

Article XIII – Form Districts

DCA178-007

Transportation and
Infrastructure Committee
November 18, 2019

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City of Dallas

Presentation Overview

- Purpose
- Background
- Proposal
- Next Steps

Purpose

- Brief the Committee on proposed amendments to Article XIII “Form Districts” of the Dallas Development Code
- Seek Committee approval to forward amendments to City Council for consideration

Background

- City Council adopted Article XIII-Form Districts on February 25, 2009
- There have been two previous rounds of amendments to Article XIII approved by Council; August 12, 2015 and June 13, 2018
 - It is a living document
 - Issues and/or conflict of intent are identified through the course of development
 - Necessary amendments are addressed to enable Article XIII to be an applicable and viable development code

Background

- Article XIII - Form Districts is a form-based code
 - Land development regulations that foster predictable built results by using physical form (rather than separation of uses as in conventional zoning) as the organizing principle for the code

Background

- Form-based code addresses
 - The relationship between building facades and the public realm
 - The form and mass of buildings in relation to one another
 - The scale and types of streets and blocks
- Conventional zoning focuses on
 - Segregation of land uses
 - Control of development intensity by regulations such as floor area ratio (FAR), dwelling unit density

Background



Background

Conventional Zoning



Form Base Code

Background

- In April 2018, a third round of amendments was initiated
- Three citywide meetings were held to present proposed changes:
 - March 20, 2019, North Oak Cliff
 - March 25 2019, North Dallas
 - April 1, 2019, South Dallas/Fair Park

Background

- The Zoning Ordinance Advisory Committee (ZOAC) considered this issue at two public meetings on April 4, 2019, and April 18, 2019, and recommended approval to the City Plan Commission (CPC)
- CPC recommended approval on June 6, 2019

Proposal – Summary

- The intent of the proposed amendments is to ensure consistency, provide flexibility to address common issues, and provide clarification on certain requirements
- The proposal focuses on:
 - Street Designation
 - Duplex Lot Size
 - Parking
 - Development Types Allowed in Districts
 - Illustrations

Proposal – Street Designation

- Current:

- Street designation (Primary or Side) is determined on a “lot-by-lot” basis and impacts development standards and setbacks along the blockface

- Issue:

- Along one blockface, each lot may have a different street designation requiring different setbacks with no respect for continuity of blockface
- The designation of primary streets on multiple street frontages, if a corner or triangular shaped lot, may limit the ability to develop the site due to the more stringent development standards for primary street designations

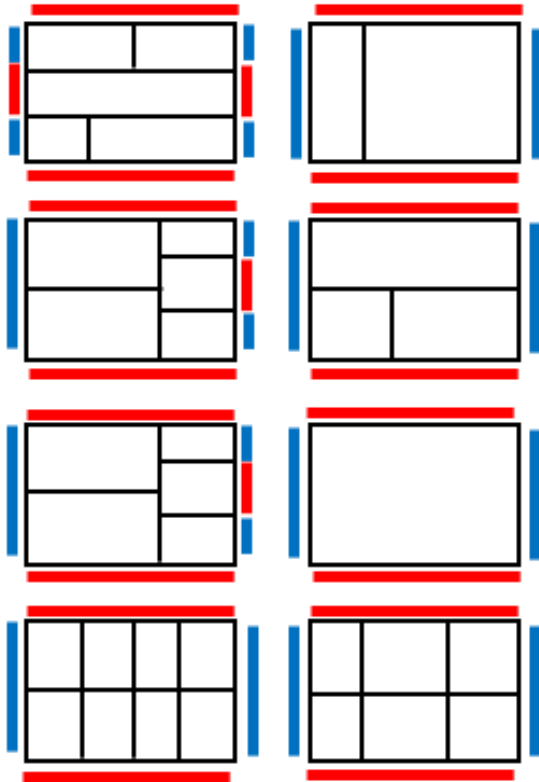
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Proposal – Street Designation

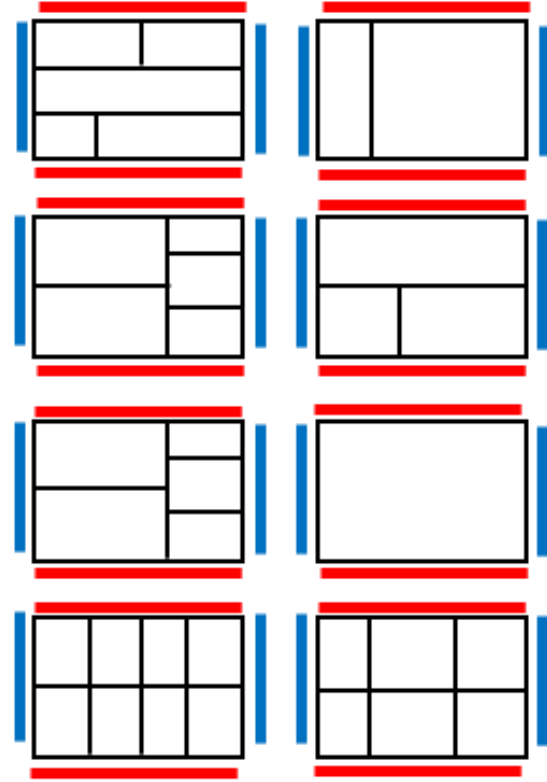
- Proposal:
 - Street designation to be determined on a “block-by-block” basis
- Rationale:
 - One street designation along an entire blockface
 - Provides consistent setback along blockface
 - Provides consistency and predictability for future development

Proposal – Street Designation

Current: Lot-by-Lot



Proposed: Block-by-Block



— Primary Street
— Side Street

Proposal – Duplex Lot Size

- **Current:**
 - The minimum lot size for a property with two units in Manor House development type is 7,000 square feet
- **Issue:**
 - Minimum lot area for duplex in Article XIII is greater than the requirement in Chapter 51A
- **Proposed:**
 - A minimum of 6,000 square feet for a property with two units in Manor House development type
- **Rationale:**
 - 6,000 square feet is the minimum lot area for a duplex in Article IV

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Proposal – Parking

- Current:
 - Required parking in Walkable Urban Mixed Use (WMU) and Walkable Urban Residential (WR) districts is held in a chart
- Issue:
 - The chart contains redundancies and incorrect wording
 - Parking requirement for “*Self-service storage*” requires additional parking spaces as square footage of facility increases
- Proposal:
 - Clean up language in chart – deleting redundancies and clarifying the requirements
 - Parking for “*Self-service storage*” to mirror parking requirement for “mini-warehouse” use in Article IV

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Proposal – Development Types Allowed in Districts

- Current:
 - Office and Medical uses are allowed in the Single-Story Shopfront development type
 - The Single-Story Shopfront development type is not allowed in WR-3 and WR-5 Walkable Urban Residential districts
- Issue:
 - Office and Medical uses are not allowed in WR-3 and WR-5 districts

Proposal – Development Types Allowed in Districts

- Proposal:
 - Allow Single-Story Shopfront development type in WR-3 and WR-5 Walkable Urban Residential districts restricted to only Office and Medical uses only along thoroughfares
- Rationale:
 - Office and Medical use in the Single-Story Shopfront development type currently exist along some thoroughfares
 - Limiting these uses to be allowed only along thoroughfares reduces impact to the interior of neighborhoods

Proposal – Illustrations

- Current:
 - Illustrations of character examples are provided for each development type
- Issue:
 - Not all development choices for the Townhouse development type are shown

Proposal – Illustrations

- Proposal:
 - Replace an illustration in the Townhouse development type to show a Shared Access Development option
- Rationale:
 - The new illustration will enhance the representation of all development choices available in the Townhouse development type

Proposal – Illustrations

Current



Proposed



Next Steps

- Schedule for City Council consideration

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