

Live/Work

**Zoning Ordinance
Advisory Committee
(ZOAC)**

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City of Dallas

Request

- Consideration of amending the Dallas Development Code, Chapters 51 and 51A, to define and establish regulations for a live/work use.



Why and Intent

- Why:
 - Recent zoning change requests from IR and LI to MU1
- Intent:
 - To be able to have a business and live where you work



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Live/Work History

- One of the oldest forms of housing
- Commerce and housing often took place on the same property
- By 1950's they became illegal
 - Transportation/Industrial Revolution
 - New pattern of settlement
 - Zoning codes required separation of uses



Research

Planned Development Districts (PDs)

- Half define a live/work unit as
 - an interior space that combines residential with office or retail and personal service uses.
- Half define a live/work unit as
 - an interior space *with street level access* that combines residential with office or retail and personal service uses.
- All the PDs consider live/work units a non-residential use
- One PD does not allow the live/work to be combined with an alcoholic beverage establishment or a restaurant

PD No. 316
PD No. 317
PD No. 468
PD No. 595
PD No. 714
PD No. 808
PD No. 811
PD No. 812
PD No. 891
PD No. 908
PD No. 929



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Research

Surrounding cities

- Nine surrounding cities were researched: Allen, Arlington, Cedar Hill, Duncanville, Fort Worth, Irving, McKinney, Plano and Richardson
- Eight cities allow live/work in some capacity
- These cities generally define live/work as a dwelling unit that is also used for work purposes with the work component restricted to office, artist's workshop, studio, personal service or other similar uses and the work component is required to be located on the street level.
 - One city allows the residential to be combined with a manufacturing use
- In these cities live/work is generally allowed in:
 - Central/Downtown/Business Districts
 - Special Purpose/ Planned Development Districts
 - Mixed-Use Districts
- One city allows live/work in Medium Density Residential and Multi-Family Districts



Research Index Cities

- Eleven Index Cities were researched: Austin, Baltimore, Boston, Columbus, El Paso, Fort Worth, Philadelphia, Phoenix, San Diego, San Jose, and San Antonio
- 10 have live/work (Austin's has not been adopted yet, it is currently in the draft stage)
- Boston live/work spaces are mainly for artists space, regulated by Boston Redevelopment Authority
- These cities generally allow the live/work use in:
 - Central/Downtown/Business Districts
 - Special Purpose and Overlay Districts
 - Mixed-Use Districts
 - Commercial/Retail Districts
 - two cities allow in manufacturing and industrial districts



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Research Index Cities

- Parking (four cities):
 - Based on sq. ft. of the structure
 - One per dwelling unit
 - Two cities: park as per the commercial use
- Unit size (four cities)
 - Minimum 300 sq. ft. for residential purpose
 - 25% of the total building area for commercial purpose
 - Not to exceed one third of the total floor area for the living purpose
 - Minimum 750 sq. ft to maximum of 33% floor area for residential purpose
- Owner occupancy (three cities)
 - Either the owner or the employee must occupy the residential unit



Discussion

Regulations to determine

- Definition - what is a live/work
 - An interior space that combines one dwelling unit with another nonresidential use allowed in that district
- Zoning District's allowed
 - NO(A), LO(A), NS(A), CR, LI, IR, MU-2, MU-3
- Percentage of residential to non-residential
 - 40/60
 - 50/50
- Occupancy requirements
 - Owner or employee of business
- Parking
 - Parking required per non-residential use

