

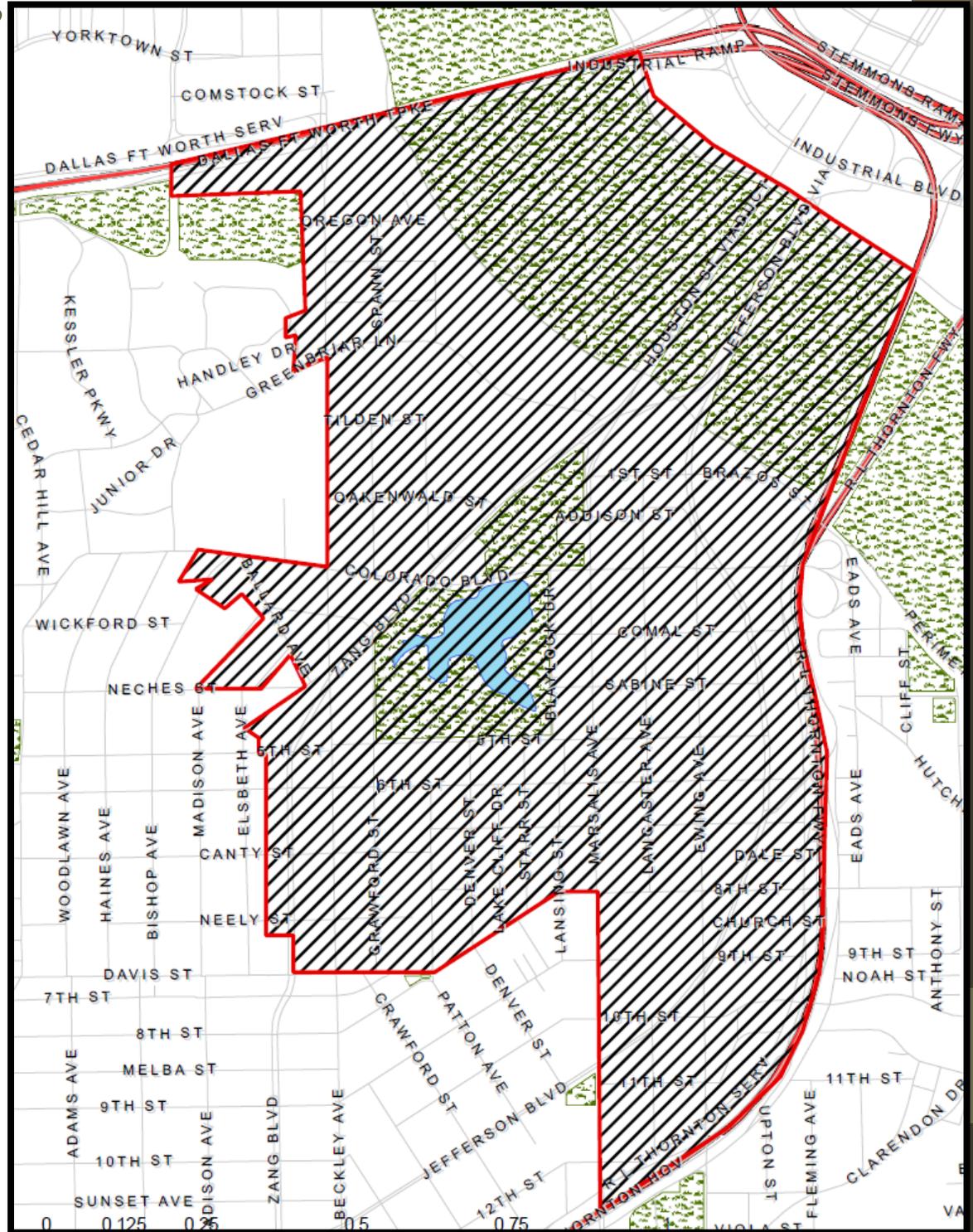
# Oak Cliff Gateway District

## PD 468

# 2013 Authorized Hearing

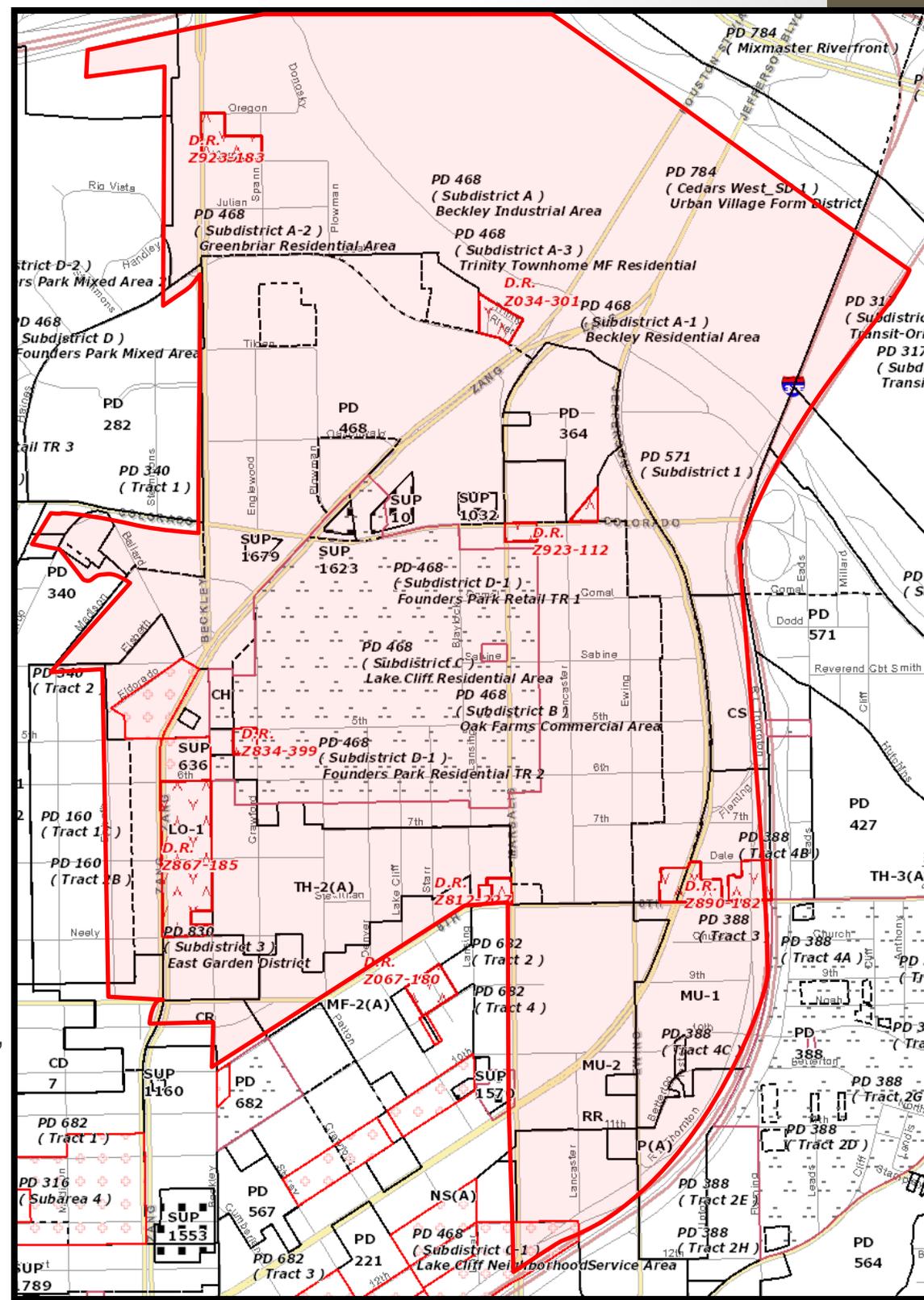
September 12, 2013

City Plan Commission  
expanded boundaries to  
represent current Oak Cliff  
Gateway Authorized Hearing  
area



# Existing Zoning

- PD 160 (Tract 1C & 2B) - mixture of residential & commercial
- PD 340 (Tract 1 & 2) – high density residential & commercial
- PD 364 (Track 1, 2, & 3) - commercial
- PD 468 (Subdistrict A, A1, A2, B, C, C1, D, D1, D2, E) – mixture of residential & commercial
- PD 830 (Subdistrict 6) - mixture of residential, office, retail & personal services, and commercial
- R-5 – Single Family District, low density
- R-7.5 - Single Family District, low density
- MF-2 – Multifamily District, med density
- TH-2 – Townhouse District, med density
- CH – Clustered Housing District
- MU-1 – Mixed-Use District, low density
- MU-2 – Mixed-Using District, med density
- CR – Commercial Retail District
- CS – Commercial Service District
- LO-1 – Neighborhood Office District
- RR – Regional Retail District
- IR – Industrial/Research District
- P(A) – Parking District
- SUPs – nursing home, utility or government building, 2 – financial institution with drive-in window, and child-care facility
- DR (Deed Restrictions) – 9 total
- Historic District – Lake Cliff (H-84) & Betterton Home (H-71)



# Goals of Form-based Zoning (Article XIII)



- The goal of FBC in Dallas is to create walkable urban neighborhoods where higher density mixed uses and mixed housing-types promote less dependence on the automobile and allow successful transition from existing neighborhoods to form-based neighborhoods.

## Districts

- **RTN** – Residential Transition
- **WR** – Walkable Residential (Stories: 3,5,8,12,20,40)
- **WMU** – Walkable Mixed Use (Stories: 3,5,8,12,20,40)

## Overlays

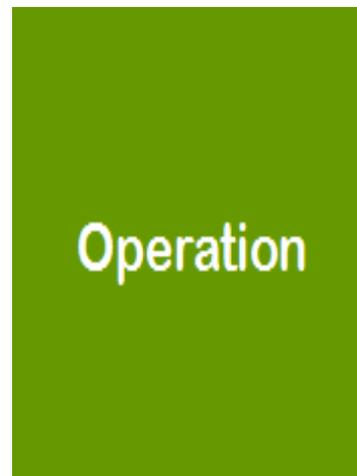
- **Shopfront Overlay:** allows/requires vertical mix of uses on well defined frontages
- **Parking Management Overlay:** allows greater flexibility in meeting parking requirements; requires site plan
- **Height Map Overlay:** provides for custom height adjustments to suit specific contexts

# Conventional Zoning

- Land Use is the focus

More concerned with controlling land use and transitioning uses from least dense (single-family) to most dense (industrial).

While separation can be good, there are many uses that are more compatible than traditional zoning would allow – mixed uses.



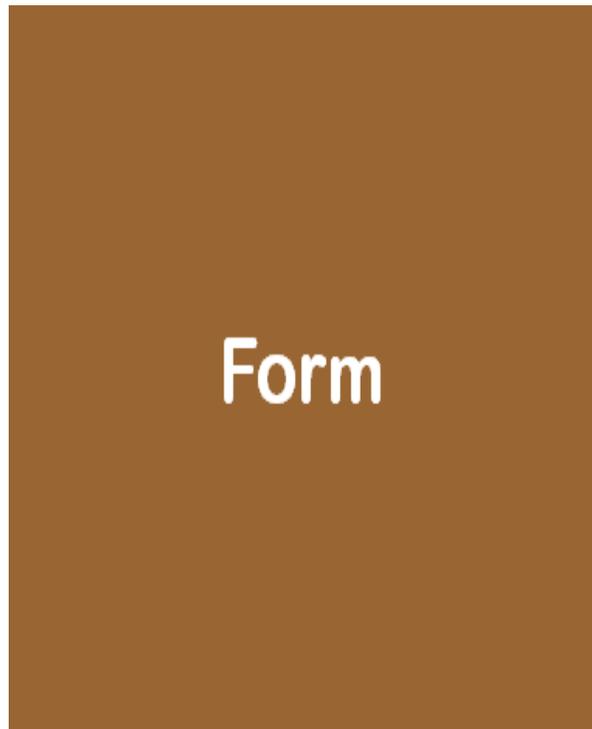
# Form Based Zoning

Focused on shaping the physical form of the neighborhood – connecting uses with people, primarily through walking or mass transit.

- Form is the focus

A zoning based primarily on the ‘form’ of buildings – their character, and relation to the public realm, not on the uses inside.

- Relationship between building façade and the street
- Scale and massing of buildings
- Length of blocks and types of streets



# Form-Based Zoning

- Predictable physical outcomes;
- Buildings, elements, and streetscape define and shape the public space;
- Promote pedestrian-friendly blocks and an interconnected street network;
- Ensure high-quality public spaces defined by a variety of building types and uses.

# Thoroughfare Plan

- Staff currently working on a thoroughfare plan amendment
  - Staff has not received any information at this time
  - Will try and have information at Sept 4<sup>th</sup> briefing

# Economic Development

- There is a general trend in which buildings around downtown are getting taller.
- Developed two charts:
  - Everything in and near downtown
  - One mile radius around the outside of the Central Business District (CBD).
- In both, there are a lot of 3-5 story buildings and a wide variety of taller buildings.
- Findings: more density around downtown, but need to continue to provide for a variety of building types.
  - For example, even in 2016 we are expecting everything from less than 5 stories to above 40

# Lake Cliff Historic District

- Some of the Lake Cliff Neighborhood Association would like to increase allowed heights and uses along Marsalis and Beckley
- Staff is proposing no change because the historic overlay prevents new development in front of property, except for single family
  - If base zoning is changed from single-family uses to multi-family or mixed-use zoning, property owners unable to have new development
    - Lake Cliff historic restricts new development to rear of property, façade must match that of main structure, and be no taller than main structure
    - Historic overlay only allows for single family and park amenity structures in front portion of property
    - Staff preventing hardship for property owner, due to conflicting code.
    - Staff has talked with individuals, saying we are happy to help in opening a new hearing to look at both base zoning and overlay.

# Lake Cliff Historic District

Park

5<sup>th</sup> Street

Single Family  
Property

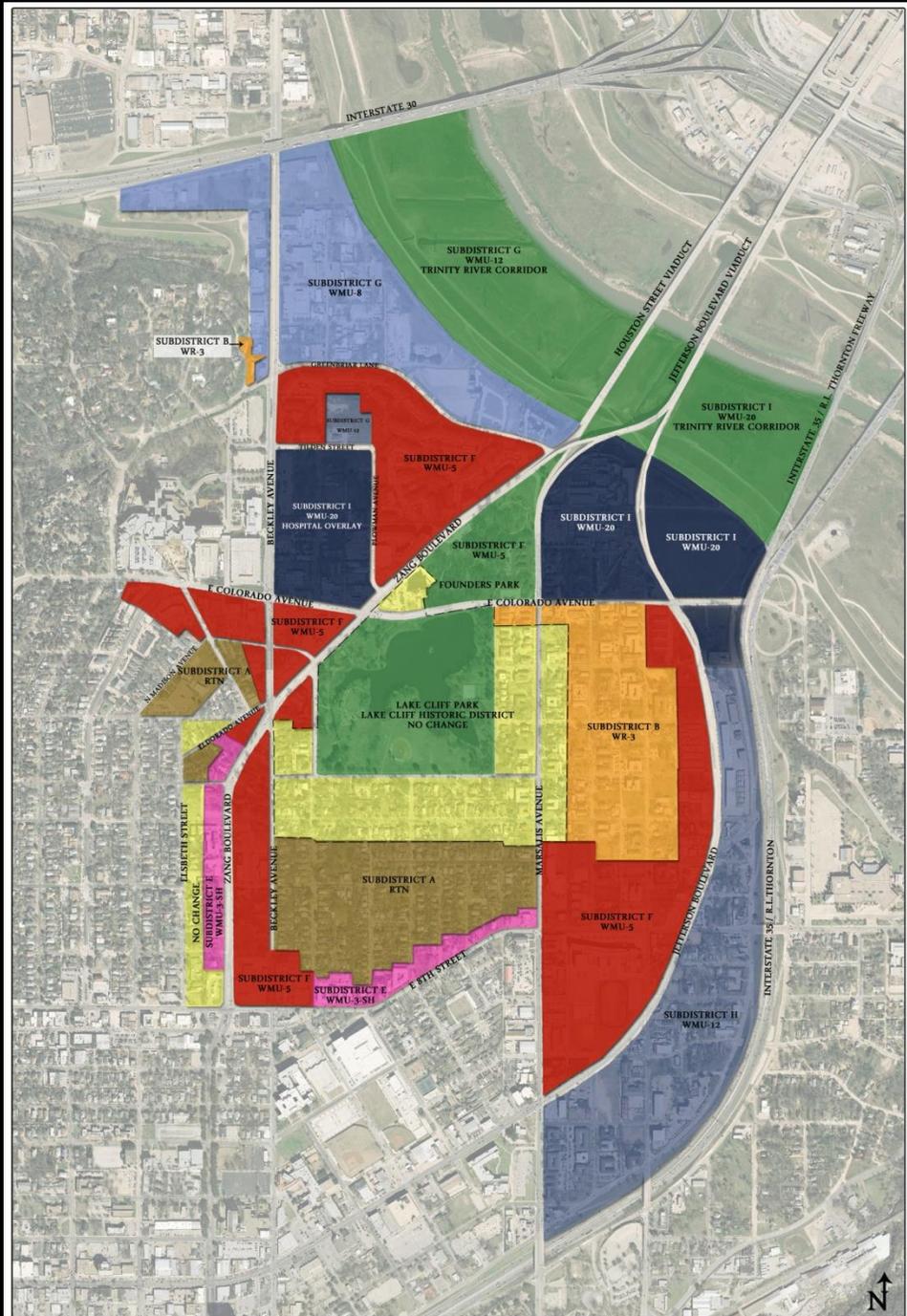
Single Family  
Dwelling

Single Family  
Property

Per Historic Overlay, new  
development can only  
occur in this area, and  
must match main  
structure



# Staff Proposal

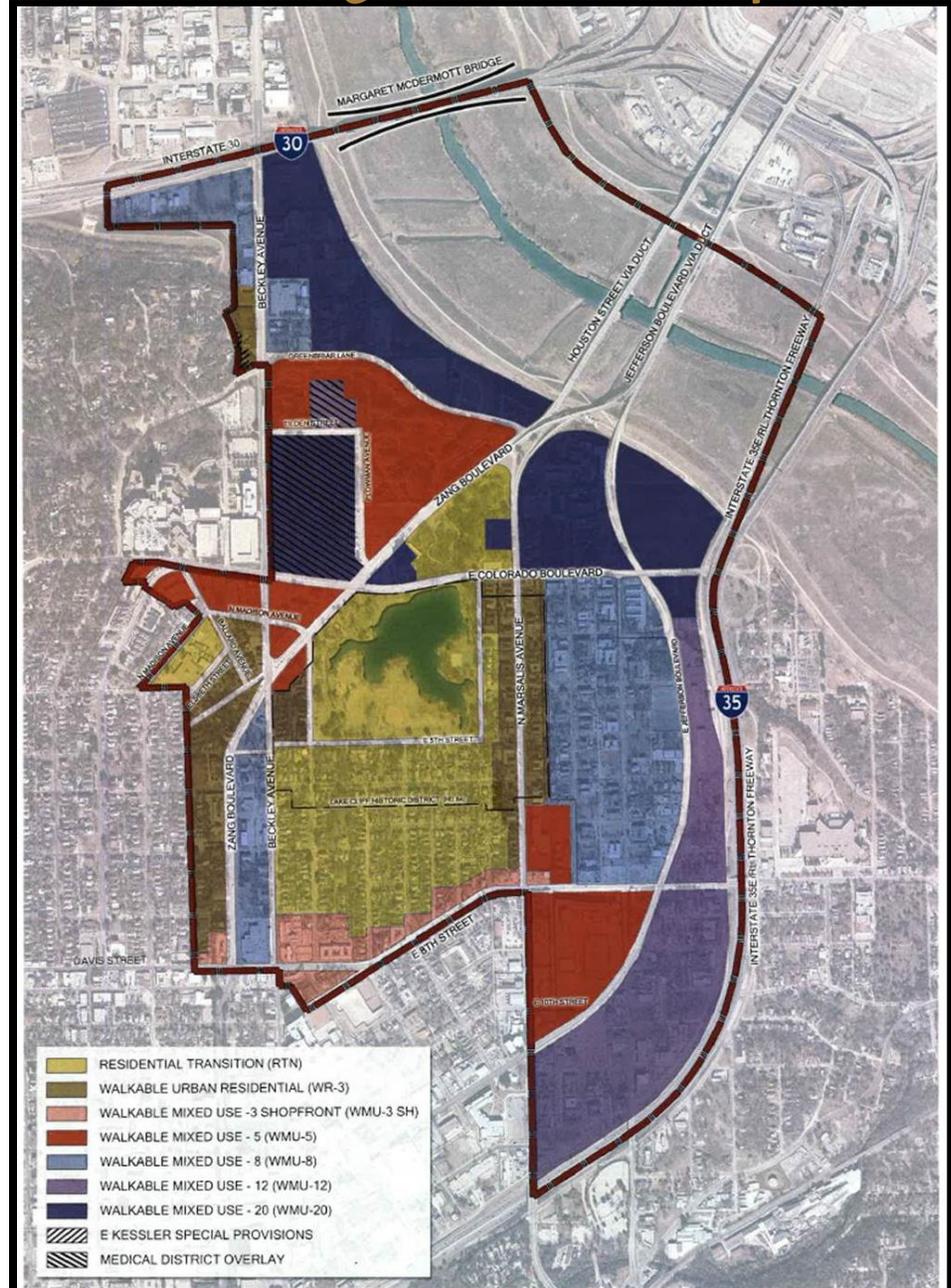


**OAK CLIFF GATEWAY**  
PROPOSED ZONING MAP

AUGUST 2014



# Steering Committee Proposal



Zoning Map based on City Council-Approved Land Use Study, December 2009



PROPOSED ZONING MAP

Oak Cliff Gateway Zoning  
Dallas, Texas

Job #: 11021.00  
File Name: SDC\_Proposed\_Zoning.pdf  
Date: 07/29/14  
Drawn by: SCW/JVW



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# Allowed Uses by District - RTN

## Article XIII Residential Transition (RTN) District:

- provides single-family and duplex living.
- may be a stand-alone district.
- low intensity district
- intended to accommodate a limited set of development types with up to two dwelling units per lot.

## Steering Committee Proposal

- Allows for a mix of residential uses: single family and low-density multifamily.

RTN		Article XIII	Steering Committee
Residential	Single Family	X	X
	Duplex	X	X
	Multifamily	X	X
	Live/work		X
	Group Living	X	
Civic	Community Service	SUP	
	<i>Library or Museum</i>	X	
	Day Care	X	
	Educational	X	
	Government Service	X	X (Police & Fire)
	<i>Dentention, jail, prison</i>	SUP	
	Park/Open Space	X	
	<i>Community Garden</i>	SUP	SUP
	Social Service		
	Transit Station	X	X
	Utilities	X	X
	Place of Worship	X	X
	<i>Visual and Performing Art Studio (Less than 6,000 SF)</i>		X
	Commerical Parking	SUP	

# Allowed Uses by District – WR-3

## Article XII Walkable Residential (WR) Districts:

- create *residential neighborhoods* with mixed housing options in a pedestrian-friendly environment.
- are intended to accommodate a *limited set of development types*.
- intended for locations where a sufficient critical mass of dense, walkable urban mixed use development exists.

## Steering Committee Proposal

- Allows for retail, restaurant, and general merchandise in WR districts.
- Only areas proposed to be strictly residential is RTN (single family, multifamily, and group living).

WR-3		Article XIII	Steering Committee
Residential	Single Family	X	X
	Duplex	X	X
	Multifamily	X	X
	Live/work	X	X
	Group Living	X	X (Retirement Housing only)
Civic	Community Service	SUP	SUP
	Library or Museum	X	X
	Day Care	X	X
	Educational	X	
	Government Service	X	X
	Dentention, jail, prison	SUP	
	Park/Open Space	X	X
	Community Garden	SUP	SUP
	Transit Station	X	X
	Utilities	X	X
Place of Worship	X	X	
Office	Medical		X
	Office	X	X
Retail	Restaurant or Bar		X
	Dry Cleaning or Laundry		X
	General Merchandise <3,500 SF		X
	Visual and Performing Art Studio (Less than 6,000 SF)		X
	Personal Service		X
	Commerical Parking	SUP	
	Transit Passenger Shelter		X
	Bed and Breakfast		X

# Allowed Uses by District – WMU-3-SH

## Article XIII Walkable Urban Residential (WR) districts:

- intended to create residential neighborhoods with mixed housing options in a pedestrian-friendly environment.
- are intended to accommodate a limited set of development types.
- are intended for use in the vicinity of rail transit stations, and in the 23 study areas of the Trinity River Comprehensive Plan.

## Steering Committee Proposal

- Does not allow single family or duplex, creating non-conformity of existing property owners.
- Restricts civic and retail uses.

WM-3-SH		Article XIII	Steering Committee
Residential	Single Family	X	
	Duplex	X	
	Multifamily	X	X
	Live/work	X	X
	Group Living	X	
Civic	Community Service	SUP	SUP
	<i>Library or Museum</i>	X	
	Day Care	X	X (Child only)
	Educational	X	
	Government Service	X	X
	<i>Detention, jail, prison</i>	SUP	
	Park/Open Space	X	
	<i>Community Garden</i>	SUP	SUP
	Social Service	SUP	
	Transit Station	X	
	Utilities	X	X
	Place of Worship	X	X
	Office	Medical	X
Office (Includes Financial Institution)		X	X
	Restaurant or Bar	X	X
	Drive-thru facility	SUP	DIR (Financial Institutional) SUP (Restaurant)

Retail	Retail Sales	X	
	<i>Dry Cleaning or Laundry</i>	X	X
	<i>General Merchandise &lt;3,500 SF</i>	X	X
	<i>General Merchandise &gt;3,500 SF</i>	X	X
	<i>Mobile Food Establishment</i>	X	X
	<i>Furniture Store</i>	X	X
	<i>Temporary Sales</i>	X	X
	Vehicle Sales	X	
Service and Entertainment	Commerical Amusement (inside)	SUP	
	<i>Visual and Performing Art Studio (Less than 6,000 SF)</i>	SUP	X
	Indoor Recreation	X	
	Personal Service	X	X
	<i>Animal Care</i>	X	
	Commerical Parking	X	
Commerce	Passenger Terminal limited to a Helistop	SUP	
	<i>Transit Passenger Shelter</i>	X	X
	Overnight Lodging	X	
	<i>Bed and Breakfast</i>	X	X
	Self-service Storage	X	
	Light Manufacturing	X	
	<i>Recycling drop off center</i>		X
	Research and Development	X	
	Vehicle Service	X	

# Allowed Uses by District – WMU-5 to WMU-20

## Article XII Walkable Urban Residential (WR) districts:

- intended to create residential neighborhoods with mixed housing options in a pedestrian-friendly environment.
- are intended to accommodate a limited set of development types.

## Steering Committee Proposal

- Limits civic and retail uses: creating non-conformity of existing property owners.

WMU-5 >		Article XIII	Steering Committee
Residential	Single Family	X	X
	Duplex	X	X
	Multifamily	X	X
	Live/work	X	X
	Group Living	X	X
Civic	Community Service	SUP	SUP
	<i>Library or Museum</i>	X	X
	Day Care	X	X (Child in all WMU districts, Adult in WMU-20)
	Educational	X	X (public School, by SUP open enrollment and charter school)
	<i>College, University</i>	X	X (WMU-20 only)
	<i>Technical School</i>	X	X (WMU-20 only)
	Government Service	X	X
	<i>Dentention, jail, prison</i>	SUP	
	Park/Open Space	X	X
	<i>Community Garden</i>	SUP	SUP
	Social Service	SUP	
	Transit Station	X	
	Utilities	X	X
	Place of Worship	X	X
	Office	Medical	X
<i>Medical or scientific lab</i>		X	X (WMU-20 only)
Office		X	X DIR for Financial with window)
	Restaurant or Bar	X	X (without Drive-thru)
	Drive-thru facility	SUP	

Retail	Retail Sales	X	
	<i>Dry Cleaning or Laundry</i>	X	X
	<i>General Merchandise &lt;3,500 SF</i>	X	X
	<i>General Merchandise &gt;3,500 SF</i>	X	X
	<i>General Merchandise &gt;100,000 SF</i>	X	SUP
	<i>Mobile Food Establishment</i>	X	X
	<i>Furniture Store</i>	X	X
	<i>Temporary Sales</i>	X	X
	<i>Nursery, garden shop, or plant sales</i>	X	
	Vehicle Sales	X	
Service and Entertainment	Commerical Amusement (inside)	SUP	
	<i>Visual and Performing Art Studio (Less than 6,000 SF)</i>	SUP	X
	<i>Theater</i>	X	X
	Indoor Recreation	X	
	Personal Service	X	X
	<i>Animal Care</i>	X	
	<i>Catering service</i>	X	X
	<i>Custom Business Service</i>	X	X
	Commerical Parking	X	X (WMU-20 only)
Commerce	Passenger Terminal limited to a Helistop	SUP	
	<i>Transit Passenger Shelter</i>	X	
	<i>Helistop</i>	SUP	SUP (WMU-20 only)
	Overnight Lodging	X	SUP
	<i>Bed and Breakfast</i>	X	X
	Self-service Storage	X	
Fabrication	Light Manufacturing	X	
	<i>Recycling drop off center</i>		X
	Research and Development	X	
	Vehicle Service	X	

# What are street activating uses?

Examples could include:

- Lobby of an office
- Retail store
- Leasing office for apartments
- Gym
- Coffee Shop
- Restaurant
- Bank

# Steering Committee Recommendations

- Remove minimum building heights
- Staff Response: removing minimum heights creates one-story building next to taller buildings, primarily in the WMU-12 and WMU-20 districts.
  - Reduces density and consistency in a district.

Article XIII, pg. 12

**(b) Minimum District Height.**

(1) Height within a WMU, WR, or RTN district must meet or exceed the minimum requirements below (in stories), except as otherwise provided in this section.

Intensity	District	Height in Stories (min)
LOW	RTN	1
	WMU-3, WR-3	1
	WMU-5, WR-5	1
MEDIUM	WMU-8, WR-8	2
	WMU-12, WR-12	2
HIGH	WMU-20, WR-20	4
	WMU-40, WR-40	5

(2) Mixed use shopfront, townhouse stacked, townhouse, and manor house development types are required to be at least two stories in height regardless of the minimum district height. (See Section 51A-13.304, "Development Types.")

(3) The minimum height provisions apply to the first 30 feet of the building measured inward from the street-facing facade on any primary or side street, except that up to 20 percent of the required street frontage may be lower than the minimum height for the district.

(4) A -HM overlay cannot be used to override the minimum height provisions of this section.

(5) No minimum height requirements apply to civic buildings or open space lots.

# Steering Committee Recommendations

Article XIII, pg. 13

- Allow height exceptions to apply to all districts, not just RTN.
- Staff Response: Building code allows for height exceptions in non-residential uses. Article XIII is adding exceptions for residential uses.

## (e) Height Exceptions.

(1) Structures accessory to utility, public service, and institutional uses may be erected to any height consistent with FAA airspace limitations, airport flight overlay district regulations, residential proximity slope height restrictions, and the building code, except that local utility and transmission and distribution lines and supporting structures are exempt from residential proximity slope height restrictions.

(2) In the RTN district, the following accessory structures may exceed the district height limits of this section provided they do not exceed the maximum district height by more than 12 feet:

- (A) Amateur communications tower.
- (B) Cooling tower.
- (C) Clerestory.
- (D) Chimney and vent stack.
- (E) Elevator penthouse or bulkhead.
- (F) Flagpoles.
- (G) Mechanical equipment room.
- (H) Ornamental cupola or dome.
- (I) Parapet wall, limited to a height of four feet.
- (J) Stairway access to roof.
- (K) Roof top deck.
- (L) Skylights.
- (M) Spires and belfries.
- (N) Solar panels.
- (O) Tank designed to hold liquids.
- (P) Visual screens surrounding roof-mounted mechanical equipment.
- (Q) Wind turbines and other integrated renewable energy systems.

# Steering Committee Recommendations

- Modify tower orientation rule for floor plates greater than 25,000 SF (1:2 proportion rather than 1:3)
- Staff Response: Staff's Tower orientation rule matches regulations on the north side of the Trinity River.
  - Steering Committee proposal does not require tower spacing, potential to reduce view corridors
  - Not consistent with north side of Trinity River, reduces consistency across levee.

Staff Proposal, pg. 17-18

## DIVISION 51P-468.300. TOWER REQUIREMENTS

- (a) Tower separation
  - a. No minimum tower separation is required.
- (b) Tower orientation. To prevent a wall effect along the Trinity River, any portion of a building greater than 75 feet in height must be oriented as follows:
  - a. For a tower with a floor plate average of less than 12,500 square feet, tower orientation is not required.
  - b. For a tower with a floor plate average between 12,500 square feet and 25,000 square feet, the tower dimension perpendicular to the levee may not exceed the tower dimension parallel to the levee, and
  - c. For a tower with a floor plate average greater than 25,000 square feet, the tower dimension perpendicular to the Trinity River levee must be at least three (3) times longer than the tower dimension parallel to the levee.





# Steering Committee Recommendations

(3) Form Standards Table.

Steering Committee proposal

Steering Committee Proposal changes:

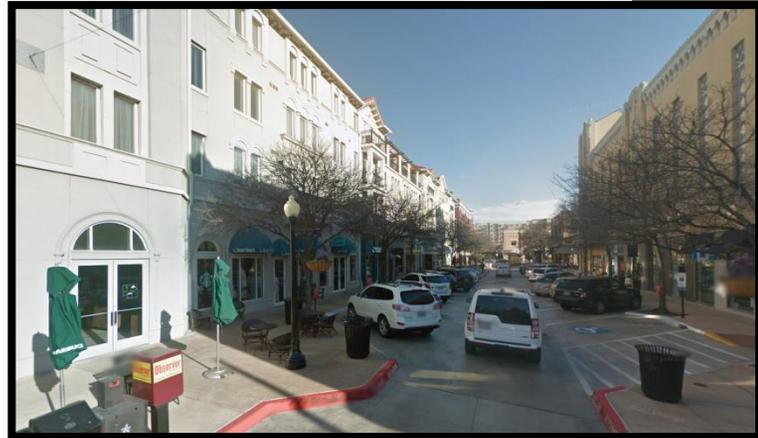
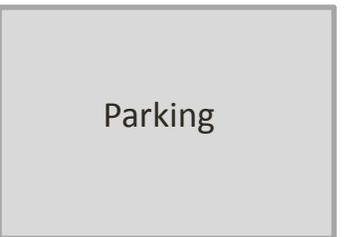
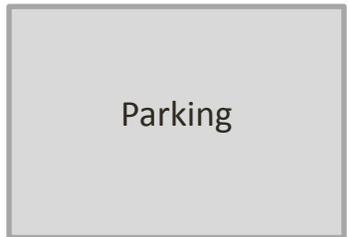
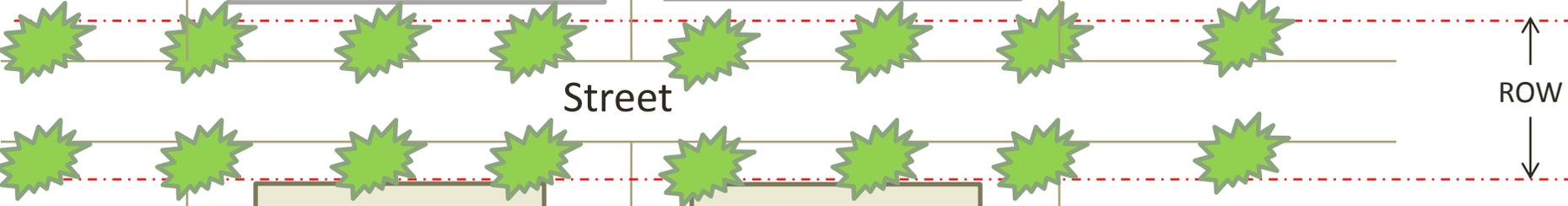
- Lot size for SF
- Front setback maximums for side street in 6 categories
- Parking setbacks from primary streets in 4 categories
- Minimum building heights
- Story height for general commercial
- Ground story transparency for mixed-use shop front only
- Blank wall area for general commercial.

Staff Comments:

Proposed chart uses traditional development standards, which does not promote pedestrian/street level uses and allows parking in front of building.

	Neighborhood Infill (NI)	Walkable Urban Residential (WUR)	Walkable Mixed Use- Shopfront (WMU-3-SH)	Walkable Mixed Use- Medium Density (WMU-8)	Walkable Mixed Use- High Density (WMU-20)
<b>LOT</b>					
Minimum Lot Size (SF)	4,000	None	None	None	None
Minimum Lot Width (ft)	40	16	None	16	16
Maximum Lot Coverage	45%	60%	60%	80%	80%
<b>FRONT SETBACK AREA <sup>(14)</sup></b>					
Primary Street (min/max)	(4)	5/15 <sup>(4)(5)</sup>	5/15	5/15	5/15
Side Street (min/max)	10% lot width <sup>scale</sup>	5/none	5/none	5/none	5/none
Service Street (min/max)	NA	None	None	None	None
<b>REQUIRED STREET FRONTAGE <sup>(7)(11)</sup></b>					
Primary Street	NA	50%	50%	60%	60%
<b>PARKING SETBACK</b>					
From Primary Street (min ft)	25	10 <sup>(6)</sup>	10	10	10
From All Other Streets (min ft)	10% of lot width	5	5	5	5
<b>SIDE SETBACK</b>					
Abutting SF District (min ft)	10% of lot width	10	10	15	15
Abutting All Other Districts (min ft)	10% of lot width	0 or 5	0 or 5	0 or 5	0 or 5
Abutting Alley (min ft)	5	5	5	5	5
<b>REAR SETBACK</b>					
Abutting SF District (min ft)	15	15	15	15	15
Abutting All Other Districts (min ft)	15	5	5	5	5
Abutting Alley (min ft)	5	5	5	5	5
<b>HEIGHT</b>					
Max Building Height (stories/ft)	2.5/36	3.5/50 <sup>(8)</sup>	3.5/50	5/75 <sup>(9)</sup>	12/180 <sup>(10)</sup>
Minimum Ground-story Height (ft) <sup>(1)</sup>	None	12	15	15	15
<b>Ground-story Transparency</b>					
Primary Street	None	30%	50%	30%	30%
Side Street	None	30%	25%	25%	None
<b>ENTRANCE</b>					
Primary Street Entrance	Req'd	Req'd	Req'd	Req'd	Req'd
Entrance Spacing (max lin ft)	None	None	100 ft	None	None
<b>BLANK WALL AREA</b>					
Primary Street (max lin ft)	None	30	20	30	30
Side Street (max lin ft)	None	None	40	None	None
<b>GROUND STORY STREET-ACTIVATING USES <sup>(5)</sup></b>	Not req'd	Not req'd	Req'd	Not req'd	Req'd

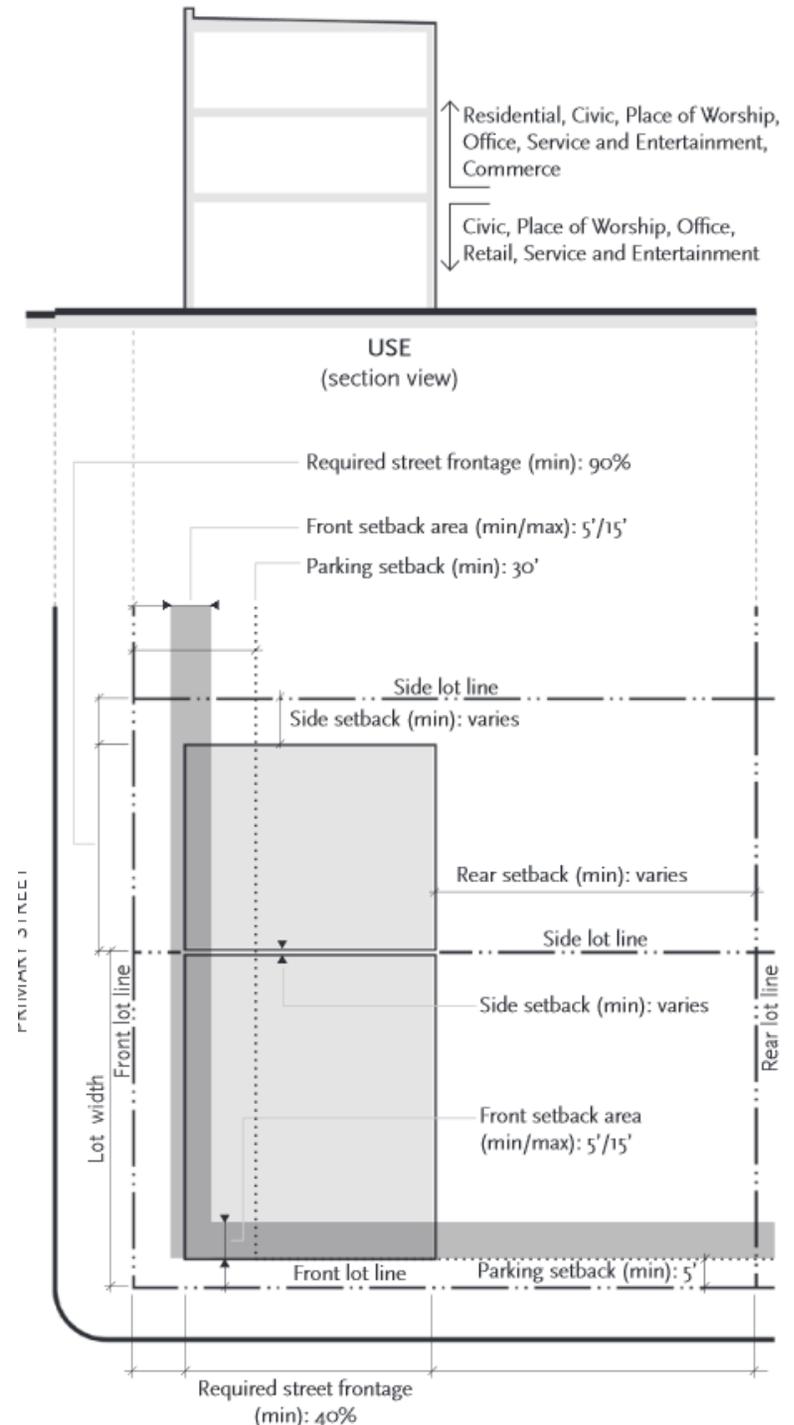
Steering Committee



Form-based Zoning

# Development Types

- Article XIII was written as a cohesive document, with components working together. Removing some of these components could create conflicts.
- Example – Development Types
  - Makes it difficult to establish consistency of yard, lot, and space regulations
  - Steering committee does not require street-activating uses, limiting creation of pedestrian activity along streets.



# Development Types

- Steering Committee requires parking in RTN district to rear 50% of lot, WR and WMU districts do not require parking behind front 30' of a building
- Steering Committee (SC) height can be increased in
  - WMU – 8 to 8 stories / 125'
  - WMU- 20 to 20 stories / 270'
 If development includes 20% residential uses, and 20% office/retail/commercial on ground-story

		RTN	WR	WMU
<b>Lot</b>				
<i>Lot Coverage</i>	<i>Staff</i>	60%	60-80%	80-100%
	<i>SC</i>	45%	60%	60-80%
<b>Front Setback</b>				
<i>Primary Street</i>	<i>Staff</i>	10 min no max	5' min 15' max	5' min 15' max
	<i>SC</i>	avg block face	5' min 15' max	5' min 15' max
<i>Side Street</i>	<i>Staff</i>	10 min no max	5' min 15' max	5' min 15' max
	<i>SC</i>	10% lot width	5' min no max	5' min no max
<b>Required Street Frontage</b>				
<i>Primary Street</i>	<i>Staff</i>	none	70-90%	70-90%
	<i>SC</i>	none	50%	60%
<i>Side Street</i>	<i>Staff</i>	none	40%	40%
	<i>SC</i>	none	none	none
<b>Parking Setback</b>				
<i>Primary Street</i>	<i>Staff</i>	none	30'	30'
	<i>SC</i>	25'	10'	10'
<i>Side Street</i>	<i>Staff</i>	none	5'	5'
	<i>SC</i>	10% lot width	5'	5'
<b>Height</b>				
<i>Building Height</i>	<i>Staff</i>	2.5/35'	3.5/50'	5-20 stories, 80'-300'
	<i>SC</i>	2.5/36'	3.5/50'	5/75' and 12/180'
<i>Story Height</i>	<i>Staff</i>	none	10' min 15' max	10' min 15' max
	<i>SC</i>	0	12'	15'
<b>Ground Story Transparency</b>				
<i>Primary Street</i>	<i>Staff</i>	none	30%	50%
	<i>SC</i>	none	30%	30% (50% SH overlay)
<i>Side Street</i>	<i>Staff</i>	none	25%	25%
	<i>SC</i>	none	30%	25%

# Steering Committee Recommendations

Chapter 51A-4.209

- Modify definition of single-family house to allow two units per lot, if the second unit is an Accessory Dwelling Unit located on the rear 50% of lot.
- Staff Response
  - Article XIII defines Single-family Living:
    - Definition: Residential occupancy of a dwelling unit by one family, on a monthly or longer basis, within a structure that contains no more than two dwelling units.
- (2) Duplex
  - (A) Definition: Two dwelling units located on a lot.
  - (E) Additional Provisions
    - (i) Only one main building may be placed on a building site under this use.
- (6) Single family
  - (A) Definition: One dwelling unit located on a lot.
  - (E) Additional Provisions
    - (i) The Board of adjustment may grant special exception to authorize an additional dwelling unit in any district when, in the opinion of the board, the additional dwelling unit will not:
      - (aa) be used as rental accommodations, or
      - (bb) adversely affect neighboring properties.

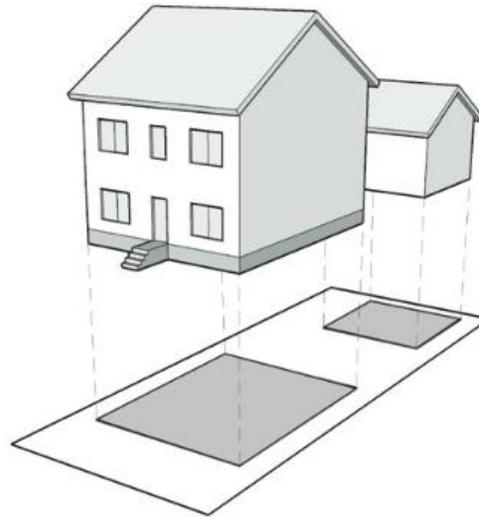
# Steering Committee Recommendations

- Modify garage placement language for SF development types (to not require alleys); garages must be on rear 50% of lot.
- Staff Response: Article XIII requires parking in the rear
  - The use of alley access helps reduce congestion on primary street.
  - This is required in new development, not existing structures.

## (i) Single-Family House.

Article XII, pg. 47-50

### (1) Definition.



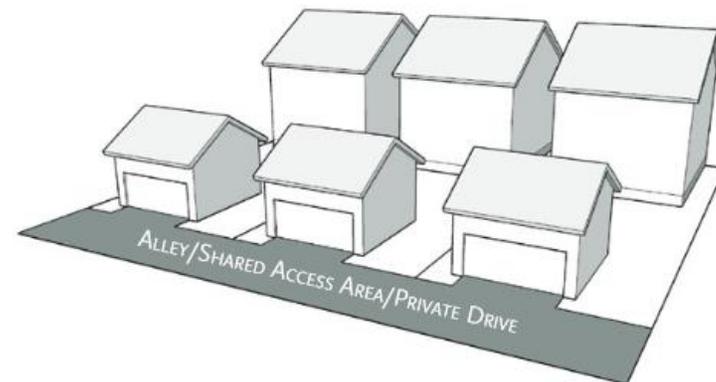
A development type containing one dwelling unit located on a single lot.

A single-family house has vehicular access only from the rear of the lot. Garages facing the primary street are prohibited. Only one unit per lot is permitted. An elevated ground floor for residential uses is recommended to ensure privacy.

### (6) Garage Placement.

(A) Except on a corner lot, all vehicular access must take place from an alley. On a corner lot, access may be taken from the side street, in which case the garage door may face a side street.

(B) If the garage is less than 20 feet from the alley, an automatic garage door opener is required.



# Steering Committee Recommendations

- Allow pedestrian sky bridges (with an SUP) in the Medical District Overlay.
- Staff Response: Sky bridge, by SUP, is in staff proposal.

Staff Proposal, page 20

**(5) Accessory Uses.**

(A) Pedestrian sky bridges are permitted in the WMU-20 district (across Beckley only) in conjunction with hospital use, by SUP only.

# Steering Committee Recommendations

Article XIII, page 63

- Make Changes to use chart

## USE CHART CHANGES FROM STAFF PROPOSAL OAK CLIFF GATEWAY ZONING

### A. Uses proposed for deletion from the Gateway use chart:

#### 1. Commercial Uses

- ~~X~~ Building repair
- ~~X~~ Commercial cleaning or laundry plant
- Convention center of Trade Center **A**
- ~~X~~ Labor hall **B (only light & medium vehicle)**
- ~~X~~ Machinery, heavy equipment, truck sales
- ~~X~~ Tool or equipment rental
- Vehicle or engine repair or maintenance **B**

#### ~~X~~ All Industrial Uses

#### 3. Institutional and Community Service Uses

- Detention center, jail or prison **C**

#### ~~X~~ All Wholesale, Distribution and Storage Uses **D**

~~X~~ Not allowed in Article XIII

## Staff Response

- Light Industrial prohibits the use of: *Labor Hall* and *Laundry, dry-cleaning, carpet cleaning plants, or large-scale cleaning establishment*
- Vehicle Service prohibits *machinery, heavy equipment use*
- Industrial Uses – are not permitted in Article XIII
- Wholesale, Distribution, Storage Uses – are not permitted in Article XIII

Use Chart

PRINCIPAL USE	USE CATEGORY	Mixed Use Shopfront	Single-Story Shopfront	General Commercial	Apartment	Townhouse Stacked	Townhouse	Manor House	Single-family House	Civic Building	Open Space Lot	Additional Regulations
		Mu	Ss	Gc	Apt	Ts	Th	Mh	Sf	Civ	O	
		Ground Story Upper Stories	Ground Story	All Stories	All Stories	Ground Story Upper Stories	All Stories	All Stories	All Stories	All Stories	...	
Residential	Single-family living		■			■	■	■	■			(c)(1), (c)(2)
	Multifamily living		■			■	■	■	■			(c)(1)
	Group living		■			■	■	■	■			(c)(1)
Community service, except as listed below:	Museum, library	□	□	□	□	□				□		(c)(3)
	Day care	■	■	■	■					■		(c)(3)
	Educational	■	■	■	■					■		(c)(3)
	Government service, except as listed below:	■	■	■	■					■		(c)(3)
	Detention center, jail, or prison				□					□		
	Park or Open space										■	
	Social service	□	□	□	□							(c)(8)
	Transit station	■	■	■	■					■		
	Utilities										■	(c)(4)
	Place of Worship	Place of Worship	■	■	■						■	
Office	Medical	■	■	■	■							
	Office	■	■	■	■	■						
Retail	Drive-thru facility	□	□	□	□							(c)(9)
	Restaurant or Bar	■	■									(c)(5)
	Retail sales	■	■									(c)(5)
	Vehicle sales	■	■									
Service and Entertainment	Commercial amusement (inside)	□	□	□	□							
	Indoor recreation	■	■	■	■							
	Personal service, except as listed below:	■	■	■	■							
	Animal care	■	■	■	■							(c)(6)
Commerce	Commercial parking	■	■		■						□	
	Passenger terminal limited to a Helistop		□		□							
	Overnight lodging	■	■		■							(c)(7)
	Self-service storage	■	■		■							
Fabrication	Light manufacturing				■							
	Research and development				■							
	Vehicle service				■							

Key: ■ = Permitted □ = Specific Use Permit Blank Cell = Not Permitted

# Steering Committee Recommendations

- Provide parking exemption for covered and uncovered outdoor dining up to 50% of indoor floor area.

Article XIII, page 76

## **(d) Outdoor Dining.**

The area of any uncovered outdoor dining (not to exceed 50 percent of the indoor dining area) is exempt from the calculation of required parking spaces.

- Staff Response
  - Uncovered area is not considered additional floor area, based on City of Dallas building code.
  - To allow parking exemption of covered patio, up to 50% of indoor dining area, will cause parking concerns for surrounding neighborhoods.

# Parking Comparison Chart

- Makes parking less stringent
- + Makes parking more stringent

			Article XIII	Steering Committee	
Residential	Household Living	Single Family	1.5	2 +	
		Multifamily, 1 bedroom	1.15	1 -	
		Multifamily, 2 bedroom	1.65	2 +	
		Multifamily, 3+ bedroom	2	2	
		Retirement Housing	0.7	0.7	
	Group Living	Per bed	0.25	0.25	
Civic	Community Service		1 per 200 SF	1 per 200 SF	
	Day Care		1 per 500 SF	1 per 500 SF	
	Educational	Elementary		1.5 per classroom	1.5 per classroom
		Jr High/Middle School		3.5 per classroom	3.5 per classroom
		Sr. High		9.5 per classroom	9.5 per classroom
		Other		1 per 4 seats	1 per 4 seats
	Government Service		1 per 200 SF	1 per 200 SF	
	Park/Open Space		none	none	
	Place of Worship		1 per 4 fixed seats , 18" of bench, or 1 per 28 SF of floor area without seating	1 per 4 fixed seats , 18" of bench, or 1 per 28 SF of floor area without seating	
	Social Service		see Group Living	see Group Living	
Utility		Building Official determination	Building Official determination		
Office	Medical		1 per 222 SF	1 per 200 SF +	
	Office		1 per 333 SF	1 per 366 SF -	
		Art Studio/ Gallery		1 per 500 SF	1 per 500 SF
		Financial Services / Bank		1 per 222 SF	1 per 300 SF -
		Call Center		1 per 167 SF	1 per 167 SF

# Parking Comparison Chart

- Makes parking less stringent
- + Makes parking more stringent

		Article XIII	Steering Committee	
Retail	Restaurants	1 per 100 SF	1 per 125 SF -	
	Bar, Private Club	1 per 83 SF	1 per 125 SF -	
	Retail Sales	1 per 250 SF	1 per 250 SF	
	Vehicle Sales	1 per 200 SF sales area	1 per 200 SF sales area	
Service and Entertainment	Commerical Amusement (inside)	1 per 200 SF	not an allowed use	
		Dance Hall	1 per 25 SF	not an allowed use
	Indoor Recreation	1 per 150 SF	1 per 250 SF -	
		Health Club / Spa	1 per 143 SF	1 per 143 SF
		Movie theater	0.27 per seat	1 per 4 seats
		Performing Arts Theater	0.40 per seat	0.40 per seat
Personal Service	1 per 250 SF	1 per 250 SF		
Commerce	Overnight Lodging	1.25 per room, plus 1 per 200 SF of meeting room	1 per guest room -	
	Self-service Storage	up to 20,000 SF	1 per 1,000 SF	not an allowed use
		over 20,000 SF	1 per 4,000 SF	not an allowed use

# Steering Committee Recommendations

Article XIII, page 20

- Add Jackson-Walker Parking Plan language for WMU-20
- Will discuss in detail next briefing. Received copy in email from Jackson-Walker

## Staff Response

- Parking ratio's were changed, not consistent with Article XIII
- PM Overlay requires a site plan showing: legal description, location of existing and proposed parking, proposed uses, parking reductions, screening, ingress and egress, and governmental entity managing. Staff has not received this information.

### **SEC. 51A-13.410.**

### **PARKING MANAGEMENT OVERLAY (-PM).**

#### **(a) General Provisions.**

(1) A Parking Management (-PM) overlay may only be established within a WMU or WR district, or within a WMU or WR district and a contiguous MU district, or within a WMU or WR district and a contiguous planned development district for MU district uses.

(2) The establishment or amendment of a -PM overlay is a change in zoning district classification and must follow the procedures set out in Section 51A-4.701.

#### **(b) Establishing a -PM Overlay.**

(1) The applicant must submit a site plan that includes:

(A) a map and the legal description of the property within the proposed district;

(B) the location of existing and proposed parking spaces within the proposed district, including any on-street parking spaces;

(C) all uses the proposed district will serve;

(D) any parking reduction or parking special exception granted within the boundaries of the -PM overlay;

(E) the method of ingress and egress to each parking area;

(F) screening, lighting, and landscaping of each parking area;

(G) the entity responsible for managing the required parking within the proposed overlay, limited to the board of a public improvement district (PID), tax increment financing reinvestment zone (TIF), or parking authority, the city, or other governmental entity established under Texas law; and

(H) any other information the director determines is necessary for a complete review of the proposed overlay.

(2) In establishing a -PM overlay, the city council may impose conditions to ensure adequate parking and efficient management of parking within the overlay.

#### **(c) Meeting Parking Standards.**

For purposes of meeting parking standards, the entire area within the -PM overlay shall be considered one lot. In order to measure compliance for a site plan or certificate of occupancy, the applicant must provide a table demonstrating compliance with the requirements of this division.

# Steering Committee Recommendations

- Eliminate language regarding visible light source.
- Eliminate prohibition of externally illuminated signs.

Staff Response: Consistent with business lighting allowance in City.

Reduces impacts to surrounding uses.

## Division 51A-13.600. Site Development

### SEC. 51A-13.601.

### SITE LIGHTING.

#### (a) Prohibited Light Sources.

The following light fixtures and sources may not be used if the direct light emitted is visible from adjacent areas:

- (A) Low-pressure sodium and mercury vapor light sources.
- (B) Cobra-head-type fixtures having dished or drop lenses or refractors which house other than incandescent sources.
- (C) Searchlights and other high-intensity narrow-beam fixtures.

#### (b) Lighting Design Requirements.

##### (1) In General.

Outdoor lighting must primarily be used to provide safety, accent key architectural elements, or emphasize public art or landscape features. All lighting fixtures must meet the requirements of this section.

##### (2) Fixture (Luminaire).

- (A) The light source must be concealed and must not be visible from any public right-of-way or adjacent properties.
- (B) In order to direct light downward and minimize the amount of light spillage into the night sky and onto adjacent property, all lighting fixtures must be full cutoff fixtures.
- (C) Fixtures must be mounted in such a manner that the cone of light is contained on-site and does not cross any property line of the site.
- (D) Lighting fixtures may not exceed 30 feet in height above the parking.
- (E) Lighting fixtures may not be less than nine feet or more than 15 feet in height above the sidewalk in pedestrian areas. All light fixtures located within 50 feet of a residential district may not extend more than 15 feet in height.

##### (3) Light Source (Lamp).

- (A) Only incandescent, fluorescent, metal halide, or color-corrected high-pressure sodium may be used.
- (B) The same light source type must be used for the same or similar types of lighting throughout the development.

#### (c) Specific Lighting Standards.

##### (1) Security Lighting.

- (A) Building-mounted security light fixtures such as wall packs may not project above the roof line of the building and must be shielded.
- (B) No security fixtures may face residential uses.
- (C) Security fixtures may not be substituted for parking area or walkway lighting and are restricted to loading, storage, service, and similar locations.

##### (2) Accent Lighting.

Only lighting used to accent architectural elements, landscaping, or art may be directed upward, provided that the fixture is located, aimed, or shielded to minimize light spill into the night sky.

# Steering Committee Recommendations

Article XIII, page 95

- Revise definition of block perimeter to recognize private streets and fire lanes with sidewalks.

## Staff Response

- Staff is revising block length in Article XIII, and scheduled to go to ZOC late 2014.
- If block perimeter is revised in PD 468, any modifications to Article XIII block perimeters will not be allowed for PD 468

### **SEC. 51A-13.502.**

### **NEW MINOR STREETS.**

#### **(a) New Blocks.**

(1) The following block length standards apply during the subdivision process when the existing parcel of land or block is greater than the block perimeters described in this section.

(2) Block perimeters may not exceed 1,600 linear feet as measured along the inner edges of each street right-of-way. The block may be broken by a civic building in accordance with Section 51A-13.304(j), "Civic Building," and an open space lot in accordance with Section 51A-13.304(k), "Open Space Lot," provided the lot containing the civic building or open space lot is at least 50 feet wide and provides perpetual pedestrian access through the block.

(3) Block perimeters may exceed this limit, up to a maximum of 2,400 linear feet, only if one or more of the following conditions apply:

(A) the block has at least one block face on a street not considered a minor street;

(B) the block has a mid-block alley constructed in accordance with Section 51A-13.502(b)(5), "Alley," that connects to another street;

(C) the block has a pedestrian passage available at all times to the general public, constructed in accordance with Section 51A-13.502(b)(7), "Pedestrian Passage," that connects to another street; or

(D) the block contains valuable natural features or significant historic resources that should not be crossed by a street.

(4) Any single blockface longer than 500 feet must include a pedestrian passage available at all times to the general public. The pedestrian passage must be constructed in accordance with Section 51A-13.502(b)(7), "Pedestrian Passage."

# Steering Committee Recommendations

- Allow aquarium in WMU-20 only
    - Staff Response: Would be considered Commercial Amusement (inside), allowed in WMU districts by SUP
  - Allow live-work in all districts.
    - Staff Response: Article XIII allows in all districts except RTN.
  - Allow general merchandise 100,00 SF or greater by SUP in WMU-12 and WMU-20
    - Staff Response: Article XIII General Commercial does not restrict SF, allows building 80% lot coverage, parking not allowed to face primary street
  - Require an SUP for restaurant with drive-in or drive-thru service in all districts where permitted
    - Staff Response: Article XIII requires SUP for any drive-thru or drive-in facility.
  - Clarify that uses ancillary to a hospital are permitted in WMU-20
    - Staff Response: Article XIII allows Medical use in WMU districts, including hospital. Staff proposed Hospital Overlay District would allow for modifications specific to hospital use that are not included in Article XII. Need further clarification on what ancillary uses are of concern.
  - Allow alcoholic beverages manufacturing in all WMU-20
    - Staff Response: Article XIII allows alcoholic beverage establishment, under Restaurant/Bar Use, is allowed in WMU districts. This includes winery, micro-brewery, micro-distillery (up to 10,000 SF) are allowed
  - Allow gourmet marketplace in all WMU districts (need definition for use)
    - Staff Response: have not received definition from Steering Committee.
- Increase remote parking distance from 300' to 1000'.

# Steering Committee Recommendations

- In order to protect existing industrial uses from becoming non-conforming, the Steering Committee modified “Transitional Uses” regulations.

Staff Response: Staff’s transitional use requires an SUP and a time limit of use, Steering Committee allows existing use to stay with no defined time limit and can expand use by 25%.

- Transitional use is not supposed to be permanent, but transition out

## Article XIII

Staff Proposal, page 19-20

### Purpose

When a form district is initiated, it may not be possible to develop and completely transition the entire area at the inception. Transitional uses are intended to provide an opportunity for owners in a form district to make appropriate use of their property during the interim period as the district develops. No transitional use is allowed without a specific use permit which must contain a specified duration and, which may, if necessary, provide regulations as provided in this subsection to ensure compatibility of the use with surrounding property.

A specific use permit approved for a transitional use must contain a specified duration, which may not exceed five years. A specific use permit for a transitional use is not subject to automatic renewal. No off-street parking reductions are permitted.

A specific use permit approved for a transitional use may modify the following regulations of this article if the city council determines that no adverse impact on surrounding properties will result:

(i) Section 51A-13.302, “Height.”

(ii) Section 51A-13.304, “Development Types.”

(iii) Section 51A-13.305, “Building Elements.”

A specific use permit for a transitional use does not create nonconforming rights in the use, structure, or any modifications of the regulations of this article. Upon expiration of the specific use permit, immediate compliance with all regulations of this article is required.

### Steering Committee recommendation

Transitional uses are intended to provide an opportunity for owners in a form district to make appropriate use of their property during the interim period as the district develops. A property which is operating a use under an existing Certificate of Occupancy issued by the City of Dallas as of (date) shall be considered a Transitional Use. Unlike a legal non-conforming use, these transitional uses may be expanded in height by one additional story and by no more than 25% of additional floor area providing such expansion is otherwise in compliance with all the regulations of this ordinance.

# August 21<sup>st</sup> Briefing

- Based on meeting with public, Staff will present additional comments/concerns/input to the Staff and Steering Committee proposed ordinances and zoning map.
- Bus Tour will be the morning of August 21<sup>st</sup> in Oak Cliff Gateway, 9 am – 11:30 am
- Discuss additional questions from Planning Commission