

CD-2 - Lakewood

Conservation District Expansion

Post-Application Neighborhood Meeting No. 7

November 16, 2022

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City of Dallas



CD-2 - Lakewood

Conservation District Expansion

Post-Application Neighborhood Meeting No. 7

Staff Contact

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Project Webpage

<https://bit.ly/LakewoodExpansion>

Agenda

- Introduction & Recap
- Overview of process
- Discussion
 - Recap – Setbacks – Main
 - Setbacks – Accessory
 - Accessory Structures
 - Solar
 - Waterfall Steps
- Next Steps



Purpose of This Meeting

- This meeting is the 7th Post-Application Neighborhood Meeting to discuss the CD expansion process and the development and architectural standards the neighborhood may want to amend, based on the petition.
- Discussion
 - Recap – Setbacks – Main
 - Setbacks – Accessory
 - Accessory Structures
 - Solar
 - Waterfall Steps



Meeting Schedule

- ✓ Post-Application Neighborhood Meeting #1 – August 31
 - Process, schedule, driveways and curbing
- ✓ Post-Application Neighborhood Meeting #2 – September 14
 - Driveways and curbing, sidewalks, front yard coverage, uses and parking, density, lot coverage
- ✓ Post-Application Neighborhood Meeting #3 – September 26
 - Lot size, slope/drainage
- ✓ Post-Application Neighborhood Meeting #4 – October 12
 - Building height & stories, Floor Area Ratio
- ✓ Post-Application Neighborhood Meeting #5 – October 26
 - Floor Area Ratio, setbacks-main
- ✓ Post-Application Neighborhood Meeting #6 – November 9
 - Setbacks-main, setbacks-accessory



Meeting Schedule

- Post-Application Neighborhood Meeting #7 – November 16
 - Setbacks-accessory, accessory structures, solar, waterfall steps
- Post-Application Neighborhood Meeting #8 – November 30
 - Demolition, fences and walls, roofing materials, paint, windows, porches
- Post-Application Neighborhood Meeting #9 – December 7
 - Contributing architectural styles, new construction standards, remodel/addition standards, areas of regulation, work reviews
- Post-Application Neighborhood Meeting #10 – December 14
 - Architectural styles – Minimal Traditional, Colonial Revival
- Post-Application Neighborhood Meeting #11 – January 4
 - Architectural styles – Spanish Eclectic, French Eclectic
- Post-Application Neighborhood Meeting #12 – January 18
 - Architectural styles – Tudor, Neoclassical, Non-Contributing



Meeting Schedule (cont.)

- Final Post-Application Neighborhood Meeting – TBD
 - Ordinance Review (30-60 days after last meeting)
- City Plan Commission – TBD
- City Council – TBD



CD-2 Regulations:

- Development Standards:
 - Use
 - Lot size
 - Accessory uses
 - Setbacks
 - Lot coverage
 - Height
- Landscaping Provisions:
 - Fences and walls
 - Driveways and curbing
 - Sidewalks
 - Front yard coverage
 - Berms
- Architectural Provisions:
 - Regulation of Architectural Styles
 - Garages and accessory structures
 - Street facade width
 - Roofs
 - Glass
 - Enclosures
 - Screen and storm doors and windows
 - Color



CD-2 Regulations (cont.):

- Review Procedures:
 - Building permit review
 - Work not requiring a building permit



Topics for Discussion:

- **Accessory Structures:**
 - Location and materials
 - Provisions for remodels or additions to non-conforming structures
- **Building Height:**
 - Modifying how height is measured
 - Establishing a maximum allowed height for structures, including accessory structures and additions
- **Demolition:**
 - Applicability to structures
 - Provisions for existing non-contributing structures
- **Density:**
 - Consideration of maximum number of dwelling units



Topics for Discussion (cont.):

- Drainage:
 - Establishing restrictions on lot-to-lot drainage
- Driveways, Curbs, Sidewalks, and Steps
 - Materials, width, and lot coverage
 - Provisions for removal of existing rolling or waterfall steps
 - Provisions for existing non-conforming structures
- Fences and Walls
 - Location, height, and materials
- Floor Area Ratio



Topics for Discussion (cont.):

- Landscaping or Other Natural Features:
 - Materials and allowable percentage of front yard coverage for impervious surfaces and hardscaping
 - Provisions for tree preservation
- Lot Coverage
 - Maximum lot coverage
- Lot size
 - Minimum width
- Paint
 - Provisions for painting stone and brick
 - Consideration of restriction of certain colors
 - Number of colors allowed



Topics for Discussion (cont.):

- Off-Street Parking and Loading Requirements:
 - Minimum parking standards per dwelling unit
- Permitted Uses
 - Single family
 - Provisions for existing non-conforming uses
- Setbacks
 - Modifying front, side, and rear setback requirements, including accessory structures
 - Provisions for existing non-conforming structures
- Slope
 - Provisions for modifications to the existing slope of a lot



Topics for Discussion (cont.):

- Solar Energy Systems:
 - Location and type
- Stories
 - Maximum stories
 - Provisions for non-conforming structures



Topics for Discussion (cont.):

- **Accessory Structures:**
 - Style and materials
 - Roof slope
 - Replacement or remodeling of existing accessory structures
 - Clarifying the architectural styles, materials, size, and applicability
- **Architectural Styles:**
 - Defining the architectural styles allowed
 - Standards for remodels and additions
 - Standards for new construction
 - Provisions for existing non-contributing structures
- **Building Elevations:**
 - Minimum number of architectural features required
 - Standards for remodels and additions
 - Standards for new construction
 - Provisions for existing non-contributing structures



Topics for Discussion (cont.):

- Building Materials:
 - Material types
 - Applicability and placement of certain allowed materials
 - Provisions for existing non-contributing structures
- Chimneys:
 - Materials, form, and placement based on architectural style
- Porch Styles:
 - Materials, architectural style, and placement
 - Standards for enclosures
 - Provisions for remodels or additions to existing structures
- Roof Form and Pitch:
 - Provisions for remodels or additions to existing structures



Topics for Discussion (cont.):

- Roofing Materials:
 - Provisions for remodels or additions to existing structures
- Windows:
 - Placement, architectural standards, and materials
 - Provisions for remodels or additions to existing structures
- Work Reviews:
 - Language to detail the requirements for a work review by the City



Sec. 51A-4.505 Conservation Districts

- (b) Findings and purpose.
- (1) State law authorizes the city of Dallas to regulate the construction, alteration, reconstruction, or razing of buildings and other structures in "designated places and areas of historic, cultural, or architectural importance and significance."
- (2) Conservation districts are intended to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attributes.
- (3) Conservation districts are distinguished from historic overlay districts, which preserve historic residential or commercial places; neighborhood stabilization overlay districts, which preserve single family neighborhoods by imposing neighborhood- specific yard, lot, and space regulations that reflect the existing character of the neighborhood; and planned development districts, which provide flexibility in planning and construction while protecting contiguous land uses and significant features.
- (4) The purpose of a CD is to:
 - (A) protect the physical attributes of an area or neighborhood;
 - (B) promote development or redevelopment that is compatible with an existing area or neighborhood;
 - (C) promote economic revitalization;
 - (D) enhance the livability of the city; and
 - (E) ensure harmonious, orderly, and efficient growth.



Procedure

To speak during the discussion portions of tonight's meeting:

- Please raise your hand and wait to be recognized before you begin speaking
- Before your comments, **state your name and address** for the record
- All comments must be related to the topic being discussed at that time
- Provide input to inform City Staff to work toward an approach to accomplish your desired objective of maintaining the character of the neighborhood.



Petition Topic – Setbacks (Main)

Modifying front, side, and rear setback requirements

Provisions for existing non-conforming structures

Existing Regulations CD-2 – Front Yard Setback

- A minimum 40-foot front yard setback must be provided on all building sites in Tract I.
- A minimum 50-foot front yard setback must be provided on all building sites in Tract II.
- A minimum 60-foot front yard setback must be provided on all building sites in Tract III, except for lots located in City Block Q/2983, for which a minimum 40-foot front yard setback must be provided.

Existing Regulations R-7.5(A) – Front Yard 25-foot setback

Existing Regulations R-10(A) – Front Yard 30-foot setback



Petition Topic – Setbacks (Main)

Existing Regulations CD-2 – Side Yard

- A minimum side yard setback of five feet and a minimum cornerside yard setback of 15 feet must be provided on all building sites in Tract I and II.
- A minimum side yard setback of six feet and a minimum cornerside yard setback of 15 feet must be provided on all building sites in Tract III.

Existing Regulations R-7.5(A) – Side Yard

Five-foot setback

Existing Regulations R-10(A) – Side Yard

Six-foot setback



Petition Topic – Setbacks (Main)

Existing Regulations CD-2 – Rear Yard

- A minimum rear yard setback of five feet must be provided on all building sites in Tract I and II.
- A minimum rear yard setback of six feet must be provided on all building sites in Tract III.

Existing Regulations R-7.5(A) – Rear Yard

Five-foot setback

Existing Regulations R-10(A) – Rear Yard

Six-foot setback



Discussion – Setbacks (Main)

- Do you know your setback?
- Is there variation along the street, or do all houses appear to be situated similarly on the lot?
- Allowance for nonconforming structures
 - Any additions must meet applicable setbacks without clarifying language
 - Continuation of nonconforming setbacks
 - Documented Assurance for repairs to existing nonconforming structures



Recap – Setbacks (Main)

- Front Yard Setback – overall support for using the average of adjacent structures to establish the Front Yard Setback for additions, remodels, new construction.
- Side Yard Setback – a minimum of five feet on one side and ten feet on the other. For additions the larger setback is applied to the side of the house with the greater existing setback. Cornerside lots would be required to have the ten-foot setback on the corner street side of the property. This keeps with the general development pattern of the neighborhood.
- Rear Yard Setback – a minimum twenty-foot rear yard setback.
- Nonconforming structures – allow repair and reconstruction of a structure within a setback using documented assurance to insure it is put back exactly as it was.
 - For consideration: Vertical or horizontal additions to original houses may be maintain or continue the existing side yard setback. For example, if an original house has a four-foot side yard setback, a second story addition or rear addition may also have a four-foot setback.



Recap – Setbacks (Main)



Petition Topic – Setbacks (Accessory)

Modifying side and rear setback requirements for accessory structures

Provisions for existing non-conforming structures

Existing Regulations CD-2

- (A) All garage and accessory structures are exempt from side and rear yard setback requirements and may extend along the entire distance of the rear lot line provided that:
 - (i) no portion of the garage or accessory structure extends into the front half of the area between the rear lot line and the primary rear facade of the main structure; and
 - (ii) the second floor of any such structure does not extend along the width of the lot for a distance greater than:
 - (aa) 40 feet; or
 - (bb) 60 percent of the length of the rear lot line.
- (B) All eaves and overhangs of all accessory structures must be located within the confines of a lot.



Petition Topic – Setbacks (Accessory) (Cont.)

Existing Regulations CD-2 (Cont.)

- (C) Any new construction of a wall of a building located less than three feet from an adjacent lot is required to meet a one-hour fire rating as described by the Dallas Building Code, as amended. These walls are not permitted to have window or door openings.
- (D) Any construction of a wall of a building located less than three feet from a street or alley must meet the provisions of the Dallas Building Code, as amended.
- (E) No side yard setback is required for:
 - (i) a new or existing one-story porte-cochere; or
 - (ii) an existing porte-cochere with more than one story; provided that the stormwater runoff from the roof of the porte-cochere is not directed onto an adjacent lot. New additions to a porte-cochere above the first story must meet minimum side yard requirements.
- (7)(b) Garages and accessory structures must be located at the rear of the main structure.



Petition Topic – Setbacks (Accessory) (Cont.)

Existing Regulations R-7.5(A) and R-10(A)

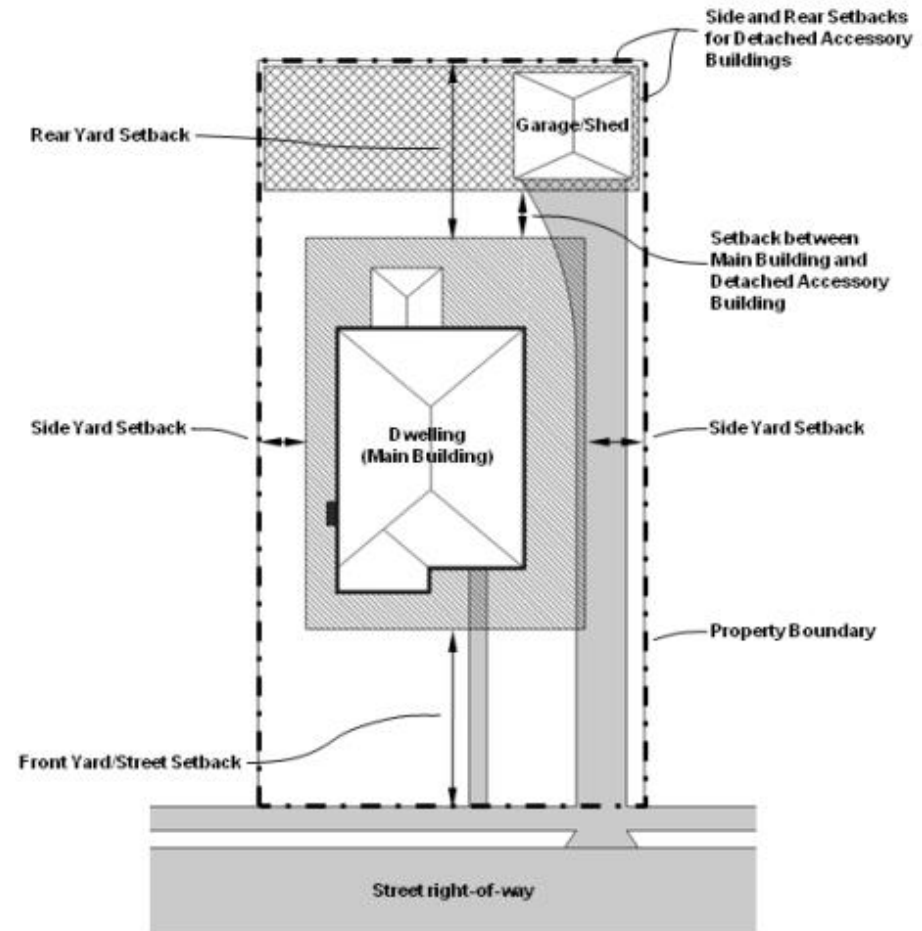
- Side yard setback for accessory structures
 - In a residential district, a person need not provide a side yard setback for a structure accessory to a residential use, including a generator, if the structure:
 - (A) does not exceed 15 feet in height; and
 - (B) is located in the rear 30 percent of the lot.
- Rear yard setback for accessory structures
 - In a residential district, a person need not provide a full rear yard setback for a structure accessory to a residential use, including a generator, if the structure does not exceed 15 feet in height. Where the rear yard is adjacent to an alley, a three-foot setback must be provided. Where the rear yard is not adjacent to an alley, no setback is required.



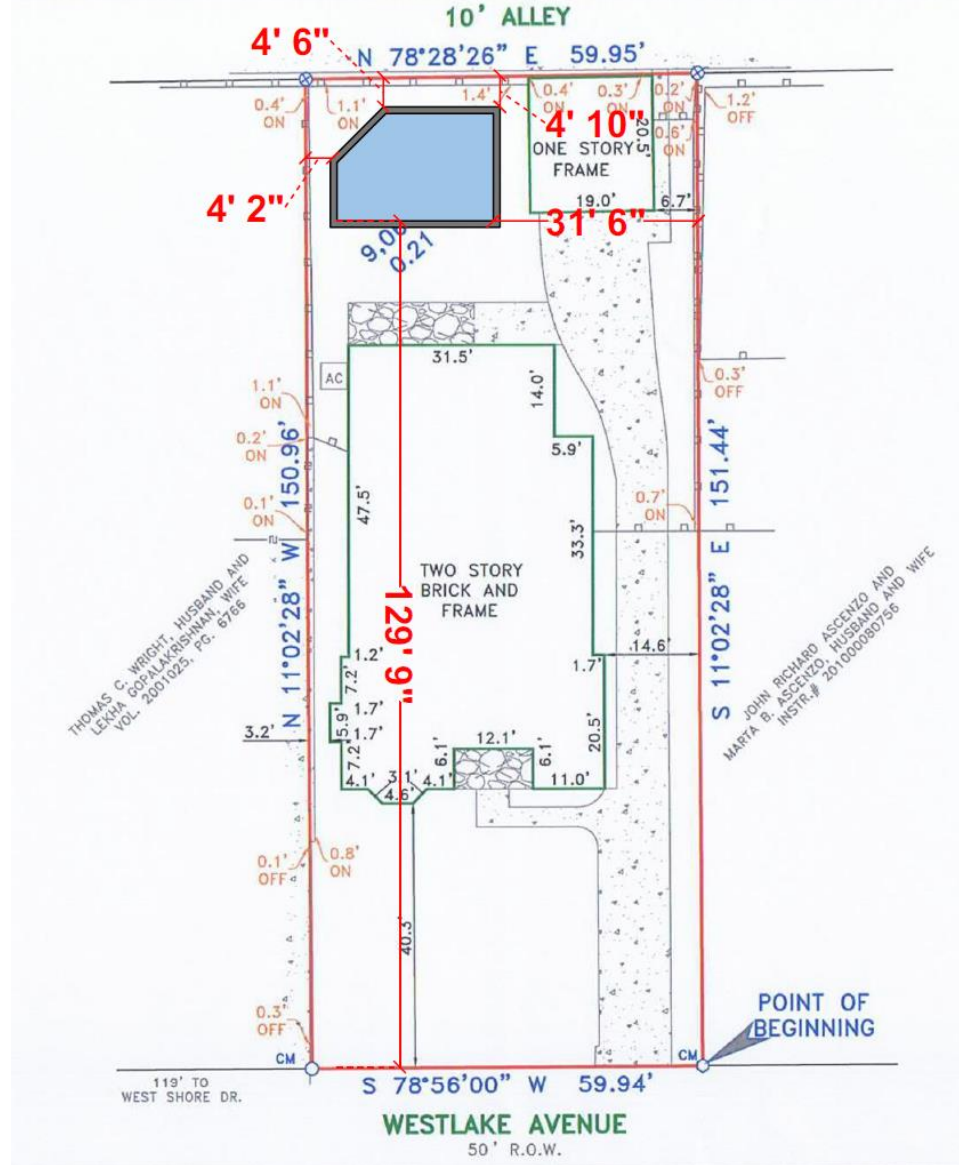
Discussion – Setbacks (Accessory)

Setback and Yard Requirements

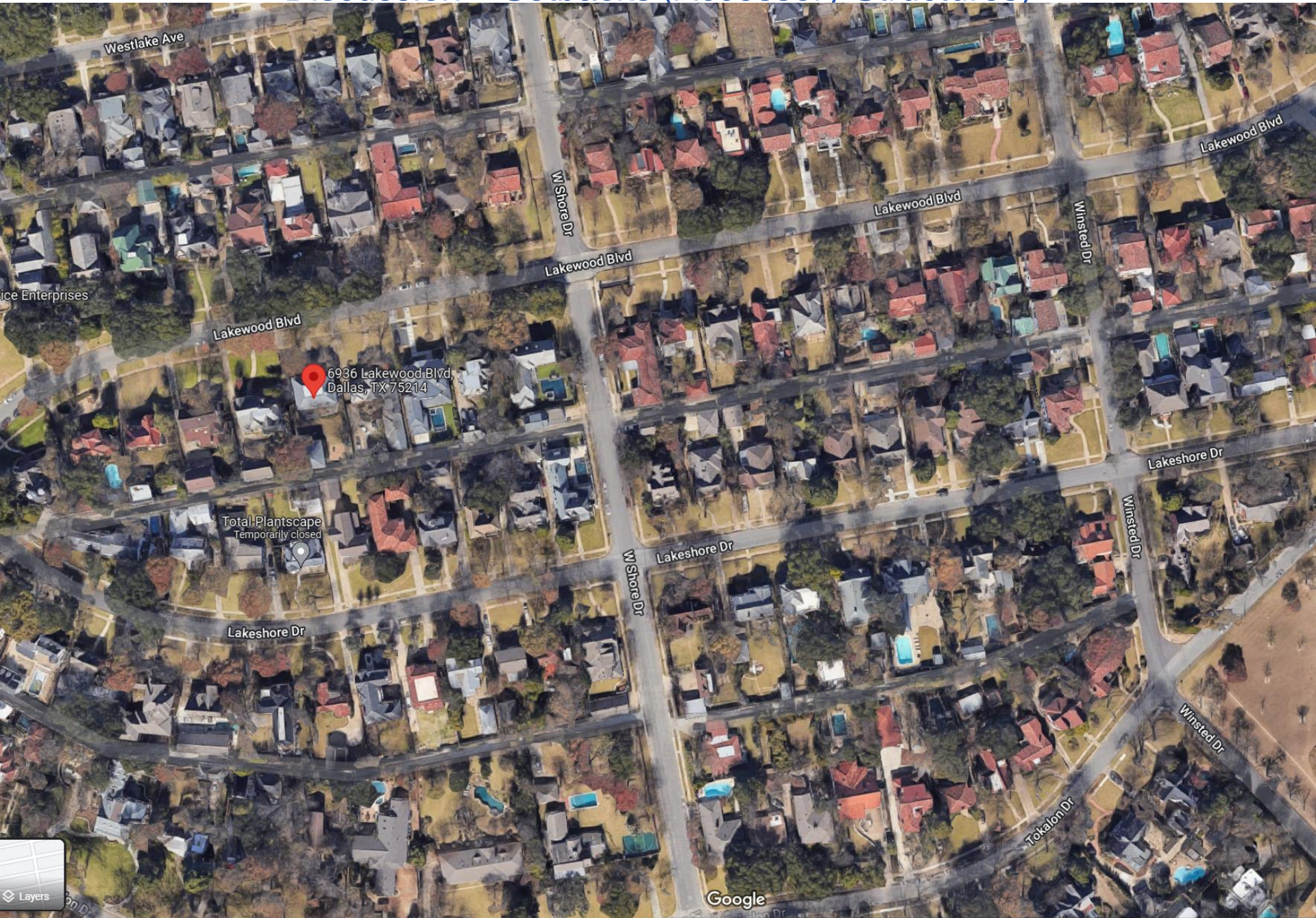
- Where are original garages and accessory structures located?
- Limiting where accessory structures can be located
 - To the rear of main
 - Rear 30 percent of lot
 - No closer to the street than main structure on corner lots
- Allowance for nonconforming structures
 - Any additions must meet applicable setbacks without clarifying language



7011 Westlake Ave



Discussion – Setbacks (Accessory Structures)



Recap – Setbacks (Accessory)



Petition Topic – Accessory Structures

Provisions for style, materials, roof slope

Consider remodeling or replacement of existing accessory structures

Existing Regulations CD-2

- Garages and accessory structures
 - Garages and accessory structures may be constructed of any legal building material and in any architectural style. New construction of a roof on a garage or an accessory structure must consist of a hipped, side gabled, gambrel, mansard, or cross gable roof form.

Existing Dallas Development Code 51A-4.209(6)(E)

- (ff) Accessory structures must have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the main building. "Compatible" as used in this provision means similar in application, color, materials, pattern, quality, shape, size, slope, and other characteristics; but does not necessarily mean identical. The burden is on the property owner or applicant to supply proof of compatibility. This provision does not apply to accessory structures with a floor area of 200 square feet or less.



Discussion – Accessory Structures

- Any style or same style of house?
- Materials
- Roof slope
- When to regulate architecture, if at all
 - Visible from street?



Recap – Accessory Structures



Petition Topic – Solar

Consideration for location and type of solar panels

Existing Regulations CD-2

- None

Existing Dallas Development Code

- None



Discussion – Solar

- Are you concerned with location of solar panels?
- If so, how would you like to approach their location and appearance?
- New technology considerations



Petition Topic – Waterfall Steps

Consideration for provisions related to the removal of existing waterfall steps

Existing Regulations CD-2

- None

Existing Dallas Development Code

- None



Discussion – Waterfall Steps



- Are you concerned with retention of original waterfall steps?
- If so, how would you like to approach their materials and appearance?
- Standard language
 - Original rolling or waterfall steps leading from the sidewalk to the house must be retained. Where the original rolling or waterfall steps have been removed, they should be replaced to match the original.



Discussion – Waterfall Steps



Next Steps

- Neighborhood Meeting #8: November 30
- Neighborhood Meeting #9: December 7
- Neighborhood Meeting #10: December 14
- Neighborhood Meeting #11: January 4
- Neighborhood Meeting #12: January 18
- Final Neighborhood Meeting to review ordinance:
Date TBD
- City Plan Commission Public Hearing: Date TBD
(notified 10 days before)
- City Council Public Hearing: Date TBD (notified 14
days before)



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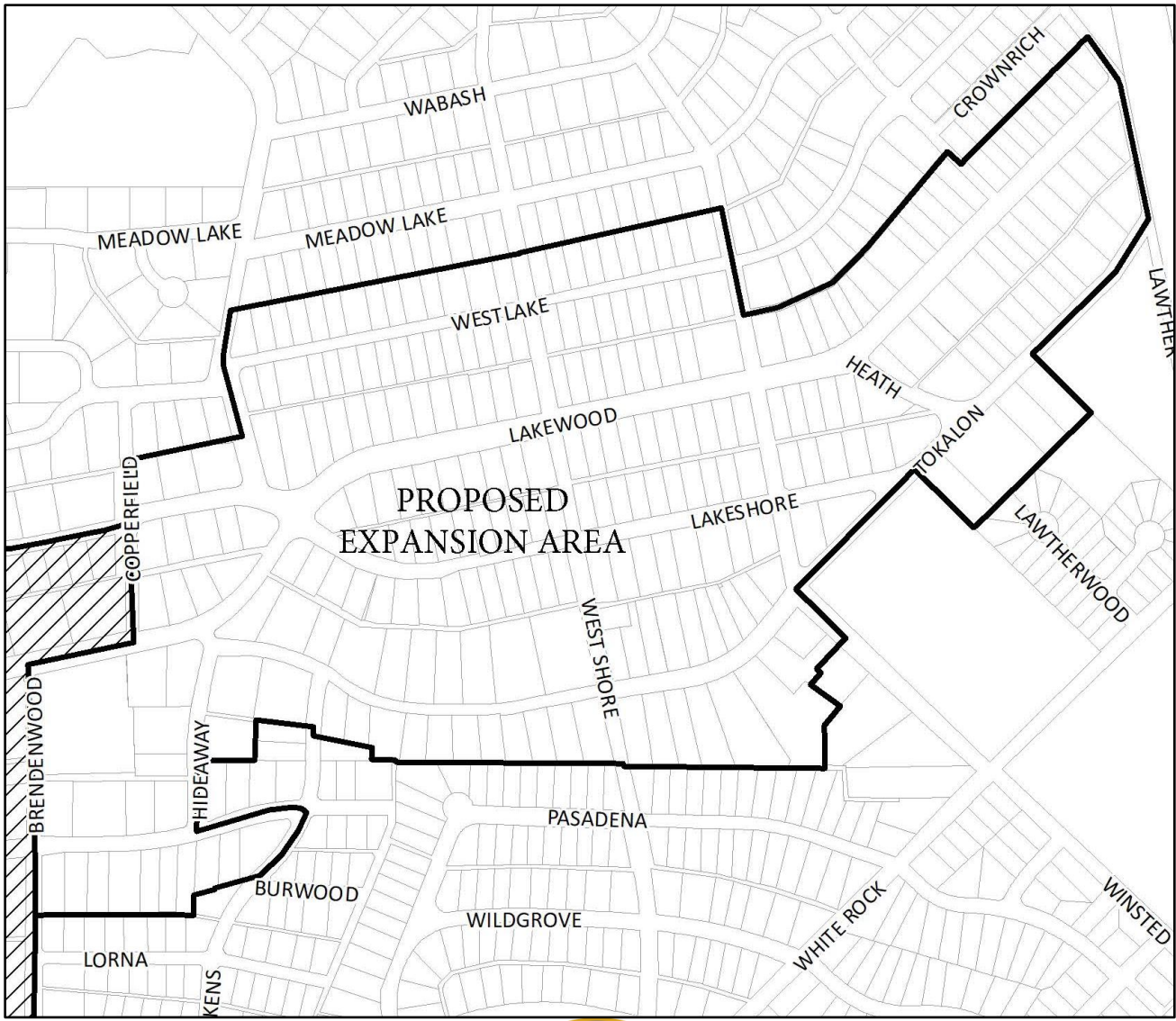
Next Meeting November 30, 6:00 pm

- Introduction and Recap
- Discussion
 - Demolition, fences and walls, roofing materials, paint, windows, porches
- Next Steps



Thank You!





Petition Topic – Floor Area Ratio

Consideration of maximum Floor Area Ratio

Existing Regulations CD-2

- None

Dallas Development Code

- None for single family residential use



Recap – Floor Area Ratio

- Overall in favor of new construction having a lower FAR
- Considerable support for including parking in the FAR calculation, which is different than how the City reviews it, though some want only enclosed parking to count.
- Smaller lots under 8,000 square feet should not be held to same FAR as the larger lots.



Recap – Floor Area Ratio

Language for consideration:

- FLOOR AREA means the total square footage of floor space in a main building, accessory building, or covered structure, including the floor space of gazebos, pool houses, screened porches, and areas used for off-street parking, measured to the outside faces of the exterior walls or to the omitted wall lines, whichever produces the larger area, but excluding the following: (i) Area between an omitted wall line and the structural wall when the area is used solely for foot traffic or landscaping. (ii) Area of a private balcony that is not accessible to the public and does not provide a means of ingress or egress.
- Floor area ratio. The intent of this subsection is to encourage the retention of original single family buildings. The maximum floor area ratio for lots containing original single family buildings is 0.55. The maximum floor area ratio for all other lots, including lots with new construction, is 0.45. The term “original single family building” means any single family main building that existed on March 1, 2023. An original single family building shall be considered “new construction” if an expansion results in more than 30 percent of the total exterior surface of the building being removed or obscured. The term “total exterior surface” includes all exterior walls but excludes the roof.



Example 1 – FAR under 10,000 SF

Westlake Lot example (1.5 story house) 9,274 sq. ft. lot size
DCAD – 3,234 sq. ft. with 480 sq. ft detached garage (total including parking 3,714 sq. ft.)

45% lot coverage = 4,173 sq. ft. (0.55 FAR = 5,100 sq. ft.)
Existing house expanded to 4,000 sq. ft., retain 480 sq. ft. detached garage and add 350 sq. ft. guest suite above, new 100 sq. ft. gazebo, and 100 sq. ft. shed.

40% lot coverage = 3,710 sq. ft. (0.45 FAR = 4,173 sq. ft.)
New construction could be a 3,200 sq. ft. 1.5 story house with a 400 sq. ft. detached garage with 300 sq. ft. studio above, and a 200 square foot shade structure.



Example 2 – FAR under 10,000 SF

Westlake Lot example (1 story house) 7,971 sq. ft. lot size

Zillow – 1,666 sq. ft. with 400 sq. ft attached garage (total including parking 2,066 sq. ft.)

45% lot coverage = 3,587 sq. ft. (0.55 FAR = 4,384 sq. ft.)
Existing house converts garage to living space to 2,066 sq. ft., construct new 280 sq. ft. rear porch and 480 square foot detached garage. This scenario produces 35% lot coverage with a FAR of 0.35.

40% lot coverage = 3,188 sq. ft. (0.45 FAR = 3,587 sq. ft.)
New construction could be a 2,300 sq. ft. 1.5 story house with a 400 sq. ft. detached garage with 300 sq. ft. studio above, a 120 sq. ft. shed, and a 100 sq. ft. shade structure. This scenario produces 30% lot coverage with a FAR of 0.40.

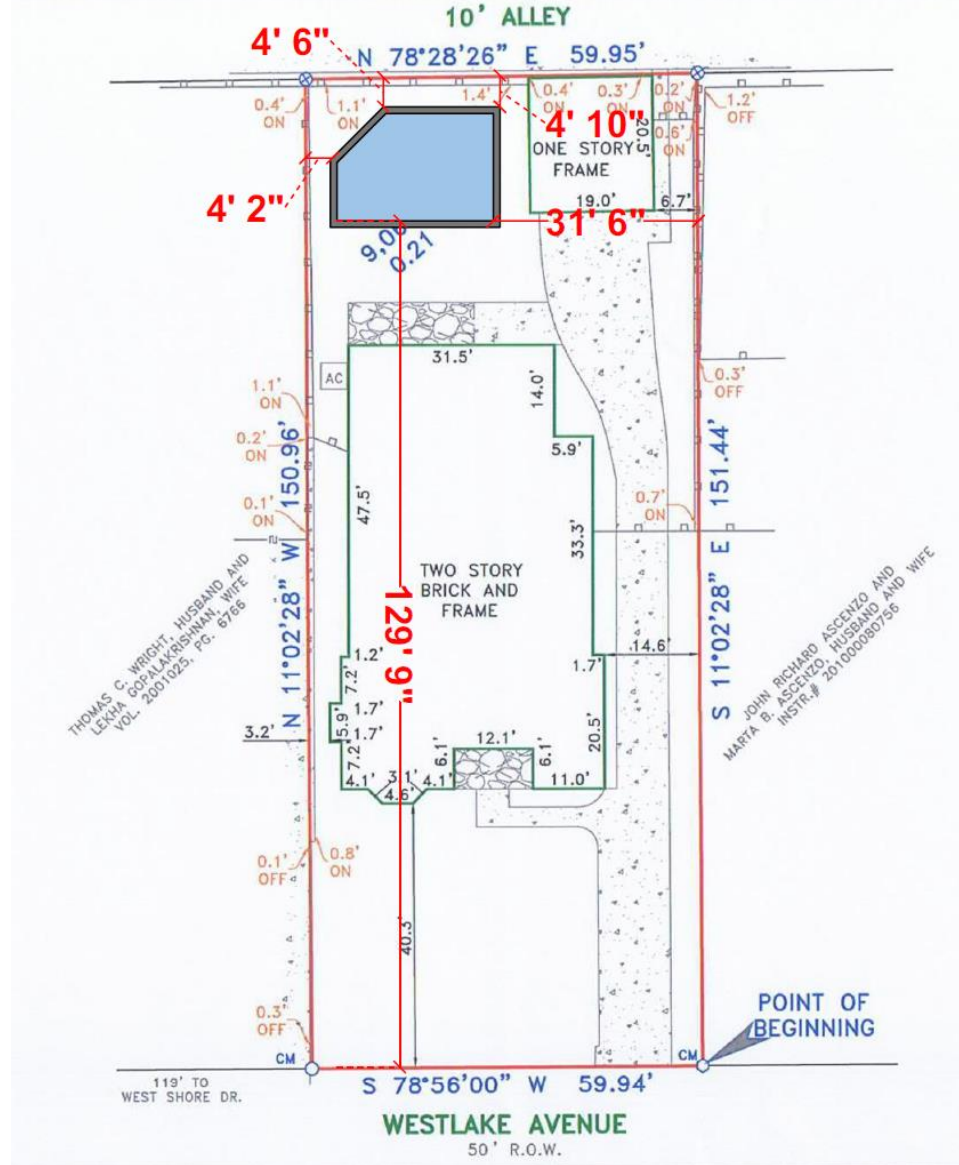


Discussion – Setbacks (Main)

Address	Lot Size	Front	Side	Side	Rear
6911 WESTLAKE		32' (est.)	5.2'	5.1'	20' (G)
6960 WESTLAKE		36.3'	5.6'	10.3'	48.9'
7002 WESTLAKE		40.1'	5.7'	10.2'	35 (est.)
7011 WESTLAKE		40.3'	5'	14.6'	42' (est.)
7022 WESTLAKE		40.1'	5'	13'	45' (est.)



7011 Westlake Ave

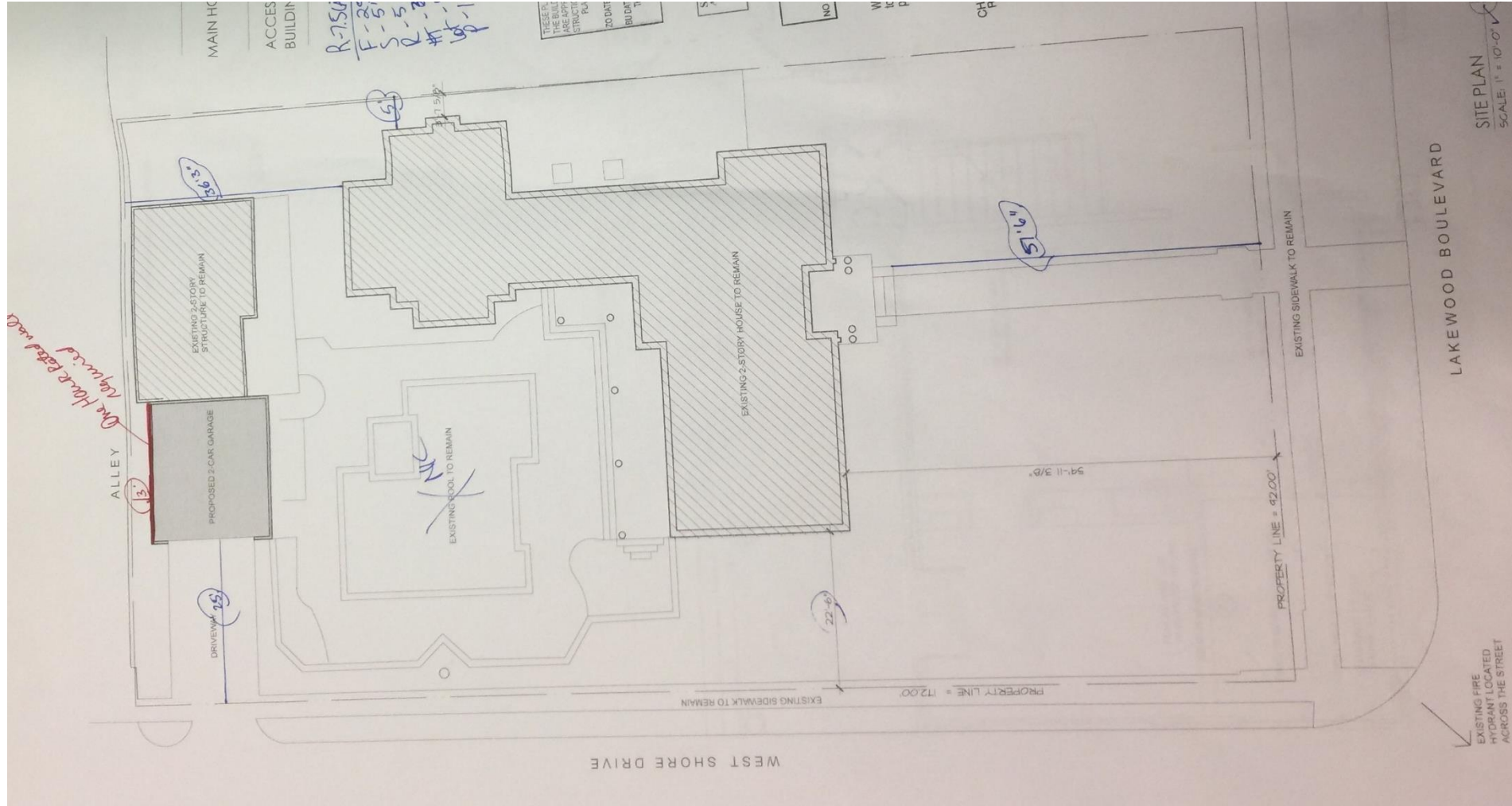


Discussion – Setbacks (Main)

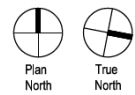
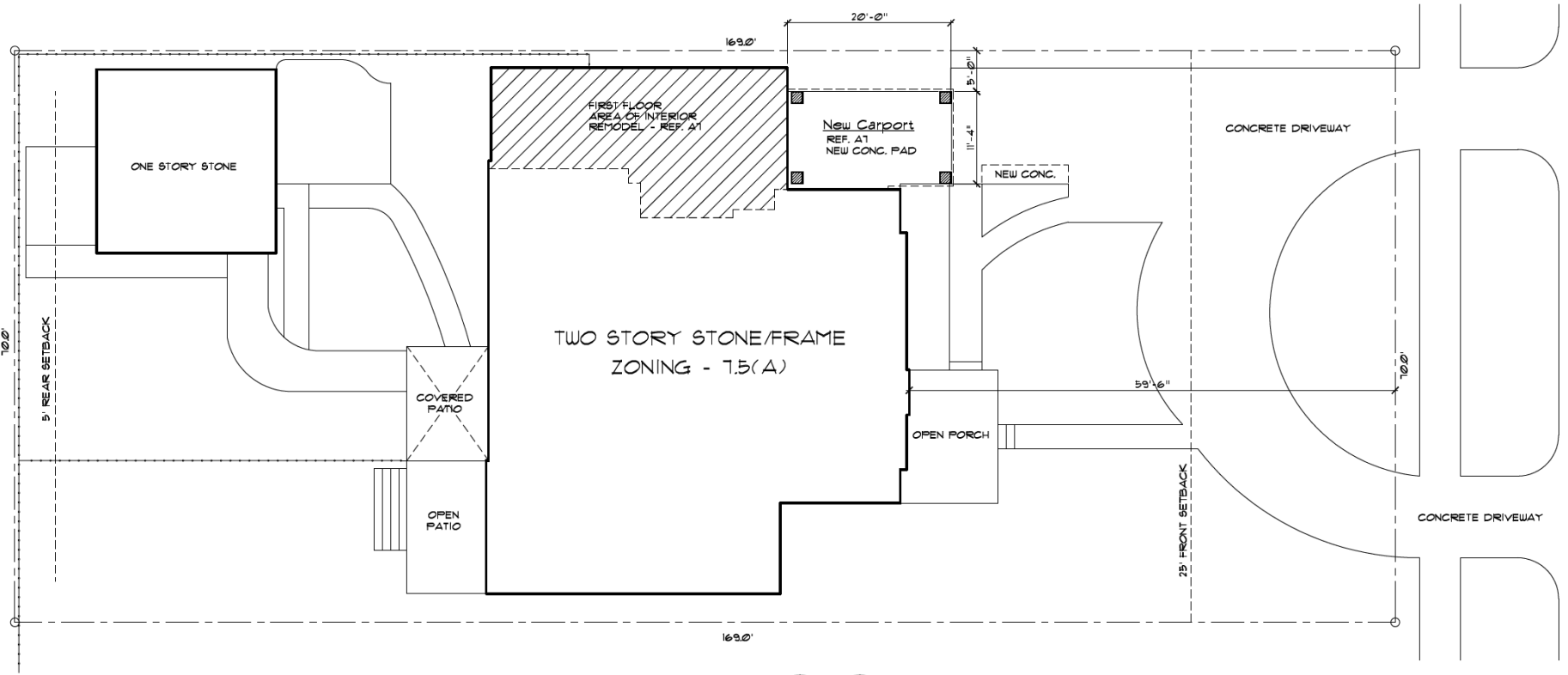
Address	Lot Size	Front	Side	Side	Rear
6832 LAKEWOOD		110'	7.8'	37.4'	5'
6944 LAKEWOOD		65'	5'	5.2'	20' (G)
6956 LAKEWOOD		51.6'	3.7'	22.5'	36.3'
7030 LAKEWOOD		45' (est.)	2'	3'	70' (est.)
7102 LAKEWOOD		63'	10'	5'	5'
7118 LAKEWOOD		70' (est.)	5'	8'	48' (est.)
7218 LAKEWOOD		60'	5'	25'	25' (est.)
7310 LAKEWOOD		58.7'	14.3'	11.5'	48' (est.)
7311 LAKEWOOD		40'	5'	8.6'	45' (est.)



6956 Lakewood Ave



7030 Lakewood Ave



Site Plan - Remodel

SCALE: 1/8" = 1'-0"



Discussion – Setbacks (Main)

Address	Lot Size	Front	Side	Side	Rear
6944 LAKESHORE		51.9'	3'	11.9'	56.8'
7009 LAKESHORE		32' (est.)	5'	15.8'	64.2'
7012 LAKESHORE		40'	5.9'	24'	95' (est.)
7021 LAKESHORE		30.5'	2.7'	9.4'	46.6'



Discussion – Setbacks (Main)

Address	Lot Size	Front	Side	Side	Rear
7030 TOKALON		60.7'	18.0'	26.4'	
7022 TOKALON		211.5'	5'	5'	5'
7019 TOKALON		58.1'	11.2'	9.8'	122.5'
6968 TOKALON	18779 SF	57.5'	26'	12.8'	
6875 TOKALON			6'	25' (est.)	
6934 TOKALON	~13275 SF	55' (est.)	6'	6'	6'



- Lot Coverage
- Setbacks
- Height
- Floor Area Ratio
- Slope of Lot
- Architectural Style



Making an Ordinance for Lakewood Expansion



Example 2 – FAR over 10,000 SF

Lakewood Lot example (2 story house) **10,200 sq. ft. lot size**
DCAD – 3,384 sq. ft. with 530 sq. ft detached garage and 760 sq. ft. detached quarters (total including parking 4,674 sq. ft. – estimated to be 30% lot coverage)

45% lot coverage = 4,590 (0.55 FAR = 5,610 sq. ft)
Existing home expanded to 4,200 sq. ft., retains 530 sq. ft. detached garage and 760 sq. ft detached quarters, can still add 120 sq. ft. shade structure

40% lot coverage = 4,080 sq. ft. (0.45 FAR = 4,590 sq. ft.)
New 3,400 sq. ft. two-story home with 400 sq. ft. detached garage with studio space above. This still allows 390 sq. ft. of porch/shade/shed to be added.



Example 3 – FAR over 10,000 SF

New Construction example (2 story house) 11,462 sq. ft. lot size

DCAD – 5,056 sq. ft. with 506 sq. ft attached garage and 402 sq. ft. outdoor living (total including parking 5,964 sq. ft. – estimated 35% lot coverage)

45% lot coverage = 5,157 (0.55 FAR = 6,304 sq. ft)

Existing new construction (2022) has the ability to add 340 sq. ft. of porch/shade/shed/carport to the lot.

40% lot coverage = 4,585 sq. ft. (0.45 FAR = 5,158 sq. ft.)

New 4,200 sq. ft. two-story home with 400 sq. ft. attached garage, a 400 sq. ft. outdoor living area, and 100 sq. ft. greenhouse.



Example 4 – FAR over 10,000 SF

Tokalon Lot example #1 (1 story house) 18,610 sq. ft. lot size
DCAD – 4,633 sq. ft. with 315 sq. ft detached garage and 480 sq. ft. detached carport (total including parking 5,428 sq. ft. – 29% lot coverage)

45% lot coverage = 8,375 (0.55 FAR = 10,235 sq. ft.)
Existing house expanded to 5,300 sq. ft., new 800 sq. ft. detached garage with underground parking (1,600 sq. ft.), retain the 480 sq. ft. detached carport, new 420 sq. ft. outdoor kitchen, new 350 sq. ft. potting shed. All of this is 40% lot coverage and a FAR of 0.44.

40% lot coverage = 7,444 sq. ft. (0.45 FAR = 8,375 sq. ft.)
New 5,300 sq. ft. two-story house with 600 sq. ft. attached garage, detached 500 sq. ft. garage with studio/workout room above (1,000 sq. ft.), 700 sq. ft. detached guest quarters, 420 sq. ft. outdoor kitchen. All of this is approximately 30% lot coverage with at FAR of 0.43.



Petition Topic – Drainage & Slope

Consideration of provisions for modifications to the existing slope of a lot

Existing Regulations CD-2

- None

Dallas Development Code

- No lot-to-lot drainage is allowed.

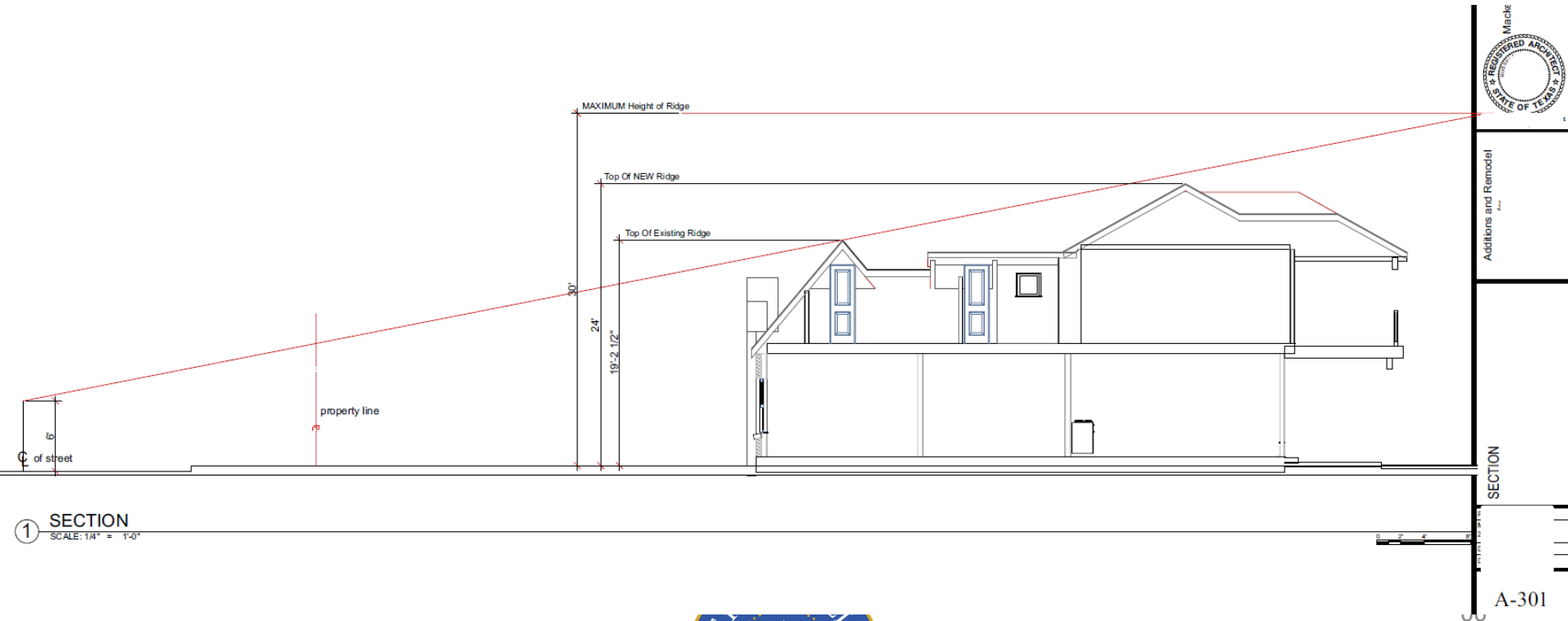


Recap – Drainage & Slope

- Maintaining the existing slope of the lot for lots where new construction is proposed.
- Sample language
 - The existing slope of a lot must be maintained. This provision does not prevent minor grading as necessary to allow construction, prevent lot-to-lot drainage, or match the slope of contiguous lots.
 - For purposes of this subsection, "slope" means any change in elevation from the front lot line to the rear lot line or from a side lot line to the other side lot line.

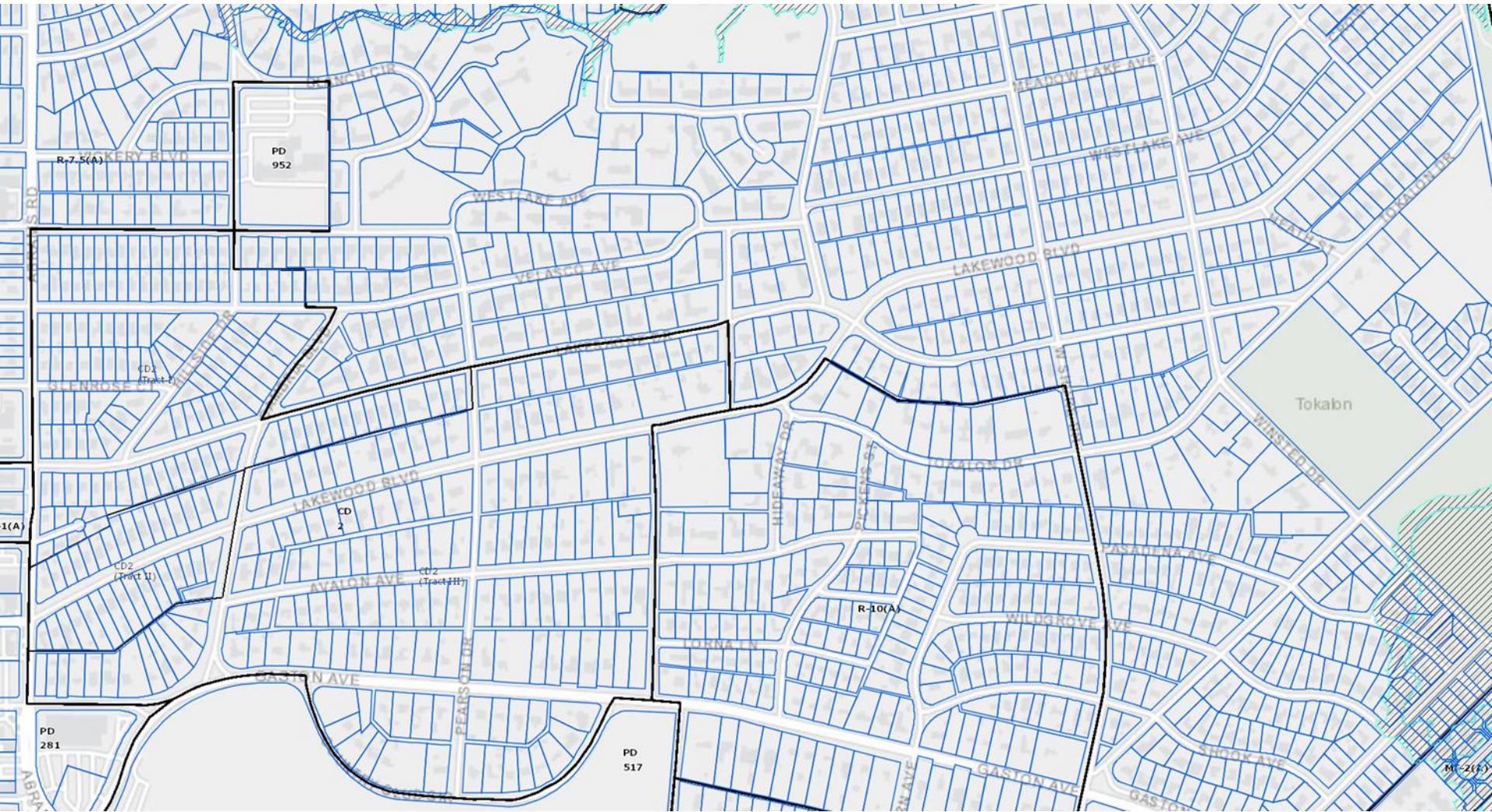


LINE-OF-SIGHT refers to an imaginary line extending from the viewpoint of a six-foot-tall person standing in the middle of the street to the apex of the roof of the main structure's side gable. Height must be calculated and stamped by a licensed architect or engineer.

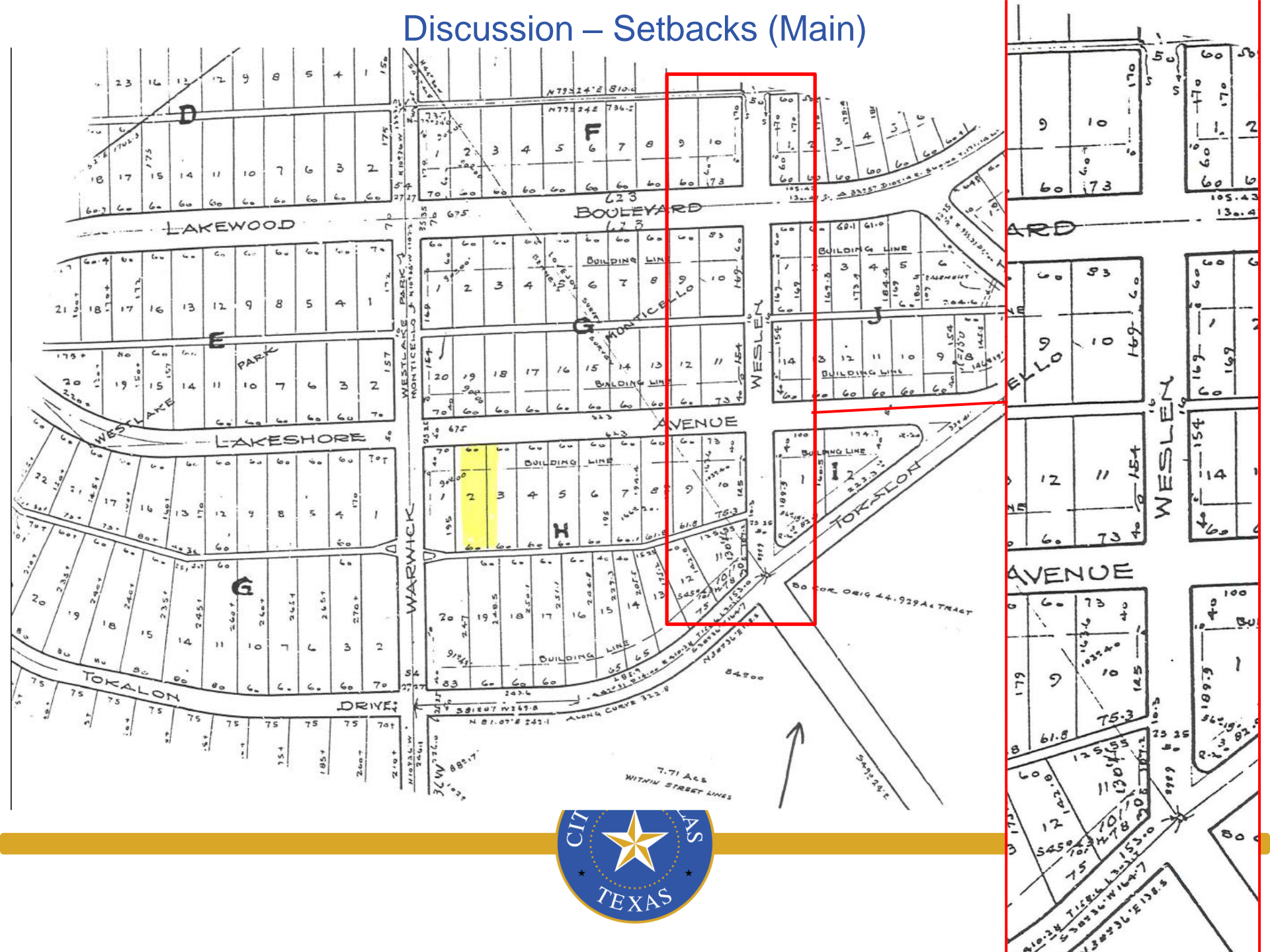


1 SECTION
SCALE: 1/4" = 1'-0"

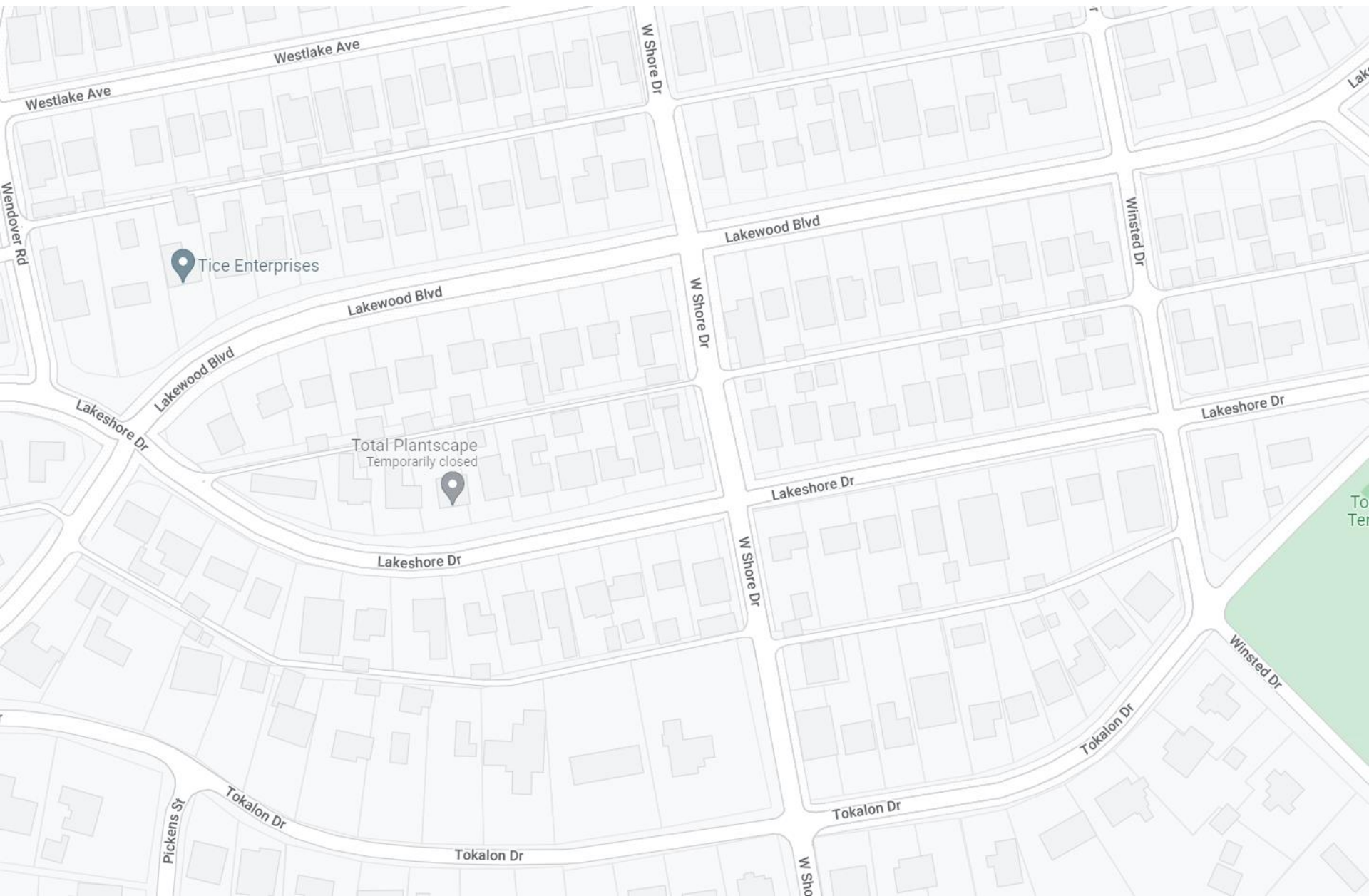




Discussion – Setbacks (Main)



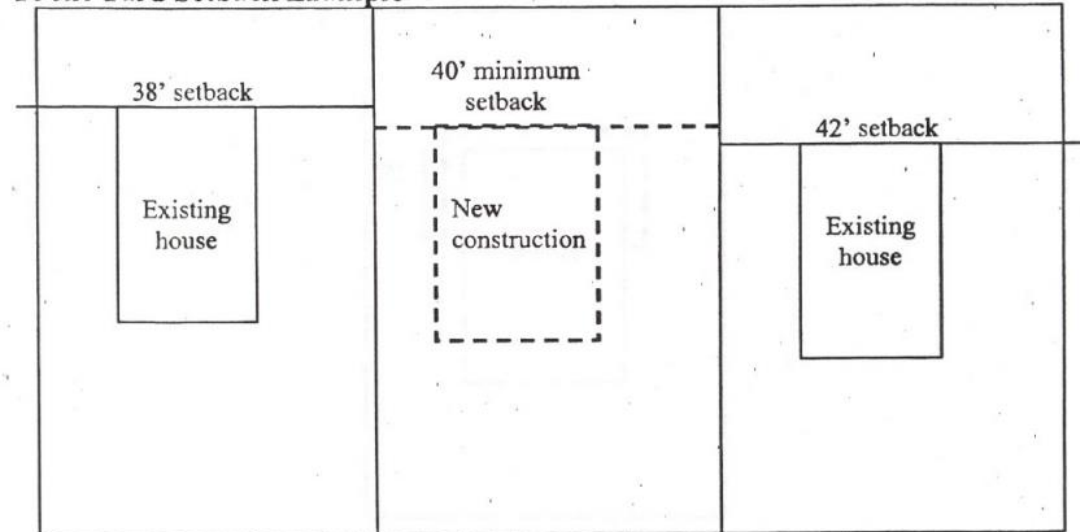
Discussion – Setbacks (Main)



Discussion – Setbacks (Main)

Average Adjacent Lots

Front Yard Setback Example



Num	Street Name	FYSetback
5600	RICHARD AVE	28
5606	RICHARD AVE	28
5610	RICHARD AVE	25
5614	RICHARD AVE	26
5618	RICHARD AVE	25
5620	RICHARD AVE	27
5628	RICHARD AVE	26
5630	RICHARD AVE	20
5634	RICHARD AVE	17
5638	RICHARD AVE	27
5642	RICHARD AVE	27
5644	RICHARD AVE	27
Average		25

Num	Street Name	FYSetback
5601	RICHARD	28
5605	RICHARD	
5609	RICHARD	24
5615	RICHARD	25
5619	RICHARD	29
5621	RICHARD	28
5627	RICHARD	
5629	RICHARD	29
5635	RICHARD	31
5639	RICHARD	32
5643	RICHARD	28
5647	RICHARD	26
Average		28

Average Blockface



Petition Topic – Building Height & Stories

Modifying how height is measured

Establishing a maximum allowed height for structures, including accessory structures and additions

Establishing a maximum number of stories allowed

Provisions for non-conforming structures

Existing Regulations CD-2

- **BUILDING HEIGHT** means the vertical distance measured from grade to the highest ridge of the roof structure.
- **ROOF RIDGE** means the apex of any roof structure regardless of its style or form.
- **Maximum building height**
 - (1) Except as provided in Paragraph (2), the maximum permitted height for all structures in Tracts I, II, and III is 30 feet.
 - (2) If any portion of an existing structure's roof ridge exceeds the applicable maximum height in paragraphs (1)(A) or (1)(B), the lower portion of that structure's roof ridge may be raised to the height of the taller portion of the roof ridge.



Discussion – Building Height & Stories

- CD-2 BUILDING HEIGHT means the vertical distance measured from grade to the highest ridge of the roof structure.
- Dallas Development Code has maximum height of 30 feet.

HEIGHT means the vertical distance measured from grade to:

- (A) for a structure with a gable, hip, or gambrel roof, the midpoint of the vertical dimension between the lowest eaves and the highest ridge of the structure;
 - (B) for a structure with a dome roof, the midpoint of the vertical dimension of the dome; and
 - (C) for any other structure, the highest point of the structure.
- Nonconforming height allow additions to maintain existing height as allowed by CD-2 ordinance.



Discussion – Building Height & Stories

- How tall are most houses on your street? How many stories?
- What are your concerns about height of structures?
- Any thoughts on additions that are taller than the original structure?
- Maximum number of stories
 - Consider when talking about different styles - Minimal Traditional, Tudor, Spanish Eclectic, French Eclectic, Noncontributing



Discussion – Building Height & Stories



6900 block Lakewood



Discussion – Building Height & Stories



6900 block Lakewood

Discussion – Building Height & Stories



7000 block Lakewood



Recap – Building Height & Stories

- Overall building height is a concern, but new construction looming over original houses seemed to be a focus.
- Measure height from average grade to highest peak
- Sizable segment in favor of adopting CD-2 height regulations and utilizing other tools (setbacks, lot coverage, height looming, Floor Area Ratio) to limit overall mass
- Consideration of average height of blockface to determine allowed height for new construction.
 - Needs to be certified by building professional, either architect or engineer.
- Need for different Tracts is a possibility
- Number of stories to be tied to Tract and architectural style



Discussion – Building Height & Stories



6400 block Lakewood
Existing CD-2
2021, 1990, 2008



Recap – Building Height & Stories

Language for consideration:

➤ Maximum building height

- (1) Except as provided in Paragraph (4), the maximum permitted height for all structures in Tract A is 30 feet.
- (2) Except as provided in Paragraph (4), the maximum permitted height for all structures in Tract B is 25 feet.
- (3) If any portion of an existing structure's roof ridge exceeds the applicable maximum height in paragraphs (1) and (2), the lower portion of that structure's roof ridge may be raised to the height of the taller portion of the roof ridge.
- (4) New structures may be built to within minus five percent of the maximum height of an existing adjacent contributing or significant house with the same number of stories as the new build, even if that height exceeds the maximum height for that Tract.



Recap – Building Height & Stories

Example for discussion



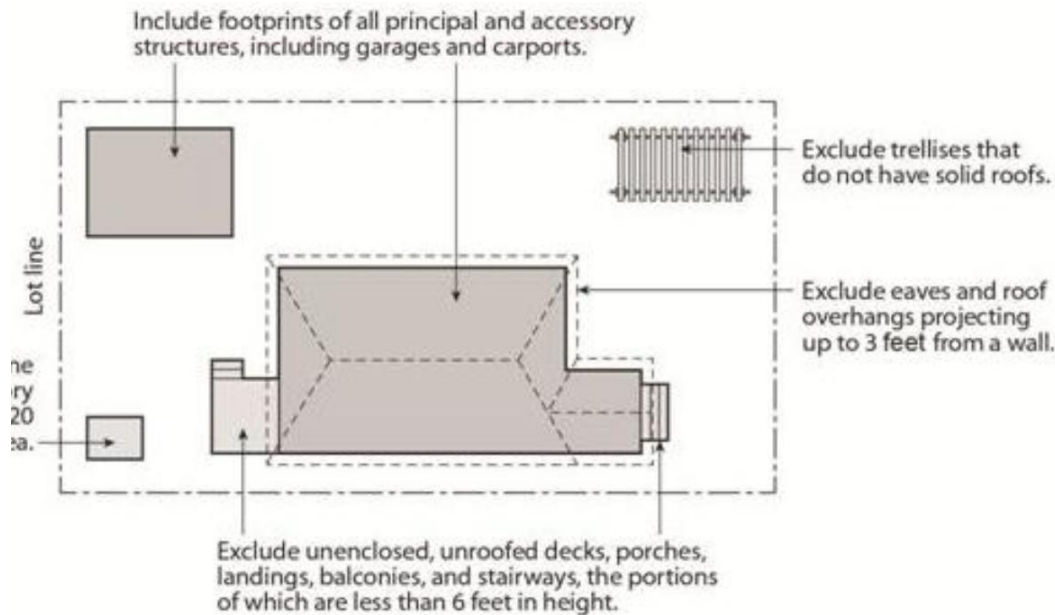
6900 block Lakewood

Discussion – Floor Area Ratio

- Strategy to address massing of buildings on a lot
- Floor Area Ratio (FAR) is the measurement of a building's floor area in relation to the size of the lot that the building is located on.
- FLOOR AREA means the total square footage of floor space in a building measured to the outside faces of the exterior walls or to the omitted wall lines, whichever produces the larger area, but excluding the following: (i) Area used solely for off street parking. (ii) Area between an omitted wall line and the structural wall when the area is used solely for foot traffic or landscaping. (iii) Area of a private balcony that is not accessible to the public and does not provide a means of ingress or egress. (iv) Area of a breezeway or an unenclosed stairway located within the first three stories, excluding any basement, of a residential use.
- Greenway Parks CD language
 - Floor area ratio. The intent of this subsection is to encourage the retention of original single family buildings. The maximum floor area ratio for lots containing original single family buildings is 0.55. The maximum floor area ratio for all other lots, including lots with new construction, is 0.50. The term "original single family building" means any single family main building that existed on May 28, 2003. An original single family building shall be considered "new construction" if an expansion results in more than 30 percent of the total exterior surface of the building being removed or obscured. The term "total exterior surface" includes all exterior walls but excludes the roof. (**Greenway Parks counts areas used for parking in FAR calculation which the Dallas Development Code does not.)
- May be used to mitigate the building structures out of scale and compatibility with existing houses.
- Can be another way of promoting retention of existing structures.



Discussion – Floor Area Ratio



Lot Coverage Examples

50'x150'= 7,500 Sq. Ft.

45%= 3,375 Sq. Ft.

40%= 3,000 Sq. Ft.

- **FAR .55= 4,125 Sq. Ft.**

- **FAR .5= 3,750 Sq. Ft.**

70'x150'= 10,500 Sq. Ft.

45%= 4,725 Sq. Ft.

40%= 4,200 Sq. Ft.

- **FAR .55= 5,775 Sq. Ft.**

- **FAR .5= 5,250 Sq. Ft.**



Discussion – Floor Area Ratio

Westlake Lot example (1.5 story house)

DCAD – 3,234 sq. ft. with 480 sq. ft detached garage (total including parking 3,714 sq. ft.)

Lot size = 9,274 sq. ft.

45% lot coverage = 4,173 (possible 8k sq. ft house + accessory)

0.5 FAR = 4,637 sq. ft house + accessory

0.4 FAR = 3,890 sq. ft. house + accessory

40% lot coverage = 3,710 sq. ft. (possible 7,400 sq. ft house + accessory)

35% lot coverage = 3,246 sq. ft. (possible 6,400 sq. ft house + accessory)



Discussion – Floor Area Ratio

Lakewood Lot example (2 story house)

DCAD – 3,384 sq. ft. with 530 sq. ft detached garage and 760 sq. ft. detached quarters (total including parking 4,674 sq. ft.)

Lot size = 10,200 sq. ft.

45% lot coverage = 4,590 (possible 9k sq. ft house + accessory)

0.5 FAR = 5,100 sq. ft house + accessory

0.4 FAR = 4,080 sq. ft. house + accessory

40% lot coverage = 4,080 sq. ft. (possible 8,100 sq. ft house + accessory)

35% lot coverage = 3,570 sq. ft. (possible 7,100 sq. ft house + accessory)



Discussion – Floor Area Ratio

Tokalon Lot example #1 (1 story house)

DCAD – 4,633 sq. ft. with 315 sq. ft detached garage and 480 sq. ft. detached carport (total including parking 5,428 sq. ft.)

Lot size = 18,610 sq. ft.

45% lot coverage = 8,375 (possible 16,750 sq. ft house + accessory)

0.5 FAR = 9,305 sq. ft house + accessory

0.4 FAR = 7,444 sq. ft. house + accessory

40% lot coverage = 7,444 sq. ft. (possible 14,900 sq. ft house + accessory)

35% lot coverage = 6,513 sq. ft. (possible 13k sq. ft house + accessory)



Discussion – Floor Area Ratio

Tokalon Lot example #2 (2 story house)

DCAD – 5,029 sq. ft. with 420 sq. ft detached garage and 265 sq. ft. detached quarters (total including parking 4,674 sq. ft.)

Lot size = 43,560 sq. ft.

45% lot coverage = 19,602 (possible 39k sq. ft house + accessory)

0.5 FAR = 21,780 sq. ft house + accessory

0.4 FAR = 17,424 sq. ft. house + accessory

40% lot coverage = 17,424 sq. ft. (possible 35k sq. ft house + accessory)

35% lot coverage = 15,246 sq. ft. (possible 30k sq. ft house + accessory)



Discussion – Floor Area Ratio

New Construction example (2 story house)

DCAD – 5,056 sq. ft. with 506 sq. ft attached garage and 402 sq. ft. outdoor living (total including parking 5,964 sq. ft.)

Lot size = 11,462 sq. ft.

45% lot coverage = 5,157 (possible 10k sq. ft house + accessory)

0.5 FAR = 5,731 sq. ft house + accessory

0.4 FAR = 4,585 sq. ft. house + accessory

40% lot coverage = 4,585 sq. ft. (possible 9k sq. ft house + accessory)

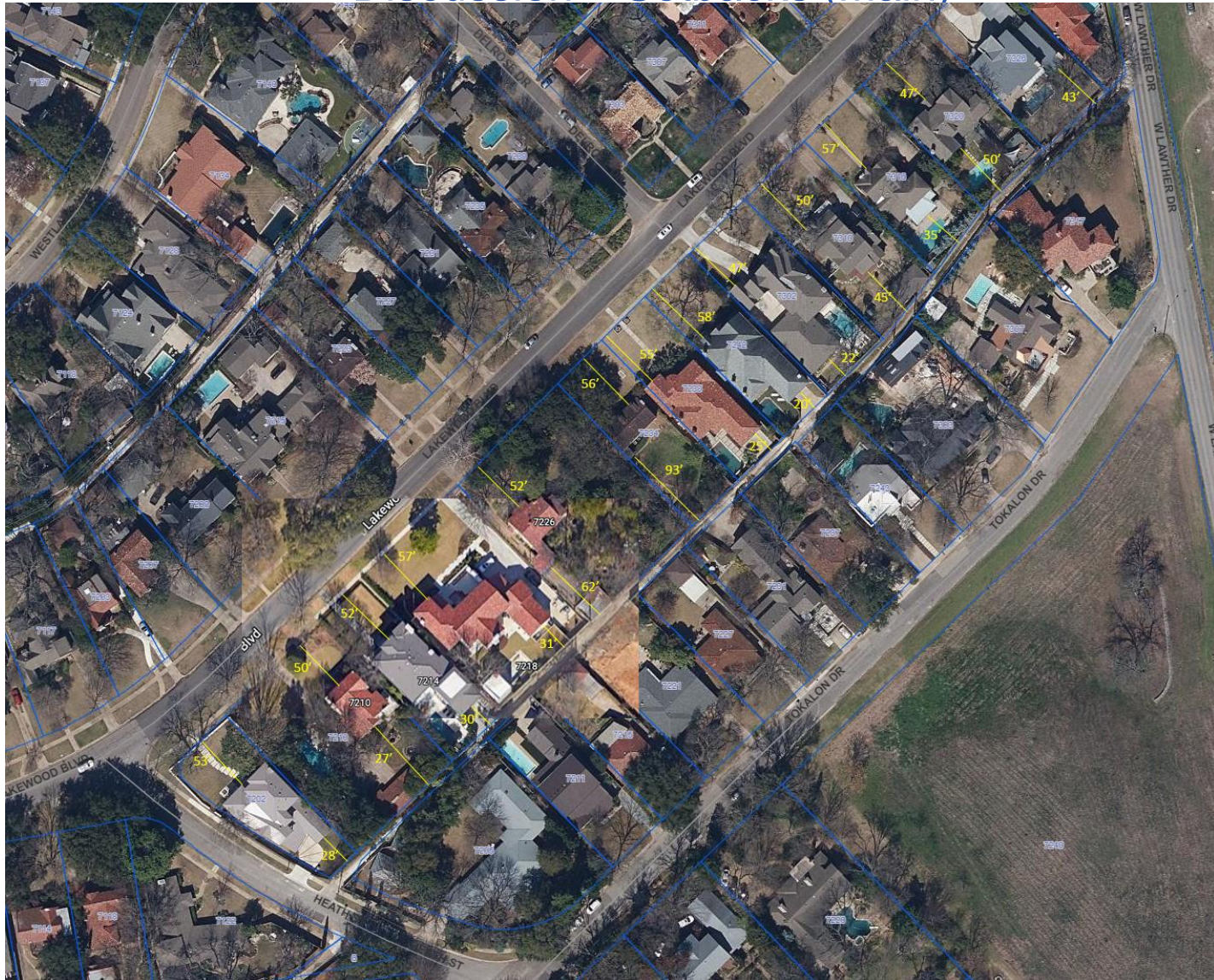
35% lot coverage = 4,011 sq. ft. (possible 8k sq. ft house + accessory)



Discussion – Setbacks (Main)



Discussion – Setbacks (Main)



Discussion – Setbacks (Main)



Discussion – Setbacks (Main)

