

# Clean-up Amendments Round 3

Zoning Ordinance  
Advisory Committee  
February 15, 2018

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**City of Dallas**

# Request

- Consideration of amending Chapter 51 and Chapter 51A to clarify language regarding handicapped ramps and handicapped parking for dwelling units.



# Background

- Over the past few months, staff has been collecting a variety of clean up amendments to Chapter 51A. Round 3 of these clean up amendments includes:
  - Amendments to front, side, and rear yard setbacks to allow for ramps to be built to allow handicapped residents to access a home.
  - Amendments to Chapter 51 to call-forward language related to handicapped parking regulations



# ZOAC Direction and Update

- Staff recommendation is to approve the requested changes.



# Handicapped Ramps - Dwellings

- People with mobility issues often need a ramp to provide access to their home.
  - Can be difficult or impossible to add the needed ramp to meet both accessibility standards and the front, side, or rear yard setback requirements of City Code.
  - Ramps are considered structures, and structures are not currently allowed in required yards.
- Code currently provides relief in Section 51A-1.107(b)(1):

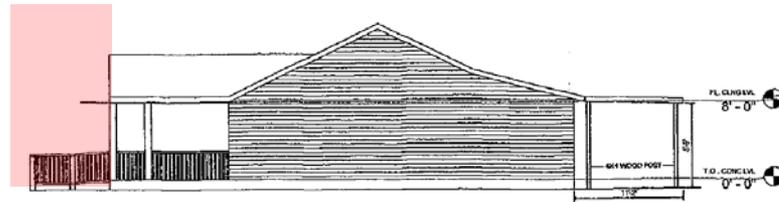
“The board of adjustment **shall grant** a special exception to any regulation in this chapter if, after a public hearing, the board finds that the exception is necessary to afford a handicapped person equal opportunity to use and enjoy a dwelling. The term ‘handicapped person’ means a person with a ‘handicap,’ as that term is defined in the Federal Fair Housing Amendments Act of 1988, as amended.”

- However, going to Board of Adjustment creates an extra step and delay when a ramp must be located within required setbacks.
- The proposed changes to Chapter 51 and Chapter 51A would allow ramps to be placed in the required front, side, or rear setbacks of existing homes under the appropriate accessibility standard as determined by the building official.

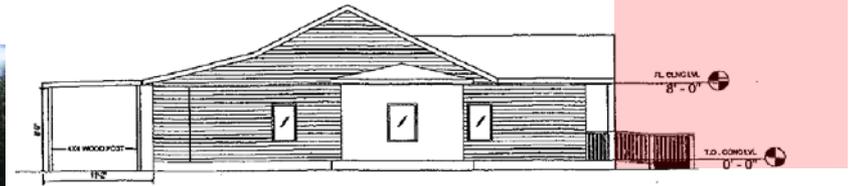
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# Example – BDA Case



**PROPOSED RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"



**PROPOSED LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



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# Proposal – Handicapped Ramps

- **Front yards:** Section 51-4.401 and Section 51A-4.401 (Wording is the same, except for some reserved sections.)

(a) General provisions.

(1) Required front yards must be open and unobstructed except for fences and light poles 20 feet or less in height. Except as otherwise provided in this section, ordinary projections of window sills, belt courses, cornices, and other architectural features may not project more than 12 inches into the required front yard. A fireplace chimney may project up to two feet into the required front yard if its area of projection does not exceed 12 square feet. Cantilevered roof eaves and balconies may project up to five feet into the required front yard.

(x) The building official may approve a ramp that projects into the required front yard to allow a handicapped person access to an existing single family, duplex, or handicapped group dwelling unit use. The ramp must be constructed with minimal encroachment and must be constructed to the appropriate accessibility standard as determined by the building official.

Note: Light poles were approved by ZOAC 12/14/2017.

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# Proposal – Handicapped Ramps

- **Side yards:** Section 51-4.402 and Section 51A-4.402 (wording is the same)

a) **General provisions.**

(1) Required side yards must be open and unobstructed except for fences and light poles 20 feet or less in height. Except as otherwise provided in this section, ordinary projections of window sills, belt courses, cornices, and other architectural features may not project more than 12 inches into the required side yard. A fireplace chimney may project up to two feet into the required side yard if its area of projection does not exceed 12 square feet. Roof eaves may project up to three feet into the required side yard. Balconies may not project into the required side yard.

<snip>

(6) The building official may approve a ramp that projects into the required side yard to allow a handicapped person access to an existing single family, duplex, or handicapped group dwelling unit use. The ramp must be constructed with minimal encroachment and must be constructed to the appropriate accessibility standard as determined by the building official.

Note: Light poles were approved by ZOAC 12/14/2017.



# Proposal – Handicapped Ramps

- **Rear yards:** Section 51-4.403 (a) and Section 51A-4.403

- (a) **General provisions.** (wording is the same)

- (1) Required rear yards must be open and unobstructed except for fences. Except as otherwise provided in this section, ordinary projections of window sills, belt courses, cornices, and other architectural features may not project more than 12 inches into the required rear yard. A fireplace chimney may project up to two feet into the required rear yard if its area of projection does not exceed 12 square feet. Roof eaves may project up to three feet into the required rear yard. Balconies may not project into the required rear yard.

- (2) The rear yard setback is measured from the rear lot line of the building site.

- [51A-4.403(a)(3) Reserved.]

- [51-4.403(a)(3) addresses urban form setback]

- (4) The minimum rear yard requirements in a planned development district are controlled by the planned development district regulations.

- (5) The building official may approve a ramp that projects into the required rear yard to allow a handicapped person access to an existing single family, duplex, or handicapped group dwelling unit use. The ramp must be constructed with minimal encroachment and must be constructed to the appropriate accessibility standard as determined by the building official.

Note: Light poles were approved by ZOAC 12/14/2017.



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# Handicapped parking – Chapter 51

- During the November 30, 2017 ZOAC meeting, committee members discussed and approved changes to handicapped parking regulations in Chapter 51A.
- Staff and the City Attorney’s Office recommend a parallel change to Chapter 51:

## SEC. 51-4.305. HANDICAPPED PARKING REGULATIONS.

This section incorporates by reference the language of Section 51A-4.305, “Handicapped parking regulations,” of Division 51A-4.300, “Off-street Parking and Loading Regulations,” of Article IV, “Zoning Regulations,” of CHAPTER 51A, “PART II OF THE DALLAS DEVELOPMENT CODE,” of the Dallas City Code, as that section exists today and as it may be amended in the future [RESERVED].

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# ZOAC Direction and Update

- Staff recommends approval.



# Clean-up Amendments Round 2

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