porches.

Height

- Fences in the front yard must not exceed four feet in height.
- Fences in the side yard must not exceed six feet.
- Fences in the rear yard must not exceed nine feet.

Materials

- Fences may be constructed with wood, wrought iron (or other metal similar in appearance), wrought iron with brick columns, or chain link.
- Stone, concrete block, and metal panel or sheet metal are prohibited as fence materials.



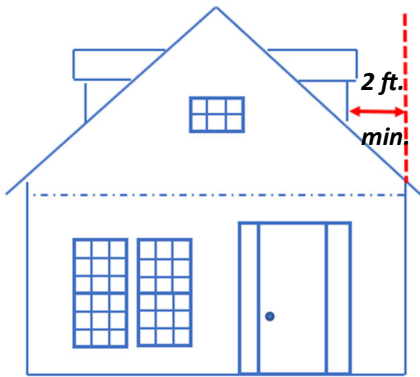
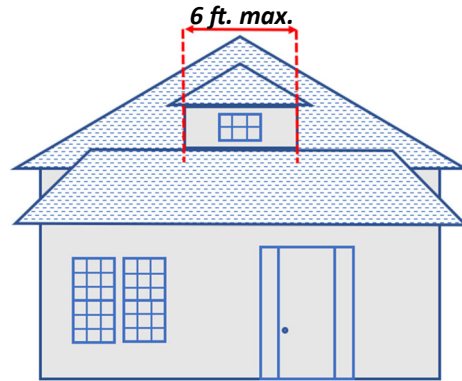
Fence in front yard must be 50% open.

APPENDIX B: DEVELOPMENT STANDARDS

Illustrations

Dormers

Dormers located within the wrap around may not exceed six feet in width excluding eaves.



Dormers facing a side yard must be set back a minimum of two feet from the exterior wall of the story below.

Building Materials



Examples: Gables with wood shake shingles and stucco with half-timbering.



Examples: Craftsman style homes with half timbering, a treatment to mimic historic exposed heavy timber framing.

APPENDIX C: List of Architectural Styles by Property Address

South Edgefield Avenue

Address	Street	Date of Construction	Architectural style
506	S. Edgefield	ca. 1920	Transitional Bungalow
510	S. Edgefield	ca. 1927 (DCAD)	Craftsman
514	S. Edgefield	ca. 1930 (DCAD)	Craftsman
518	S. Edgefield	ca. 1930 (DCAD)	Craftsman
522	S. Edgefield	ca. 1918 (driveway stamp)	Transitional Bungalow
526	S. Edgefield	ca. 1927 (DCAD)	Craftsman
602	S. Edgefield	ca. 1920	Transitional Bungalow
604/606	S. Edgefield	ca. 1930 (DCAD)	Craftsman
608/610	S. Edgefield	ca. 1930 (DCAD)	Craftsman
614	S. Edgefield	ca. 1930 (DCAD)	Craftsman
616/618	S. Edgefield	ca. 1940 (DCAD)	Non-contributing
622	S. Edgefield	ca. 1930 (DCAD)	Craftsman
626	S. Edgefield	ca. 1930 (DCAD)	Craftsman

APPENDIX C: List of Architectural Styles by Property Address

South Clinton Avenue

Address	Street	Date of Construction	Architectural style
501	S. Clinton	ca. 1925 (DCAD)	Craftsman
502	S. Clinton	ca. 1925 (DCAD)	Craftsman
505	S. Clinton	ca. 1927 (DCAD)	Craftsman
506	S. Clinton	ca. 1922 (DCAD)	Transitional Bungalow
507	S. Clinton	ca. 1920	Transitional Bungalow
510	S. Clinton	2018 (Permit)	Non-contributing
514	S. Clinton	ca. 1920	Transitional Bungalow
515	S. Clinton	ca. 1920	Transitional Bungalow
517	S. Clinton	ca. 1920	Transitional Bungalow
518	S. Clinton	ca. 1925 (DCAD)	Craftsman
521	S. Clinton	ca. 1930 (DCAD)	Craftsman
522	S. Clinton	ca. 1920	Transitional Bungalow
526	S. Clinton	ca. 1925 (DCAD)	Craftsman
527	S. Clinton	ca. 1919 (driveway stamp)	Craftsman
528	S. Clinton	ca. 1920	Transitional Bungalow
531	S. Clinton	ca. 1920	Transitional Bungalow
535	S. Clinton	ca. 1920	Transitional Bungalow
610	S. Clinton	ca. 1925 (DCAD)	Craftsman
611	S. Clinton	ca. 1920	Transitional Bungalow
614	S. Clinton	ca. 1925 (DCAD)	Craftsman
615	S. Clinton	ca. 1920	Transitional Bungalow
618	S. Clinton	ca. 1920	Transitional Bungalow
619	S. Clinton	ca. 1927 (DCAD)	Craftsman
622	S. Clinton	ca. 1925 (DCAD)	Craftsman
623	S. Clinton	ca. 1920	Transitional Bungalow
625	S. Clinton	ca. 1927 (DCAD)	Craftsman
626	S. Clinton	ca. 1925 (DCAD)	Craftsman
606	S. Clinton	ca. 1925 (DCAD)	Craftsman

APPENDIX C: List of Architectural Styles by Property Address

South Winnetka Avenue

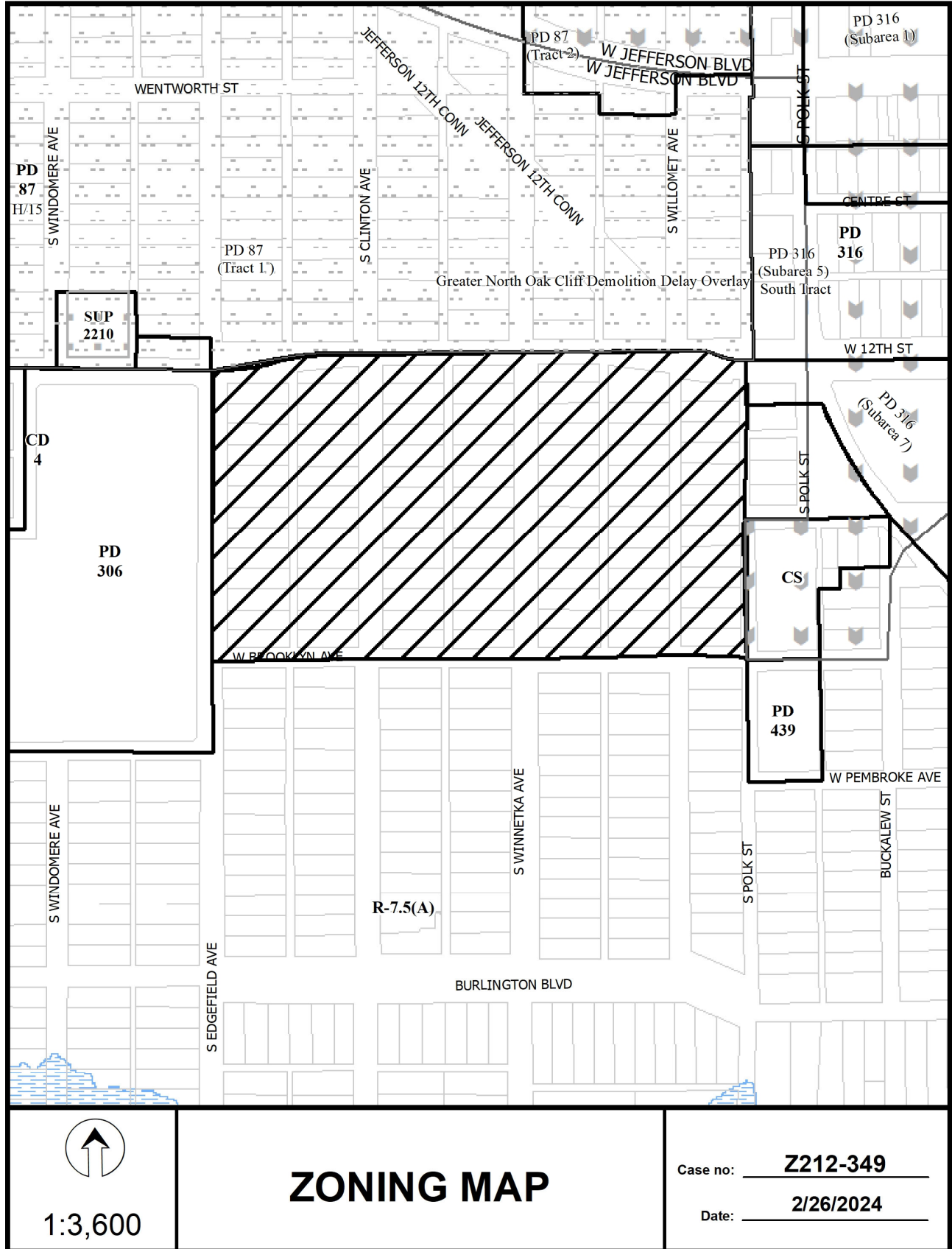
Address	Street	Date of Construction	Architectural style
502	S. Winnetka	ca. 1925 (DCAD)	Craftsman
503	S. Winnetka	ca. 1925 (DCAD)	Craftsman
506	S. Winnetka	ca. 1925 (DCAD)	Craftsman
507	S. Winnetka	ca. 1925 (DCAD)	Non-contributing
509	S. Winnetka	ca. 1925 (DCAD)	Craftsman
510	S. Winnetka	ca. 1925 (DCAD)	Craftsman
514	S. Winnetka	ca. 1920	Transitional Bungalow
515	S. Winnetka	N/A	Vacant
518	S. Winnetka	ca. 1925 (DCAD)	Craftsman
519	S. Winnetka	1909 (DCAD)	Transitional Bungalow
522	S. Winnetka	ca. 1925 (DCAD)	Craftsman
523	S. Winnetka	ca. 1921 (DCAD)	Transitional Bungalow
526	S. Winnetka	ca. 1925 (DCAD)	Craftsman
527	S. Winnetka	ca. 1914 (DCAD)	Transitional Bungalow
602	S. Winnetka	ca. 1925 (DCAD)	Craftsman
603	S. Winnetka	ca. 1914 (DCAD)	Transitional Bungalow
606	S. Winnetka	N/A	Vacant
607	S. Winnetka	ca. 1925 (DCAD)	Craftsman
608	S. Winnetka	ca. 1925 (DCAD)	Craftsman
609	S. Winnetka	ca. 1912 (DCAD)	Transitional Bungalow
613	S. Winnetka	ca. 1917 (DCAD)	Transitional Bungalow
614	S. Winnetka	ca. 1920	Transitional Bungalow
617	S. Winnetka	ca. 1919 (DCAD)	Craftsman
618	S. Winnetka	ca. 1925 (DCAD)	Craftsman
620	S. Winnetka	ca. 1925 (DCAD)	Non-contributing
623	S. Winnetka	ca. 1919 (DCAD)	Craftsman
627	S. Winnetka	ca. 1925 (DCAD)	Craftsman
626	S. Winnetka	ca. 1925 (DCAD)	Craftsman

APPENDIX C: List of Architectural Styles by Property Address

South Willomet Avenue

Address	Street	Date of Construction	Architectural style
506	S. Willomet	ca. 1930 (DCAD)	Craftsman
507	S. Willomet	ca. 1930 (DCAD)	Craftsman
509	S. Willomet	ca. 1990 (DCAD)	Non-contributing
510	S. Willomet	2019 (Permit)	Non-contributing
514	S. Willomet	ca. 1930 (DCAD)	Craftsman
515	S. Willomet	ca. 1925 (DCAD)	Craftsman
517	S. Willomet	ca. 1925 (DCAD)	Craftsman
518	S. Willomet	ca. 1930 (DCAD)	Craftsman
521	S. Willomet	ca. 1925 (DCAD)	Craftsman
522	S. Willomet	ca. 1930 (DCAD)	Craftsman
525	S. Willomet	ca. 1925 (DCAD)	Craftsman
526	S. Willomet	ca. 1930 (DCAD)	Craftsman
528	S. Willomet	2023 (DCAD)	Craftsman
603	S. Willomet	ca. 1925 (DCAD)	Craftsman
604	S. Willomet	ca. 1930 (DCAD)	Craftsman
607	S. Willomet	ca. 1925 (DCAD)	Craftsman
608	S. Willomet	ca. 1930 (DCAD)	Craftsman
611	S. Willomet	ca. 1925 (DCAD)	Craftsman
612	S. Willomet	ca. 1925 (DCAD)	Craftsman
615	S. Willomet	ca. 1925 (DCAD)	Transitional Bungalow
616	S. Willomet	ca. 1930 (DCAD)	Craftsman
619	S. Willomet	ca. 1925 (DCAD)	Non-contributing
620	S. Willomet	ca. 1930 (DCAD)	Craftsman
623	S. Willomet	ca. 1925 (DCAD)	Craftsman
626	S. Willomet	ca. 1920 (DCAD)	Non-contributing
627	S. Willomet	ca. 1925 (DCAD)	Craftsman

APPENDIX D: Zoning Map



1:3,600

ZONING MAP

Case no: **Z212-349**

Date: **2/26/2024**