

# Zoning 101

December 22, 2020

December 23, 2020

January 4, 2021

January 5, 2021

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**Current Planning Division  
Sustainable Development and  
Construction**



# What Is Zoning?

- Zoning is the way municipalities can manage:
  - the use to which individual property may be put
  - the physical development of land – how and what can be built
- Zoning laws typically specify the areas in specific types or categories of uses may take place. For instance:
  - Residential
  - Retail
  - Commercial
  - Industrial
- Zoning laws can also regulate:
  - Dimensional requirements for lots and buildings
  - Density
  - Intensity of development



# What Does Zoning Accomplish?

- **Compatibility**
  - Separates land uses that are not compatible with each other
- **Best Use of Property**
  - Location
  - Adjacent and surrounding land uses
- **Predictability**
  - Guide for orderly development
- **Health, safety, and welfare**
  - Compatibility of uses
  - Size and Scale of buildings
  - Open Space/Green Space
  - Noise
  - Light



# Types of Zoning In Dallas

Zoning divides the city into zones for different purposes. The regulations restrict the physical development and use of specific parcels of land.

- Base zoning categories
  - General Zoning/Straight Zoning – For example: R-7.5(A); CR, IM, MU-2, CA-1(A)
  - Planned Development Districts – For example: PD No. 193, PD No. 595, PD No. 887
  - Conservation Districts – For example: M Streets, Bishop Arts
  - Form Districts – For example: WMU-20, RTN, WR-5
- Overlays
  - Specific Use Permit (SUP) – For example: child-care facility, school, bar, concrete batch plant
  - Historic – For example: Swiss Avenue, Junius Heights
  - Neighborhood Stabilization Overlay – For example: La Bajada, Cedar Oaks
  - Accessory Dwelling Unit Overlay – For example: single family uses



# Types of Base Zoning

- General Zoning/Straight Zoning
  - Residential Districts
  - Non-Residential Districts
- Planned Development Districts
  - Tailors the uses and development regulations for an area
- Conservation Districts
  - Conserves an area's distinctive character by protecting or enhancing its physical attributes and architecture
- Form Districts
  - Create walkable, mixed use developments based on scale and building type, and street front design standards



# Types of Zoning Overlays

- **Specific Use Permits (SUP)**
  - Provides a means for developing certain uses in a manner in which the specific use will be compatible with adjacent property and consistent with the character of the neighborhood.
- **Historic Districts**
  - Protects and preserves historic architecture and character
- **Neighborhood Stabilization Overlay**
  - Preserves single family neighborhoods by imposing neighborhood-specific yard, lot, and space regulations that reflect the existing character of the neighborhood
- **Accessory Dwelling Unit Overlay**
  - May only be placed on an area that allows single family uses and does not expressly prohibit accessory dwelling units.



# Types of Base Zoning





# Base Zoning Districts

## Residential

- Agricultural: A(A)
- Single Family: R-1ac(A), R- 1/2ac (A), R-15(A),R-13(A),R-10 (A)R-7.5(A), R-5(A)
- Duplex: D
- Townhouse: TH-1(A), TH-2(A), TH- 3(A)
- Clustered Housing: CH
- Multifamily: MF-1, MF-2, MF-3, MF-4
- Mobile Home: MH(A)





# Base Zoning Districts

## Non-residential

- **Office:** NO(A), LO(A), MO(A), GO(A) – Example of uses: offices, banks, medical clinic, church, school
- **Retail:** NS(A), CR, RR – Example of uses: retail stores (small to big box depending on the district), personal service uses, office, restaurants, church, school
- **Commercial Service and Industrial:** CS, LI, IR, IM– Example of uses: Machine or welding shop, auto repair, hospital, hotel, office, big retail, restaurant, personal service uses, warehouse, more intense industrial uses
- **Central Area:** CA(A) Central Area (1 and 2)
- **Mixed Use:** MU-1 to MU-3 – Example of uses: office, retail, personal service, residential
- **Multiple Commercial:** MC-1 to MC-4 - Example of uses: lodging, office, retail
- **Urban Corridor:** UC-1 to UC-3 – Min. 2 land uses for development with one being residential above street level. Office, multifamily, retail, personal service uses
- **Parking:** P(A) - Only allows surface parking



# Planned Development Districts (PDs)

- Over 1,000 Planned Development Districts in the City- as large as 3,356 acres and as small as one lot
- Zoning tailored to that specific area
  - Uses and development regulations
- PDs range from mixed uses to schools to residential to industrial
- Best for areas that are new



# Conservation Districts

- Intended to provide a means of conserving a neighborhood's distinctive character by protecting or enhancing its physical and architectural attributes
- CDs promote development or redevelopment that is compatible with the existing area or neighborhood
- During the neighborhood-driven process, each neighborhood decides what is important to protect



# Development Regulations in Base Zoning Districts



# Types of Development Regulations

Zoning districts establish rules for development, including but not limited to:

- Setbacks
  - Front yard, Side yard, rear yard
  - Urban form
  - Tower spacing
- Height
  - Height of structures
  - Residential proximity slope
- Lot coverage
- Density
- Floor area ratio



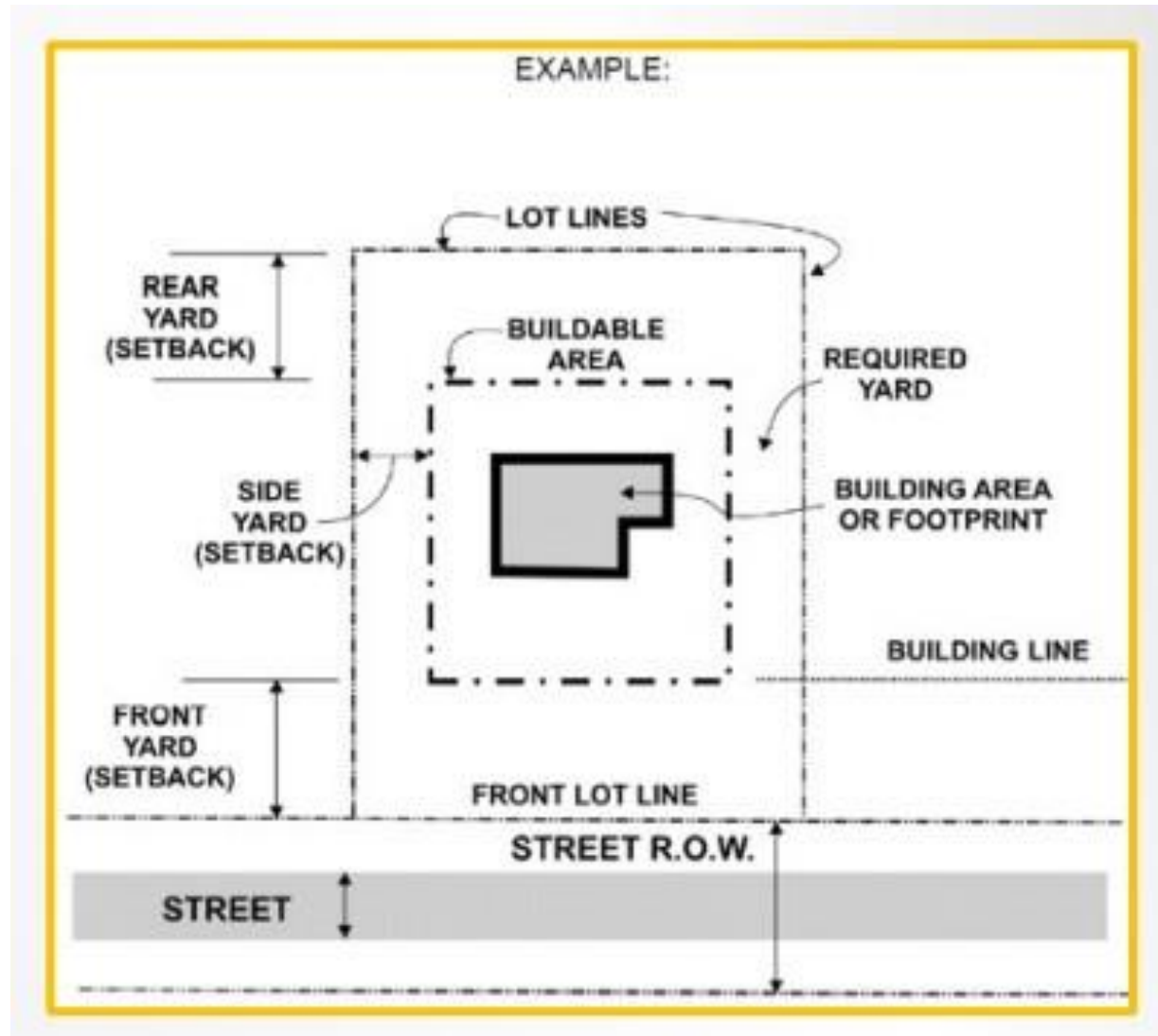
# Setbacks

Front yard setback

Side yard setback

Rear yard setback

- Distance (in feet) from the property lines inward where no structure may be built.



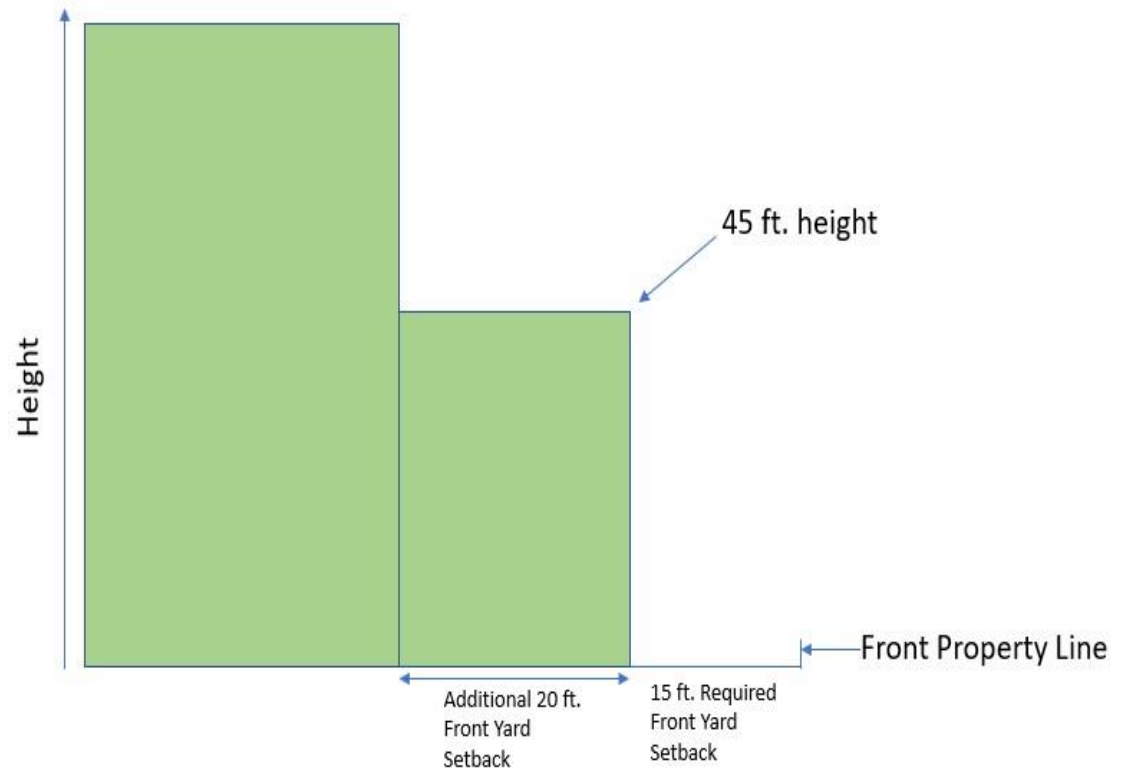


# Setbacks

- Urban Form
  - Additional setback required for the portion of a structure that exceeds 45 feet in height, 10 to 20 feet, depending on the zone.

## EXAMPLE

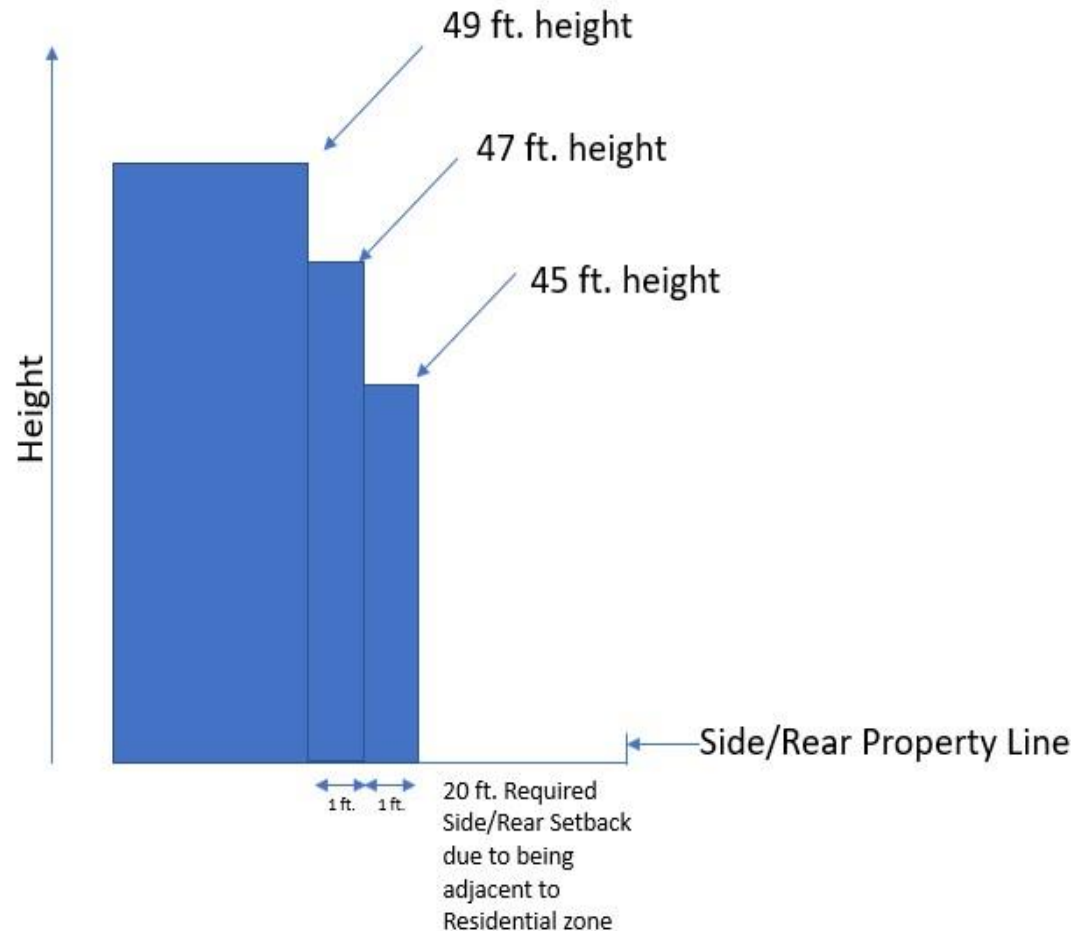
An additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.



# Setbacks

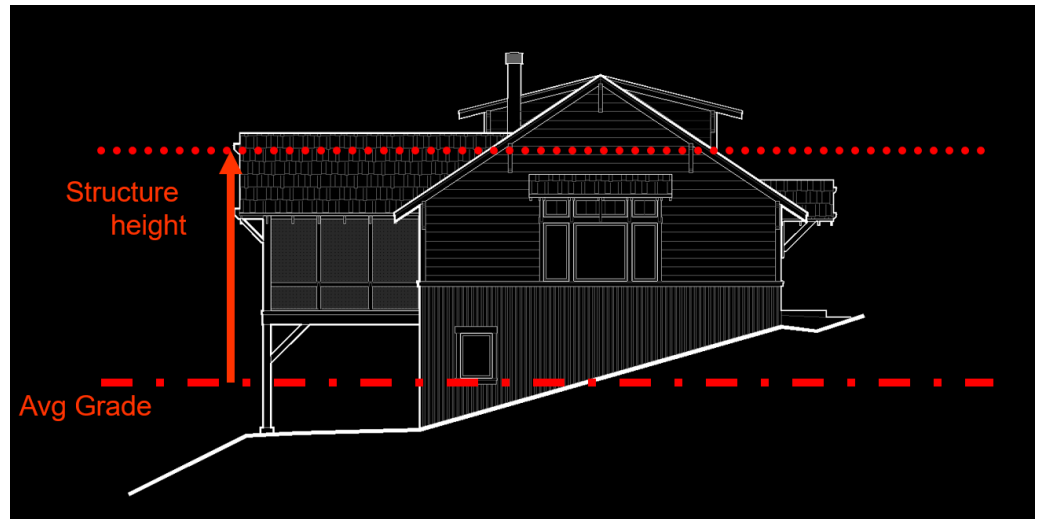
- Tower Spacing
  - An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height, up to a total setback of 30 feet.

1 extra ft. added to setback as height increases by 2 ft.  
Not to exceed 30 ft. total setback



# Height

- The vertical distance measured from grade to:
  - The midpoint of the vertical dimension between the lowest eaves and the highest ridge of the structure (gable, hip, or gambrel roofs)
  - The midpoint of the vertical dimension of the dome (dome roofs)
  - The highest point of the structure (any other structure)

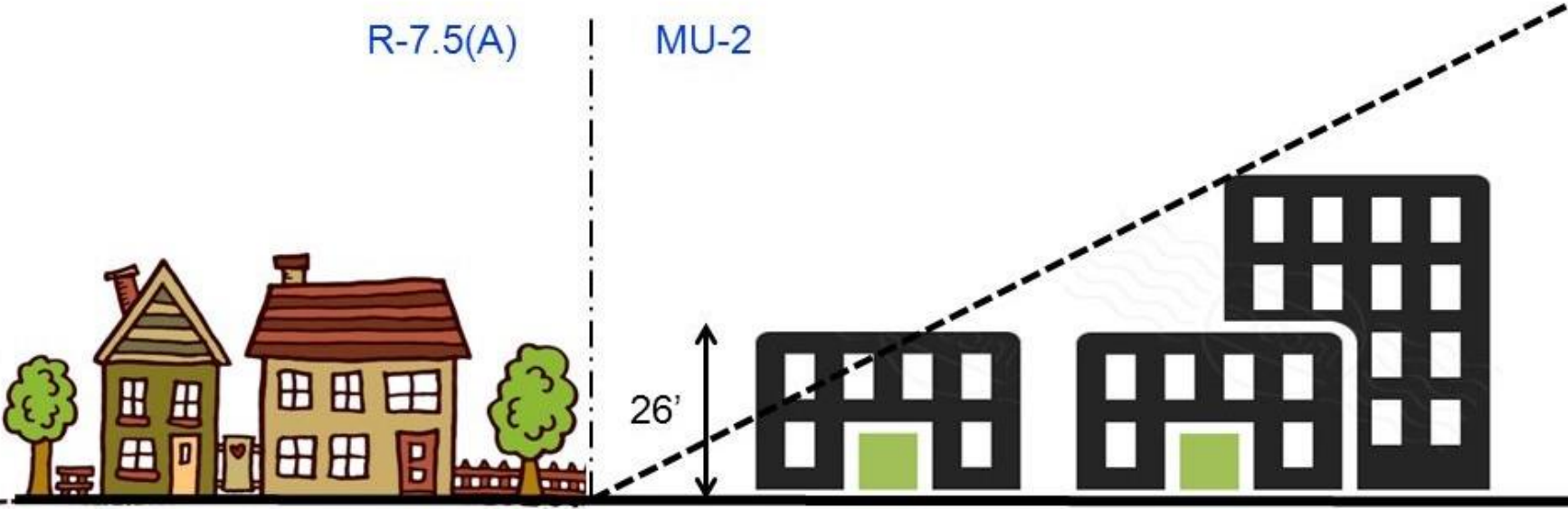


# Height

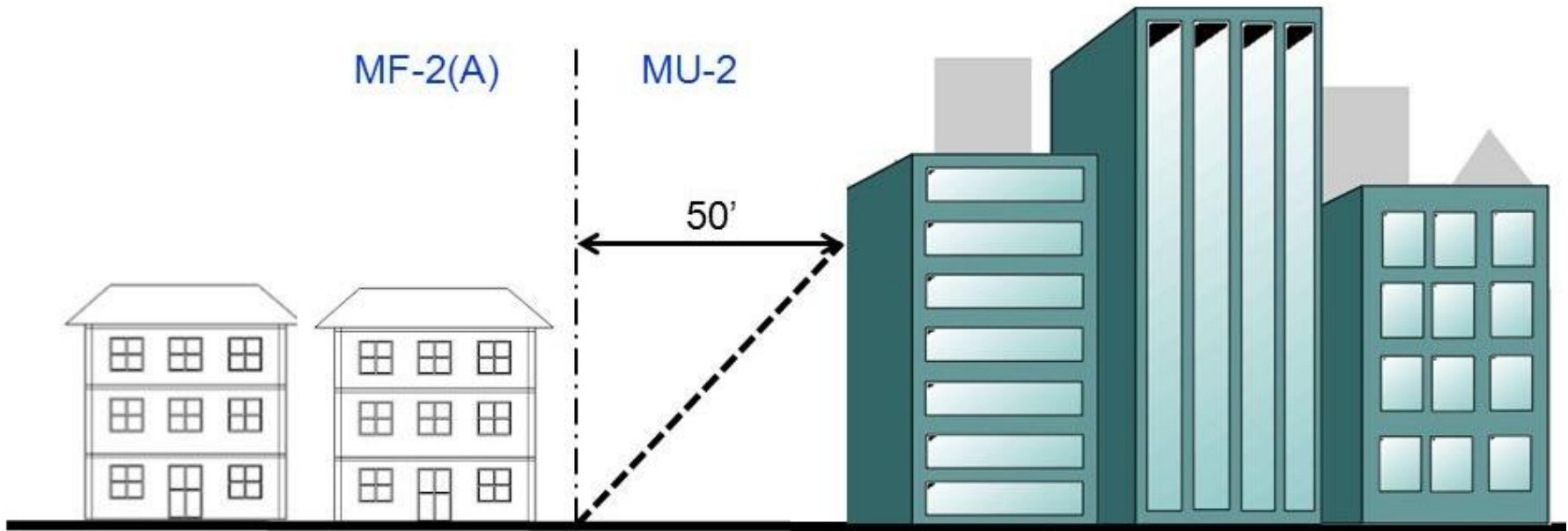
- Residential Proximity Slope (RPS)
  - The residential proximity slope is a plane projected upward and outward from every site of origination.
  - Site of origination is the private property line in
    - Residential districts R, R(A) D, D(A), TH and TH(A) that has a slope of 1 to 3 with an infinite extent
    - Multifamily districts CH, MF-1, MF-1(A), MF-2, MF-2(A) that has a 1 to 1 slope that terminates at a horizontal distance of 50ft from the site of origination



<u>Zoning Category</u>	<u>Angle of Projection</u>	<u>Extent</u>
R, R(A), D, D(A), TH, and TH(A)	18.4° (1 to 3 slope)	Infinite.



<u>Zoning Category</u>	<u>Angle of Projection</u>	<u>Extent</u>
CH, MF-1, MF-1(A), MF-2, and MF-2(A)	45° (1 to 1 slope)	Terminates at a horizontal distance of 50 feet from the site of origination.

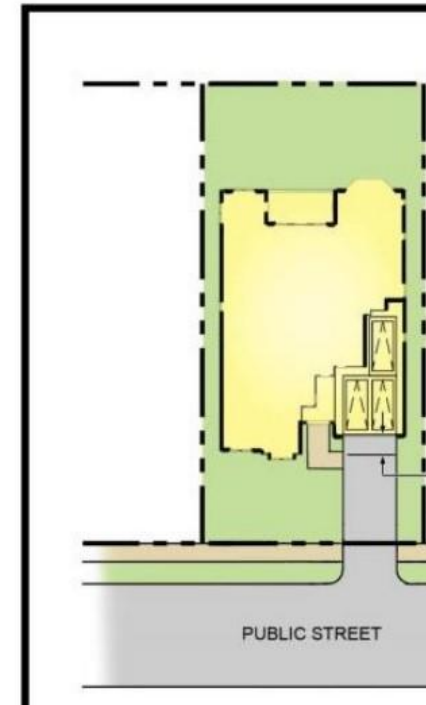




# Lot Coverage

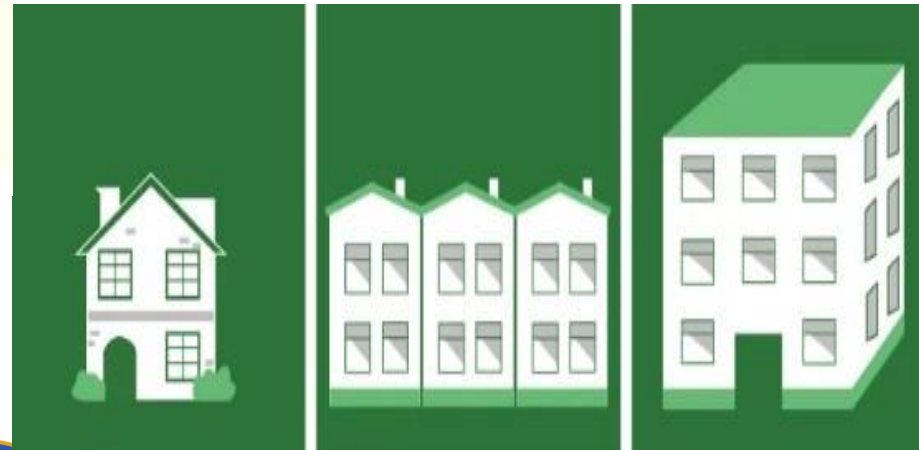
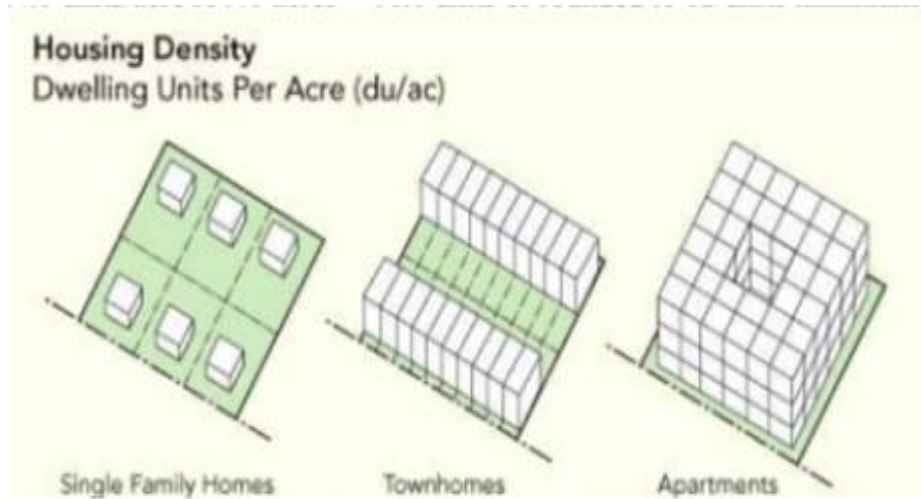
- Size of the footprint(s) of a building(s) and/or structure(s). The lot coverage is used in calculating the intensity of use of a parcel.
- Example - 45% lot coverage:
  - Lot is 7,500 sq. ft., then a 1 story structure can be no larger than  $7,500 \times .45 = \mathbf{3,375 \text{ sq. ft.}}$

45%



# Density

- Ratio of dwelling units to lot area, typically expressed in number of units per acre

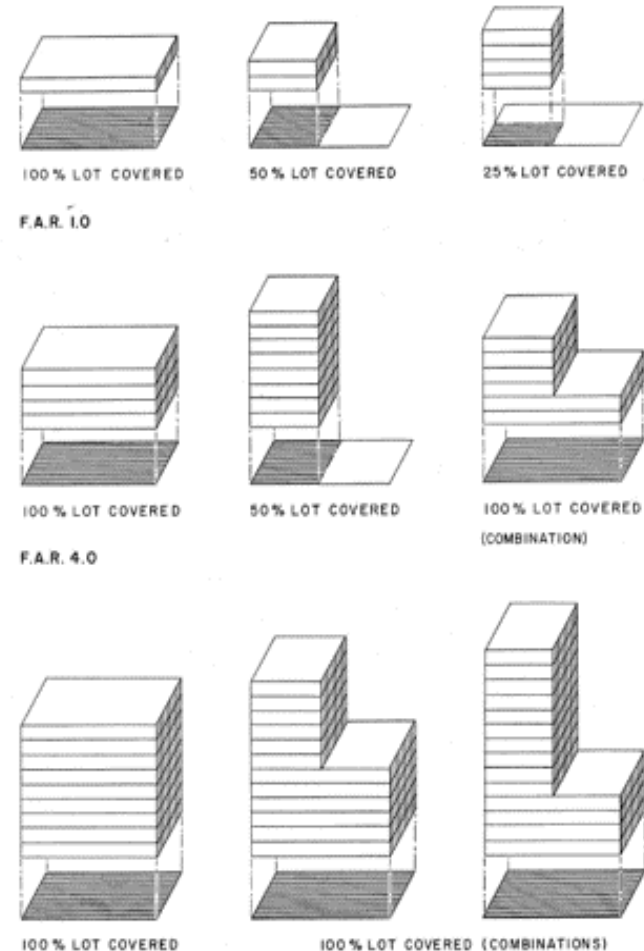


# Density



# Floor Area Ratio (FAR)

- **Floor area ratio (FAR)** is the measurement of a building's **floor area** in relation to the size of the lot/parcel that the building is located on.
- Typically, FAR is calculated by dividing the gross **floor area** of a building(s) by the total buildable **area** of the piece of **land** upon which it is built.



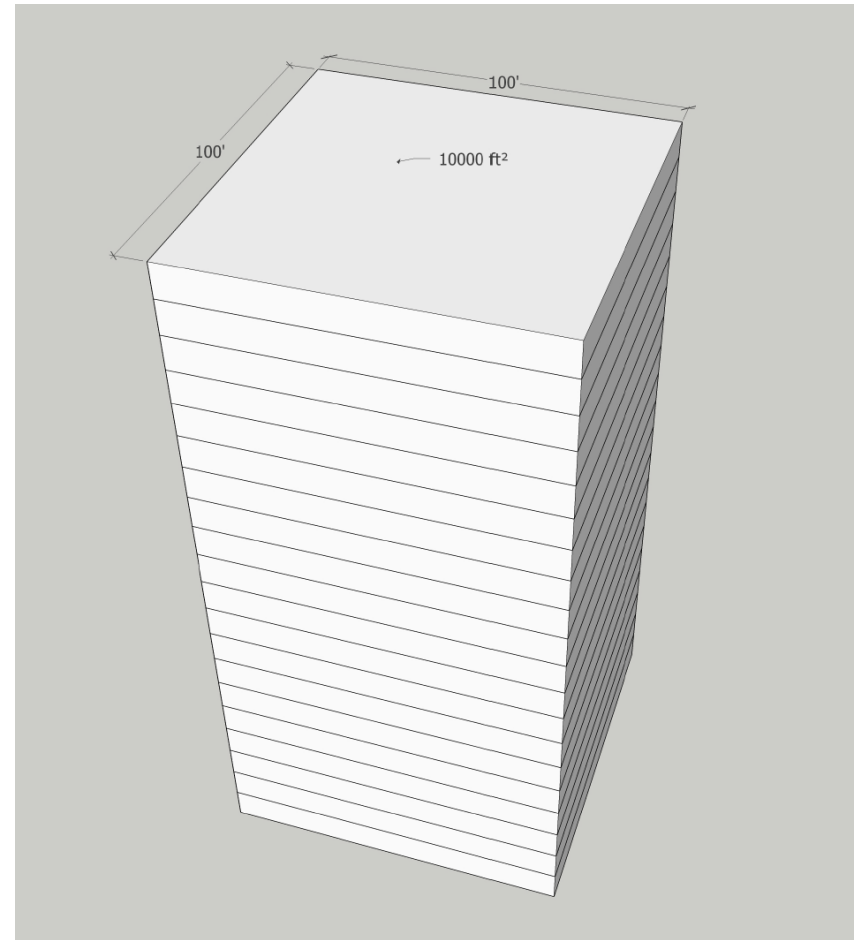
# Floor Area Ratio (FAR)

## Example assuming:

- FAR 20
- Gross lot area = 10,000 square feet
- Lot coverage - 100%
- Height - unlimited

10,000 sf (lot area) X 20 (FAR) =  
200,000 sq. ft allowable square  
footage.

- Largest floor plate at each level is 10,000 sq. ft and can be 20 levels
- Assuming 15 feet height at each level, total height of the building would be 300 feet



# Mixed Income Housing Development Bonus

- On March 27, 2019, Council approved a by-right mixed income housing development bonus (MIHDB) in Chapter 51 and Chapter 51A.
- Mixed income housing development bonuses are **voluntary**.
- If a developer does not want to take advantage of the bonus, he or she can
  - Utilize the existing zoning without the bonus, or
  - Apply for a zoning change.





# Mixed Income Housing Development Bonus

- These are the districts that Bonuses can be obtained or used:
  - By right in MF-1(A), MF-2(A), MF-3(A), MU-1, MU-2, MU-3 districts
  - By right in MF-1, MF-2, and MF-3 (Chapter 51)
  - Base and bonus are determined by district regulations
- The development bonuses are based on height, FAR, lot coverage and parking, depending on the zoning district



# Form Districts A Type of Base Zoning



# Form Districts

- Seeks to create walkable urban neighborhoods where higher density mixed uses and mixed housing-types promote less dependence on the automobile.



# Form Districts

- The Walkable Urban Mixed Use (WMU) districts are intended to accommodate a mix of compatible uses in close proximity to one another in a pedestrian-friendly environment.
- The Walkable Urban Residential (WR) districts are intended to create residential neighborhoods with mixed housing options in a pedestrian-friendly environment.
- The Residential Transition (RTN) district provides single-family and duplex living intended to serve as a land use transition between the more intense WMU or WR districts and established single-family neighborhoods.





# Benefits of Form Districts

- Walkability
- Mixed Use
- Open Space
- Parking Space Reductions possible
- Landscape Buffers



# Types of Overlays





# Specific Use Permit (SUP)

- SUP provides a means to develop certain uses in a manner in which the specific use will be compatible with adjacent property and consistent with the character of the neighborhood
- The zoning code indicates if an SUP is required
- SUP has conditions and a site plan
- Council can set a time period for the SUP



# Historic District

- Historic districts are established to protect historic architecture and the character of significant neighborhoods
- Historic districts ensure the work on historic properties is appropriate.

Swiss Ave Historic District



# Neighborhood Stabilization Overlay (NSO)

- A neighborhood driven process and request
- NSOs are intended to preserve single family neighborhoods by imposing neighborhood-specific yard, lot, and space regulations that reflect the existing character of the neighborhood.
- Only allowed on single family districts.
- Only regulate:
  - Front yard setbacks
  - Side and corner yard setbacks
  - Garage placement, location, access
  - Height



# Accessory Dwelling Unit Overlay

- A neighborhood-driven process and request
- An Accessory Dwelling Unit (ADU) Overlay may only be placed on an area that allows single family uses and does not expressly prohibit accessory dwelling units
- Allows an ADU to be built on any single family property within the overlay area
  - An ADU is a rentable additional dwelling unit, subordinate to the main unit, located on a building site with a single family use.



# Helpful webpages

- Department webpage
  - <https://dallascityhall.com/departments/sustainabledevelopment/pages/default.aspx>
- Current Planning webpage
  - <https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/default.aspx>
- Zoning map
  - <https://gis.dallascityhall.com/zoningweb/>
- Dallas Development Code
  - [https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-26643](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-26643)





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