

Belmont Addition Conservation District (CD No. 12) Authorized Hearing Community Meeting

October 1, 2018

6:00 P.M.

**Greenland Hills United Methodist Church
5835 Penrose Ave**

Presented by:

Sustainable Development and Construction



CD No. 12 Authorized Hearing

- On August 16, 2018, the City Plan Commission initiated an Authorized Hearing on property zoned Conservation District No. 12, the Belmont Addition Conservation District to consider amending density requirements to allow accessory dwelling units as regulated in Section 51A-4.510



CD No. 12 Background

- Belmont Addition Conservation District (CD No. 12)
- Adopted by City Council on March 24, 2004
- Established to conserve the Belmont Addition neighborhood and to protect and enhance significant architectural and cultural attributes



Accessory Dwelling Unit

- Accessory Dwelling Unit (ADU) means a rentable additional dwelling unit, subordinate to the main unit, located on a building site with a single family use
- Accessory Dwelling Unit Overlay regulations and the Board of Adjustment ADU process was adopted by City Council on June 27, 2018



CD No. 12 Authorized Hearing – Consider changing density requirements to allow accessory dwelling units

- Current – Section (d)(6)(A) The number of dwelling units on a lot may not be increased
- Issue – Unable to go through the ADU Overlay process due to the existing CD No. 12 density regulations



Accessory Dwelling Unit Regulations

- ADU may not be sold separately from the main building
- Side and rear yard setbacks
 - If less than 15' in height and located in rear 30% of the lot, minimum side yard setback is 3'
 - If less than 15' in height, minimum rear yard setback is 3'
 - If more than 15' in height, side and rear setbacks refer to base zoning
- Floor area requirements
 - Detached ADU – minimum floor area is 200 sq. ft and maximum floor area is the greater of 700 sq. ft or 25% of the main structure
 - Attached ADU – maximum floor area is the greater of 700 sq. ft or 25% of the main use



Accessory Dwelling Unit Regulations

- Height
 - Maximum structure height of the ADU cannot exceed the height of the main structure
 - For ADU's located above detached garages – maximum height is the maximum height allowed in that zoning overlay
- Location
 - May not be located in front of a main structure
 - Board of Adjustment may grant special exception for the placement of an ADU in front of the structure if specific criteria is met
- Off-street parking
 - Minimum of one space is required
 - Not required if ADU is located within 1,200 feet of a DART bus or transit stop



Accessory Dwelling Unit Regulations

- Stories
 - Maximum number of stories for an ADU is one
- Utility meters
 - A lot with an ADU may be supplied by no more than two electrical utility services and metered by no more than two electrical meters
- Owner occupancy
 - If one dwelling unit is used as rental accommodations, property owner must reside in the main structure or the accessory dwelling unit during the tenancy
 - The owner may be absent for one year with director approval
- Single family rental program
 - The rental unit must be registered in the city single family rental program



CD No. 12 Authorized Hearing – Consider changing density requirements to allow accessory dwelling units

- Potential changes
 - The number of dwelling units on a lot may not be increased except to allow an accessory dwelling unit to be located, as regulated in Section 51A-4.510, on a building site with a single family use
 - Except as provided in this section (CD No. 12 Section (d)(16)(D)), the regulations for accessory dwelling units in Section 51A-4.510 apply



CD No. 12 Authorized Hearing – Consider changing density requirements to allow accessory dwelling units

- Potential changes
 - Except as provided in this section (CD No. 12 Section (d)(16)(D)), the regulations for accessory dwelling units in Section 51A-4.510 apply

Conflict points	ADU Overlay regulations	CD No. 12 - Accessory structure regulations
Side yard setback	If less than 15' in height and located in rear 30%, minimum side yard is 3'	If less than 15' in height, no side yard setback (additional regulations apply)

Authorized Hearing Process

1. Community meeting held by City Plan Commissioner Ridley to review existing zoning, potential changes to the CD regulations necessary to allow accessory dwelling units, and your interest in amending the regulations
2. City Plan Commission public hearing to consider whether to recommend the proposed amendments to the City Council
3. City Council public hearing to consider the proposed amendments



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Community Meeting

Additional questions:

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<http://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/Authorized-Hearings.aspx>

