

Article XIII – Form Districts

Zoning Ordinance Advisory
Committee (ZOAC)

April 18, 2019

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City of Dallas

Article XIII – Form Districts

- Discussion:
 1. Street Designation
 2. Medical Use in the Ground Story of Townhouse Stacked
 3. Office and Medical in Single-Story Shopfront (Ss) along Thoroughfare
 4. Self-service Storage Parking



Street Designation

- Currently: Street designation is determined on a lot by lot basis.
 - Triangular blocks in which the designation of primary streets on multiple sides of the block limits the possibility of development.
 - Multiple street designations in the same blockface because some lots only have one frontage.
- Proposed: Street designation should be determined on a block by block basis

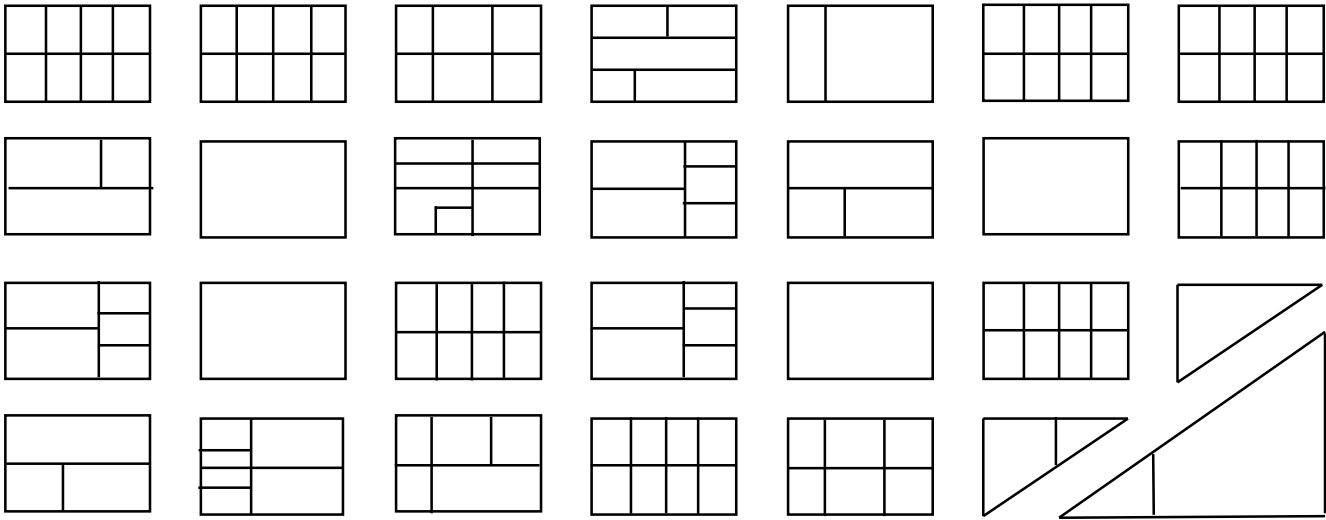


Street Designation

- At the last meeting, ZOAC expressed concern regarding undue hardship with respect to the methodology in which primary and side streets are designated.
- Let's explore the potential appeal process if a property owner wanted to change their street designation.



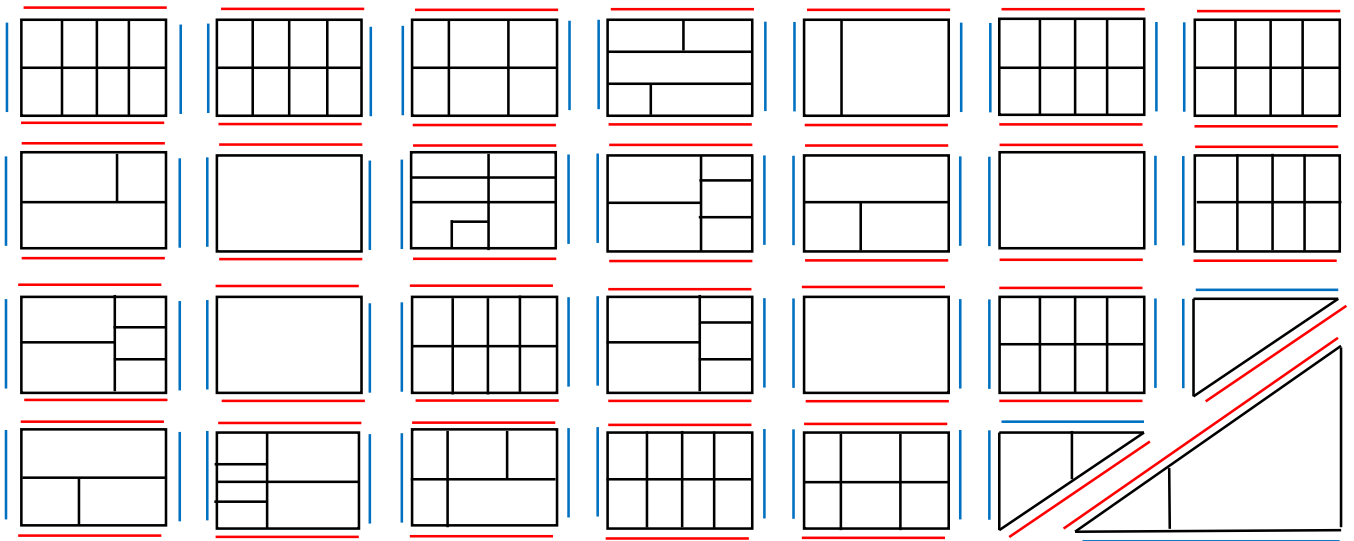
Street Designation



- Primary Street
- Side Street

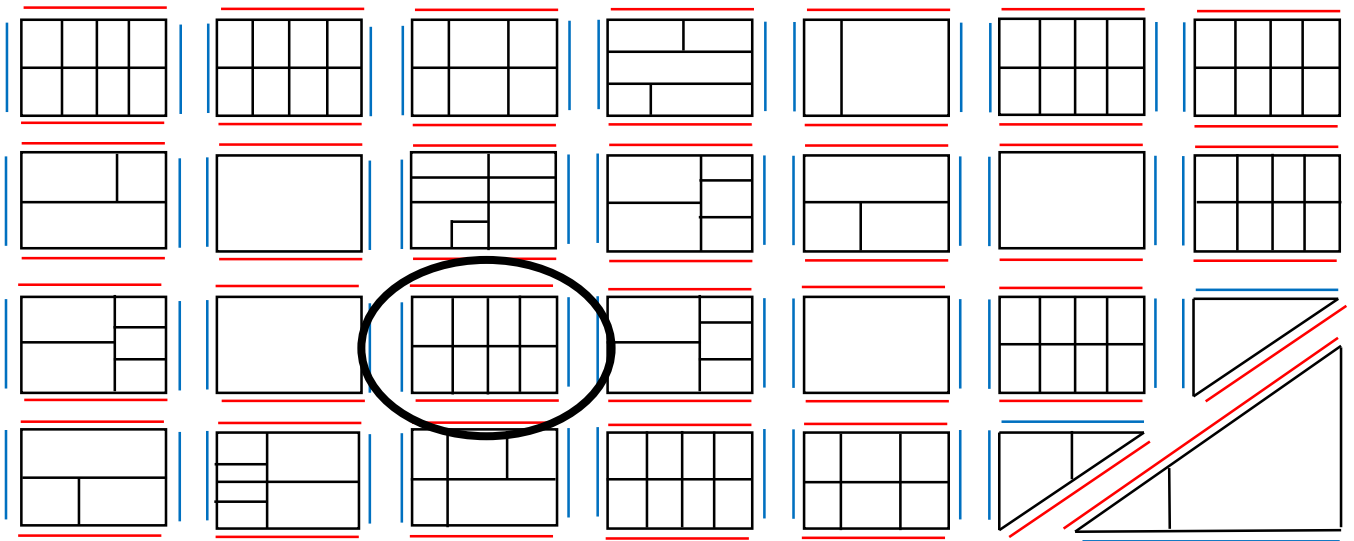


Street Designation – Proposed



- Primary Street
- Side Street

Street Designation



- Primary Street
- Side Street



Street Designation



Street Designation

✓			



Street Designation

✓	✗	✗	✗
✗	✗	✗	✗

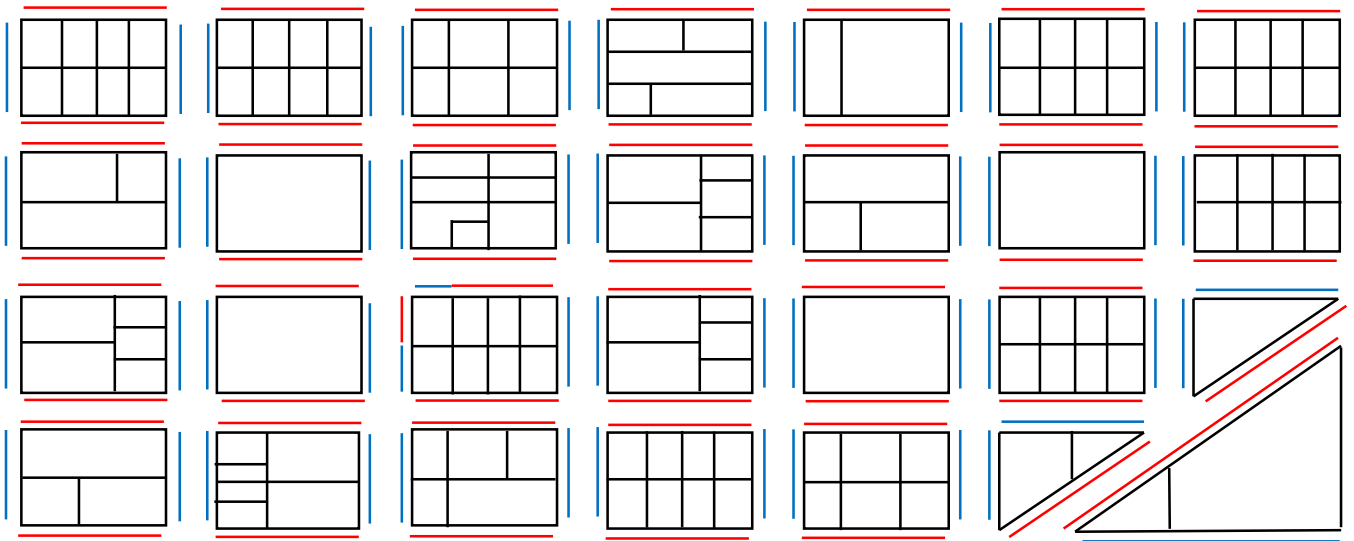


Street Designation

✓	✗	✗	✗
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Street Designation



- Primary Street
- Side Street



Street Designation

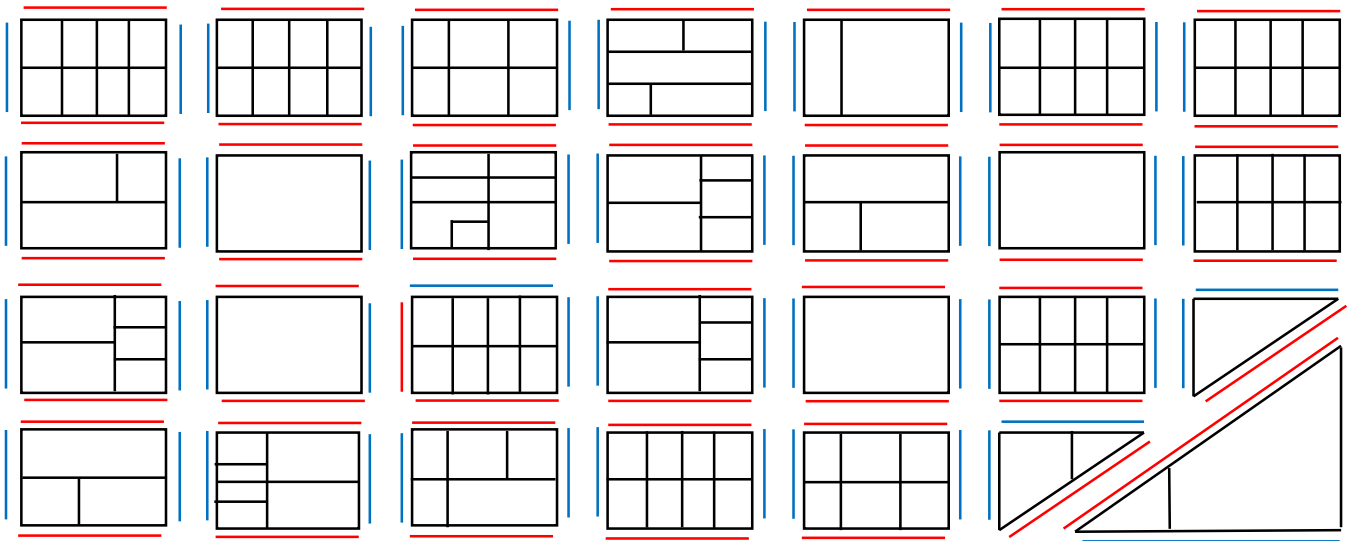
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Street Designation

✓	✗	✗	✗
✗	✗	✗	✗

Street Designation



- Primary Street
- Side Street



Street Designation

✓	✗	✗	✗
✗	✗	✗	✗

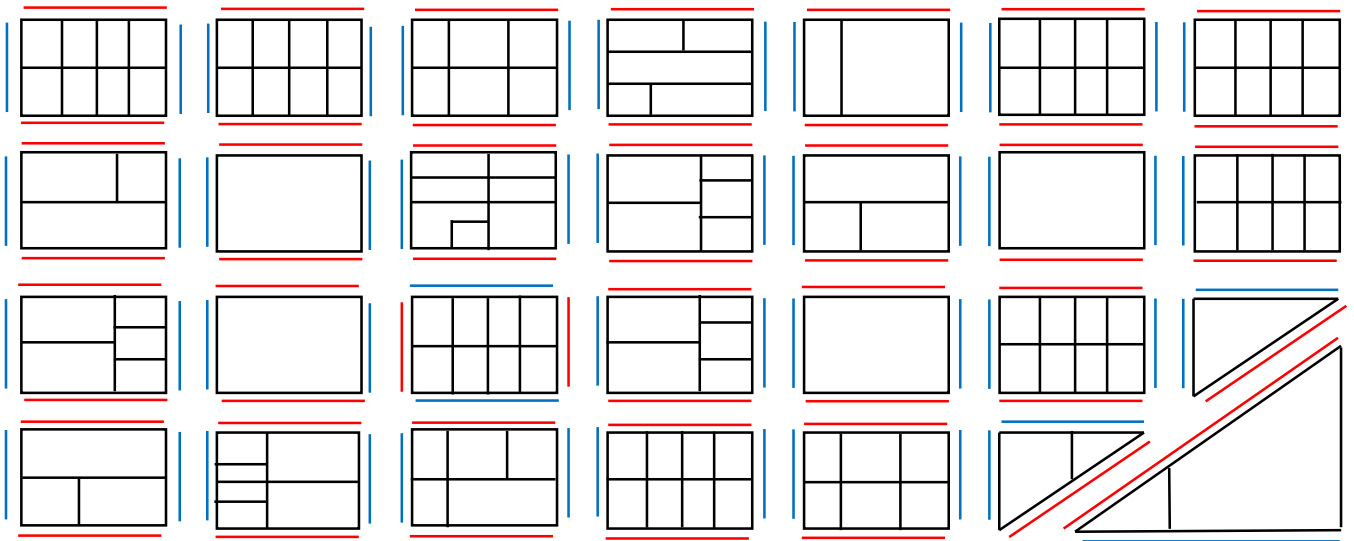


Street Designation

✓	✗	✗	✗
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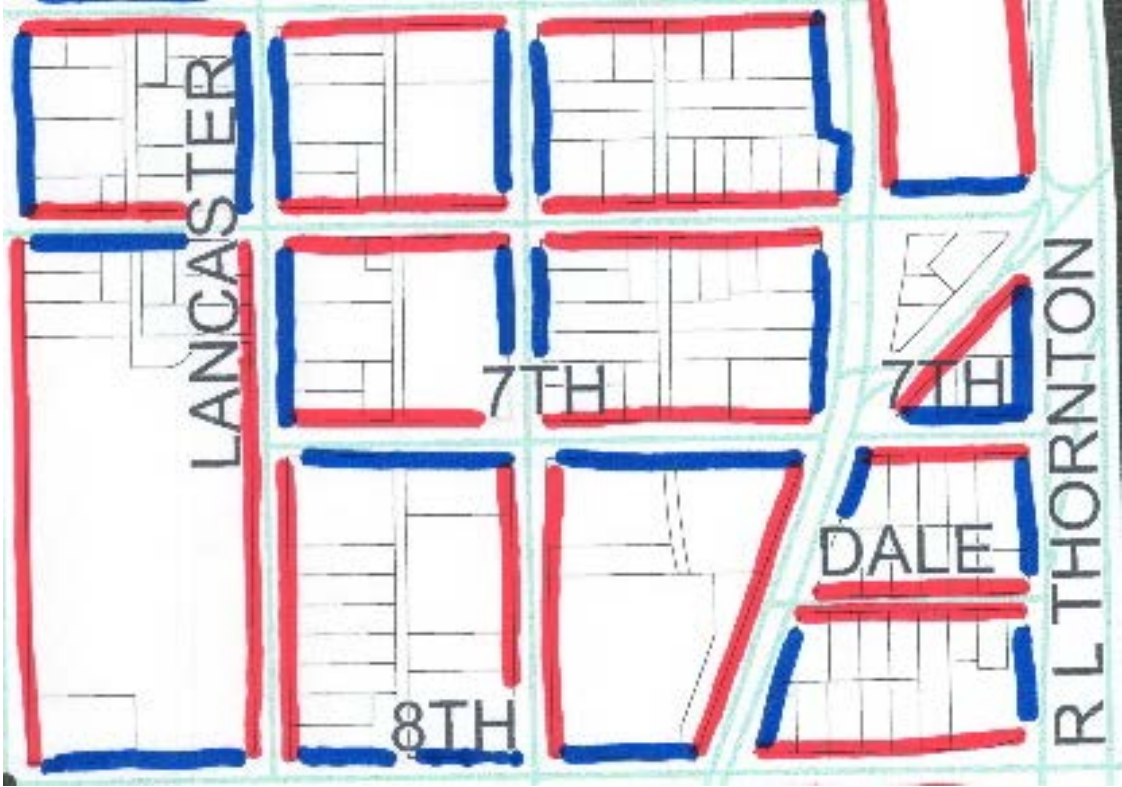
Street Designation



- Primary Street
- Side Street



Street Designation



Medical Use in the Ground Story of Townhouse Stacked

- Currently: Medical Use is not allowed in the Ground Story of the Townhouse Stacked (Ts) Development Type
- Proposed: Allow Medical Use in the Ground Story of the Townhouse Stacked (Ts) Development Type
- Rationale: In all other instances, Medical use and Office use are both allowed in the same development type. Townhouse Stacked (Ts) is the only instance where Office is allowed, but not Medical.



Medical Use in the Ground Story of Townhouse Stacked

- Section 51A-13.306(d)(4)(A)(i) defines Medical use in Article XIII as a use providing medical or surgical care to patients. Some uses may offer overnight care.



Medical Use in the Ground Story of Townhouse Stacked

- Townhouse Stacked (Ts) is allowed in Walkable Urban Mixed Use (WMU) Low (WMU-3, WMU-5), Medium (WMU-8, WMU-12), Walkable Urban Residential (WR) Low (WR-3, WR-5), and Medium (WR-8, WR-12).

	Mixed Use Shopfront	Single-Story Shopfront	General Commercial	Apartment	Townhouse Stacked	Townhouse	Manor House	Single-Family House	Civic Building	Open Space Lot
District	Mu	Ss	Gc	Apt	Ts	Th	Mh	Sf	Civ	O
Walkable Urban Mixed Use (WMU)										
Low (WMU-3, WMU-5)	■	■	■	■	■	■	■		■	■
Medium (WMU-8, WMU-12)	■		■	■	■	■			■	■
High (WMU-20, WMU-40)	■		■	■					■	■
Walkable Urban Residential (WR)										
Low (WR-3, WR-5)				■	■	■	■		■	■
Medium (WR-8, WR-12)				■	■	■			■	■
High (WR-20, WR-40)				■					■	■
Residential Transition (RTN)						■	■	■	■	■
Shopfront (-SH) Overlay over any WMU or WR district	■	■							■	■

Medical Use in the Ground Story of Townhouse Stacked

- Medical: 1 parking space per 222 square feet
- Office: 1 parking space per 333 square feet
- Community service: 1 parking space per 200 square feet
- Single-family living: 1.5 spaces per single-family living unit
- Multifamily living: 1.15 to 2 parking spaces depending on the number of bedrooms per unit.
- Group living requires 0.25 parking spaces per bed plus 1 parking space per 200 square feet of office with no less than 4 parking spaces.
- Townhouse Stacked (Ts) does not permit on-site surface parking between the building and the street



Office and Medical in Single-Story Shopfront (Ss) along Thoroughfare

- Current: Single-Story Shopfront (Ss) is not allowed in Walkable Urban Residential (Low WR-3, WR-5)
- Proposed: Allow Single-Story Shopfront (Ss) Development Type in the Walkable Urban Residential District, Low (WR-3, WR-5) restricted to only Office and Medical uses along thoroughfares.
- Rationale: The allowance of Single-Story Shopfront (Ss) development type, with these uses currently exist along thoroughfares.



Office and Medical in Single-Story Shopfront (Ss) along Thoroughfare

- Office and Medical allowed by right:
 - Mixed Use Shopfront (Mu)
 - Single-Story Shopfront (Ss)
 - General Commercial (Gc)
- Districts that allow Mixed Use Shopfront (Mu) and General Commercial (Gc)
 - Walkable Urban Mixed Use (WMU)



Office and Medical in Single-Story Shopfront (Ss) along Thoroughfare

- Additionally, both Office and Medical uses are permitted in a Shopfront (-SH) Overlay over any WMU or WR district.

	Mixed Use Shopfront	Single-Story Shopfront	General Commercial	Apartment	Townhouse Stacked	Townhouse	Manor House	Single-Family House	Civic Building	Open Space Lot
District	Mu	Ss	Gc	Apt	Ts	Th	Mh	Sf	Civ	O
Walkable Urban Mixed Use (WMU)										
Low (WMU-3, WMU-5)	■	■	■	■	■	■	■		■	■
Medium (WMU-8, WMU-12)	■		■	■	■	■			■	■
High (WMU-20, WMU-40)	■		■	■					■	■
Walkable Urban Residential (WR)										
Low (WR-3, WR-5)				■	■	■	■		■	■
Medium (WR-8, WR-12)				■	■	■			■	■
High (WR-20, WR-40)				■					■	■
Residential Transition (RTN)						■	■	■	■	■
Shopfront (-SH) Overlay over any WMU or WR district	■	■							■	■

Self-service Storage Parking

- Current: 1 parking space per 1,000 square feet of floor area up to 20,000 square feet and 1 parking space per 4,000 square feet of floor area over 20,000 square feet.
- Proposed: 6 spaces
- Rationale: The studies researched by staff have concluded that the current parking requirement is excessive and incompatible with Article XIII.



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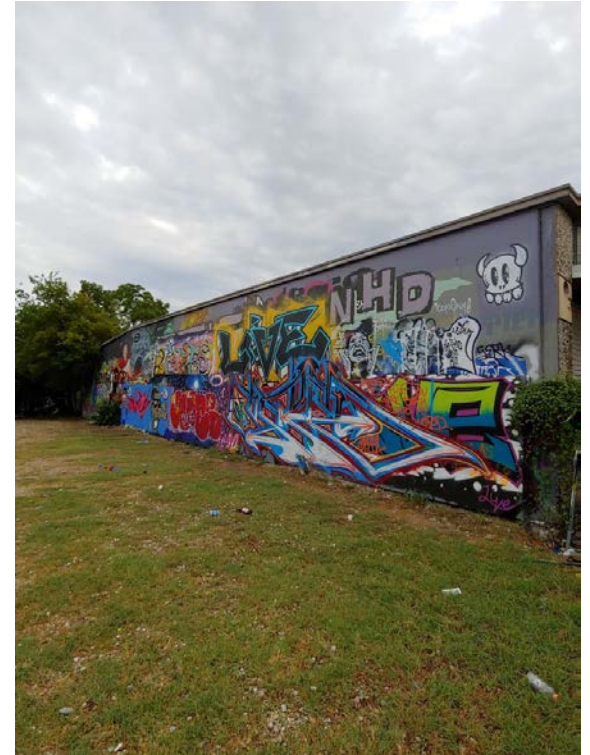
City of Dallas

Blank Wall Area

- Any portion of the exterior of a building that does not include a material change, windows or doors, or columns, pilasters, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally on each story.



Murals as Blank Wall Area



Murals as Blank Wall Area



Murals as Blank Wall Area



Murals as Blank Wall Area

