

PD No. 317 Authorized Hearing

Steering Committee Meeting

May 6, 2019
6:00 P.M.

Presented by:
Sustainable Development and
Construction



Introductions

- Staff
- Steering Committee



Meeting Schedules

- Monday, May 20th from 6 pm to 8 pm, Dallas Heritage Village.
- Monday, June 3rd from 6 pm to 8 pm, Dallas Heritage Village.



Recap/Review

- Uses
- Major Streets/corridors



Accessory Dwelling Units

- On June 27, 2018, City Council approved two different options, each with very specific regulations, that would allow Accessory Dwelling Units (ADUs) to be built and/or rented.
 1. Amend the existing Board of Adjustment (BDA) special exception process to authorize an additional dwelling unit to allow the option of a rental accommodation.
 2. Create an Accessory Dwelling Unit Overlay whereby accessory dwelling units could be allowed by right within a specific geographical area.



Accessory Dwelling Units

Overlay Regulations

- Accessory Dwelling Unit (ADU) means an additional dwelling unit, subordinate to the main unit, located on a building site with a single family use.
- May be attached or detached;
- Allowed in:
 - Residential “R” single family districts and Agricultural districts;
 - Conservation district, historic overlay, neighborhood stabilization overlay, and single family planned development district.
- Not allowed on a lot with a non-single family use.



Accessory Dwelling Units

Overlay Regulations

- Unit cannot be sold separately (by metes and bounds);
- Allow additional water, sewer and electrical utility service on a lot.
- Owner occupancy on the premises:
 - Property must be the homestead and owner shall reside on the lot, occupying either the primary dwelling unit or the ADU
 - Non-owner occupied unit on the lot (ADU or primary dwelling unit) must be registered under the single family Non-Owner Occupied Rental Program of the City annually if rented.



Accessory Dwelling Units

Overlay Regulations

- Parking:
 - At least one off-street parking space is required; except
 - No additional parking is required if ADU is located within 1200 feet of a DART bus or transit stop.
- Size of ADU (attached or detached):
 - Cannot be located in front of the main structure;
 - Minimum of 200 square feet;
 - Floor area of the structure containing ADU cannot exceed 700 sq. ft. or 25 percent of the floor area of the main building, whichever is greater;



Accessory Dwelling Units

Overlay Regulations

- Options for height relative to main building
 - If ADU is located above the garage, the height of the structure containing ADU cannot exceed the zoning district height
- Height of the ADU
 - If over 15 feet, setbacks of the zoning district;
 - If less than 15 feet and located in rear 30%, 3 foot side yard setback;
 - If less than 15 feet, 3 foot rear yard setback.
- Compatible with the main building: similar in color, materials, exterior siding, roofing, roof pitch, foundation fascia, and fenestration (mirrors current restrictions for accessory structure);



Major Streets/corridors

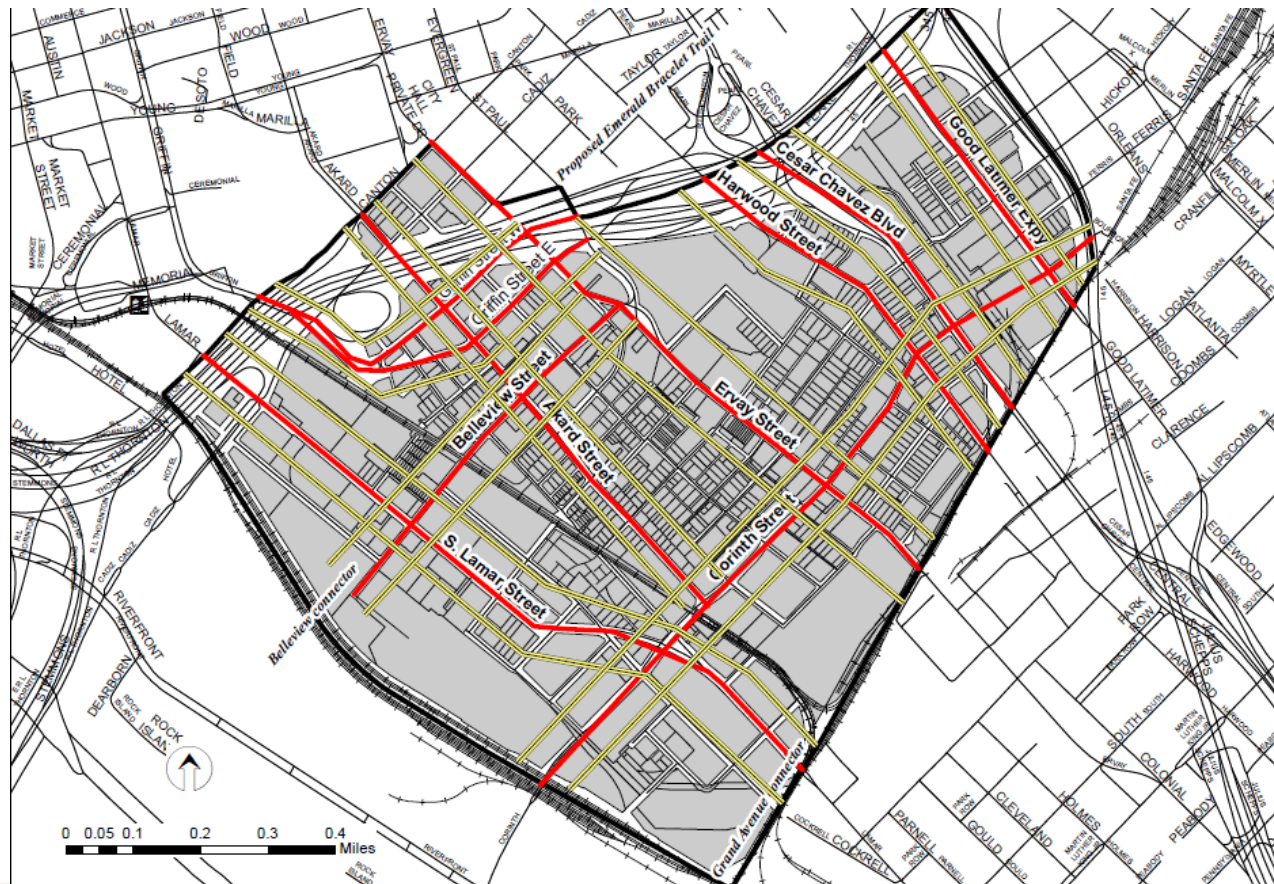
Two options:

- Properties abutting the major streets
- “X” ft along the major street

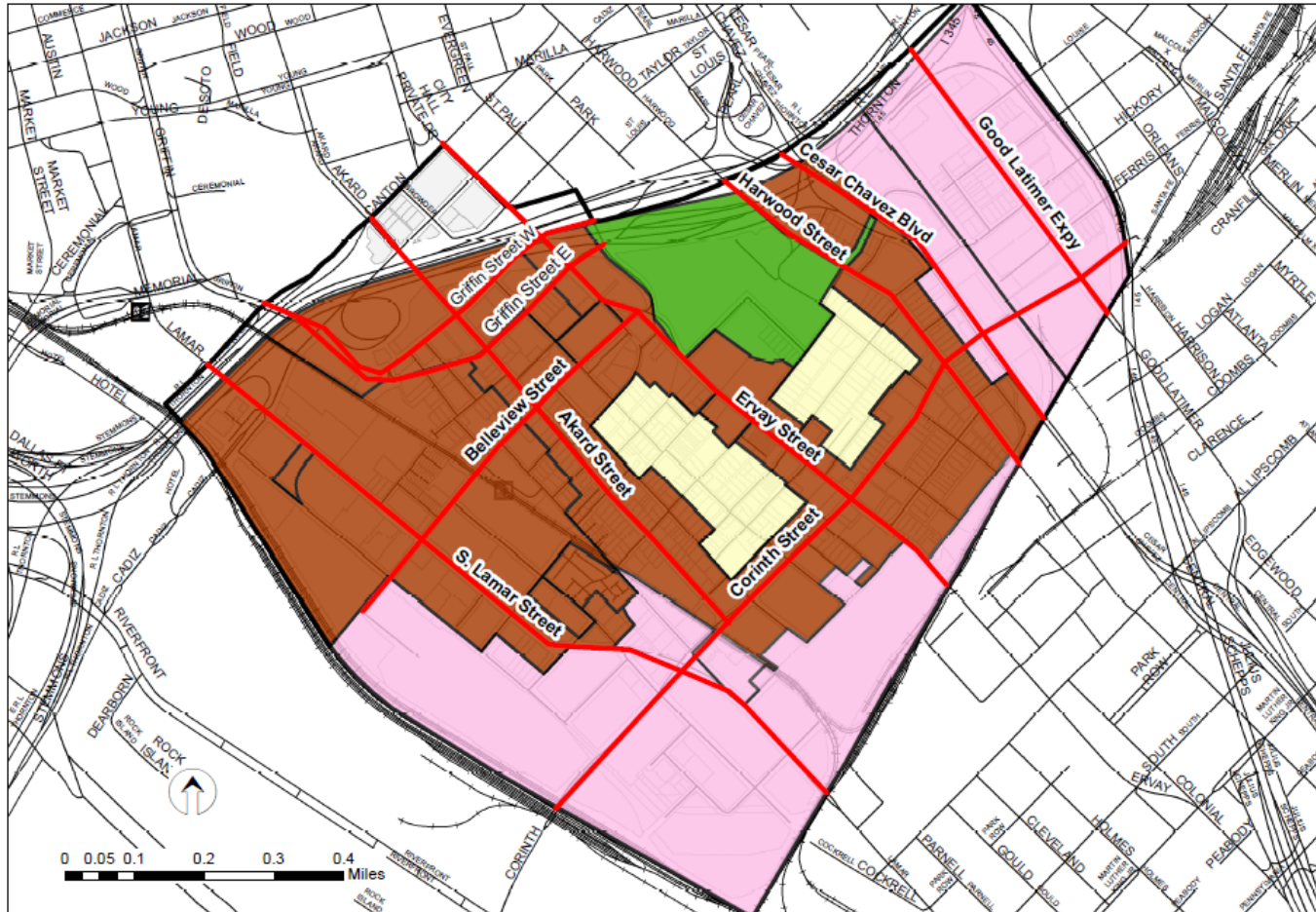


Major Streets/corridors

- Exercise 2: “X” ft along the major street



Preliminary - Combined Subareas



Next Steering Committee Meeting
May 20, 2019 – 6:00 pm
The Dallas Heritage Village
1515 S. Harwood St., Dallas, TX 75215



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