

# Article XIII – Form Districts

Zoning Ordinance Advisory  
Committee (ZOAC)

April 4, 2019

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**City of Dallas**

# History

- City Council adopted Article XIII on February 25, 2009
- First round of amendments: Approved by Council on August 12, 2015
  - Expanded non-conforming structures definition to allow for expansion up to 35%
  - Allowed artificial lots
  - Cleaned up language about the planting zone in reference to utility regulations
  - Adjusted block definition requirements to allow for infill development
  - Increased the average width of pedestrian passages



# History

- Second round of amendments: Approved by Council on June 13, 2018
  - Ensured consistency between text and pictures by addressing the graphic for stoops and front porches
  - Provided an administrative waiver to deviate from the front setback requirement
  - Story height definition adjusted to allow for uses that do not follow standard floor spacing
  - Created an avenue to deviate from the required street frontage through approval at a public hearing with public notice
  - Clarified that a stop on a fixed rail system is considered a rail transit station when addressing parking reductions for access to transit
  - Added language that structured parking transparency is not required to be filled with glass
  - Clarified that a single family district means a residential district other than multifamily
  - Location of replacement trees moved to be no closer than five feet from the building façade (previously 10 feet)
  - Added language to require off-street loading to be located behind the parking setback
  - Permitted self-service storage use by SUP



# Article XIII – Form Districts

- In April 2018, Current Planning staff began numerous and ongoing meetings with other departments to discuss the proposed changes to Article XIII.
- Current Planning staff hosted three, city wide, community meetings on March 20, March 25, and April 1, 2019.
  - The community meetings provided an opportunity to inform the public about the proposed amendments as well as receive input on the proposal.



# Article XIII – Form Districts

- Why are a third round of amendments needed?
  - Alleviate common issues that consistently arise with respect to street designation.
  - Opportunity to clean up cumbersome and confusing language.
  - The changes aim to provide clarity and consistency for the neighborhoods, developers, and redevelopment in communities affected by Article XIII.



# Article XIII – Form Districts

- What are the proposed changes to Article XIII?
  1. Street Designation
  2. Minimum Lot Size for Duplexes
  3. Required Parking Language
  4. Introducing a Land Use in a Development Type
  5. Increasing the Development Types Allowed in one District
  6. Adding a Graphic that better represents all development choices in a Development Type

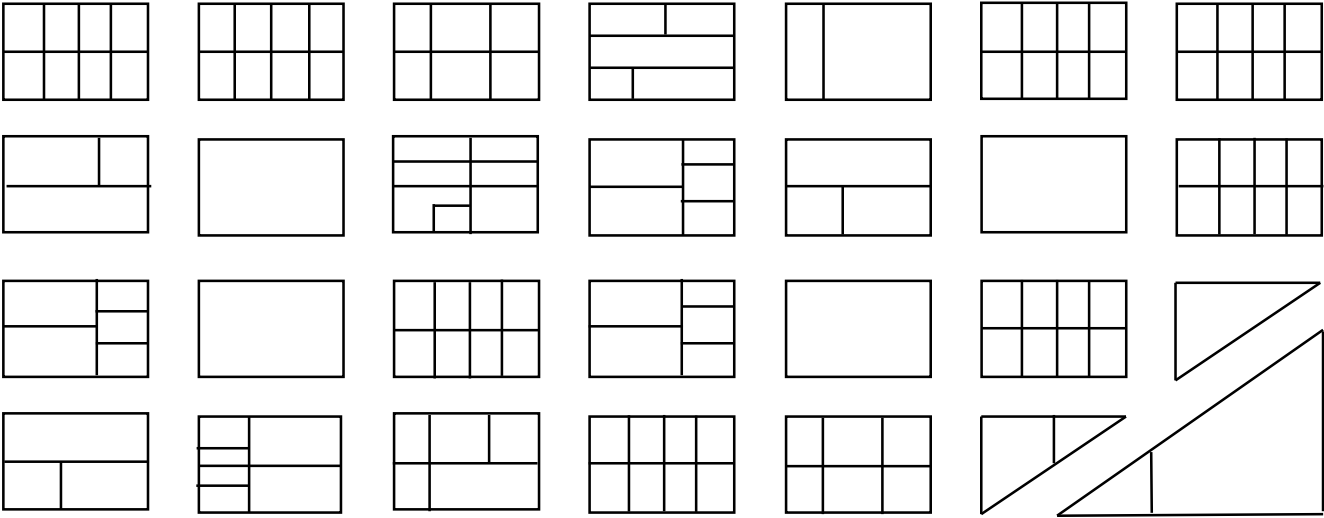


# Street Designation - Issues

- 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

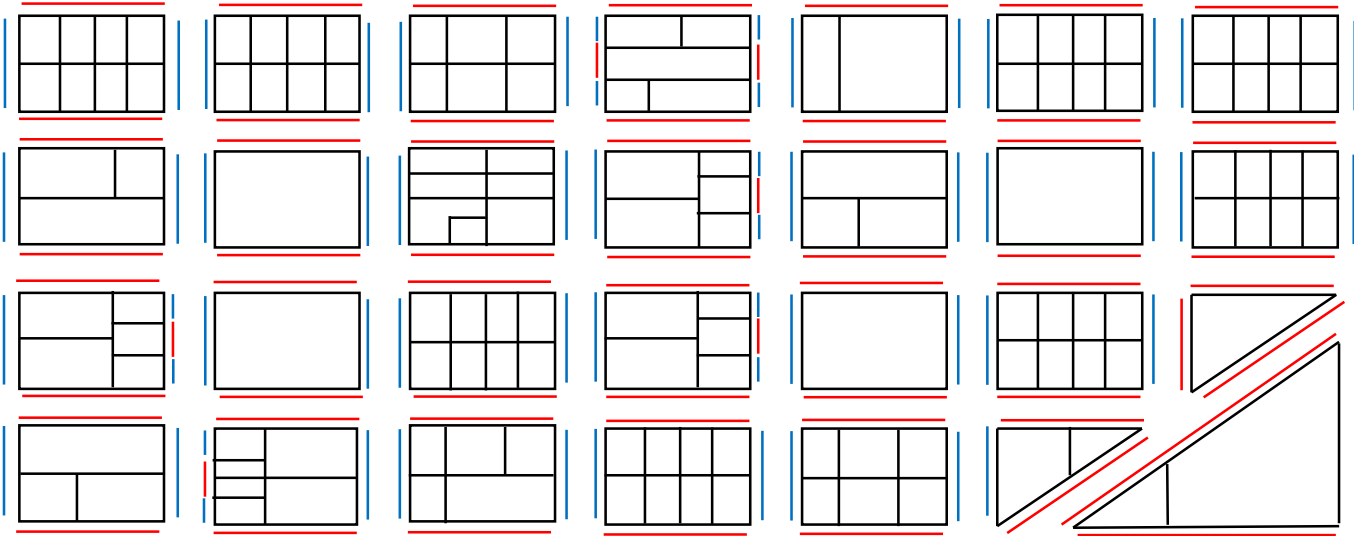


- Primary Street
- Side Street





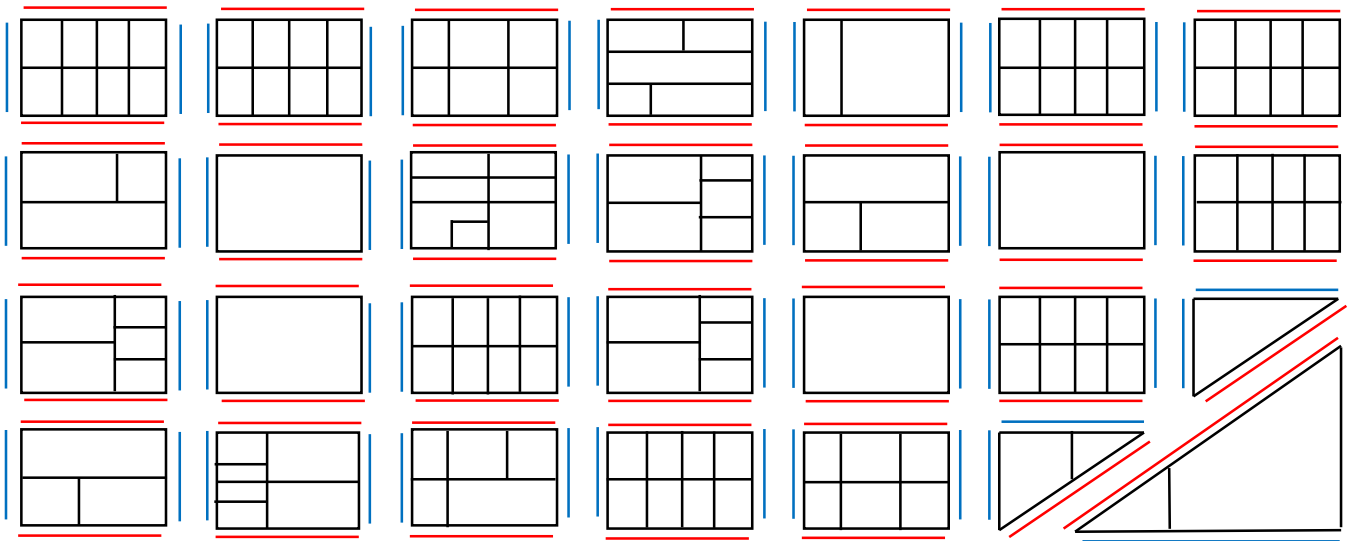
# Street Designation - Current



- Primary Street
- Side Street

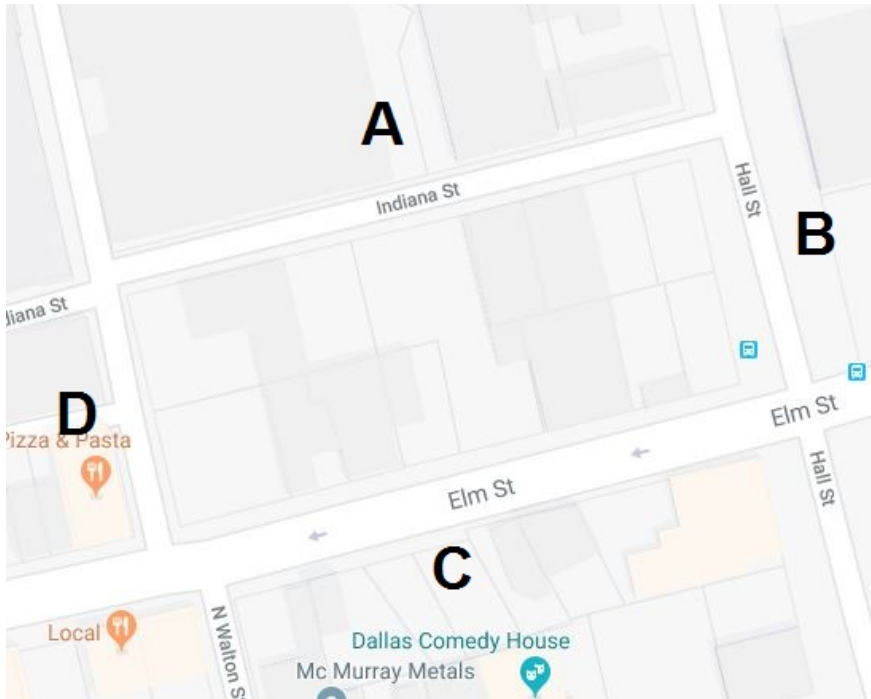


# Street Designation - Proposed



- Primary Street
- Side Street

# Street Designation

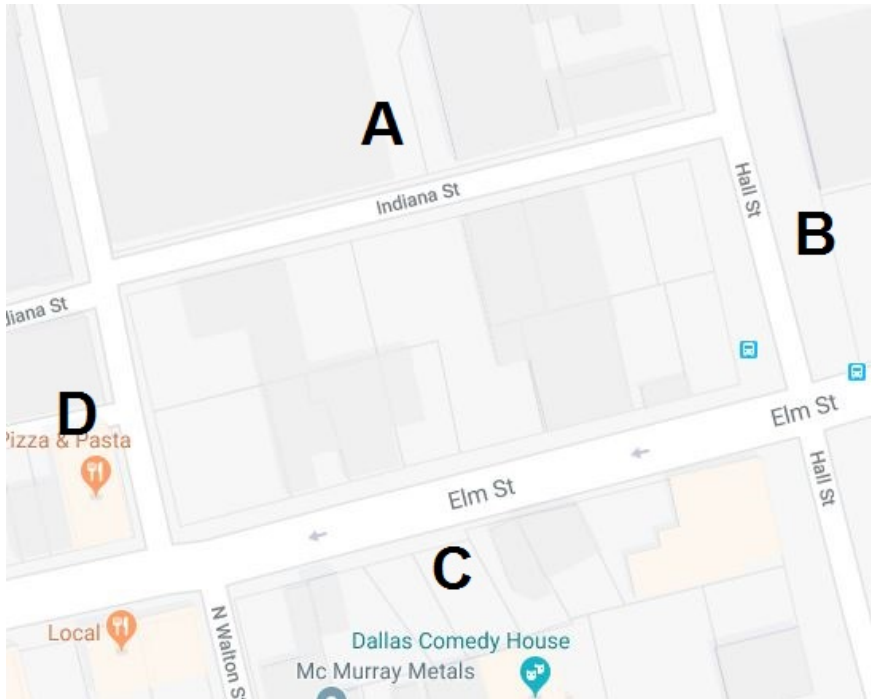


Step one: Identify the blockfaces that compose your block.

- The blockface along Indiana Street is labeled “A”
- The blockface along Hall Street is labeled “B”
- The blockface along Elm Street is labeled “C”
- The blockface along Walton Street is labeled “D”



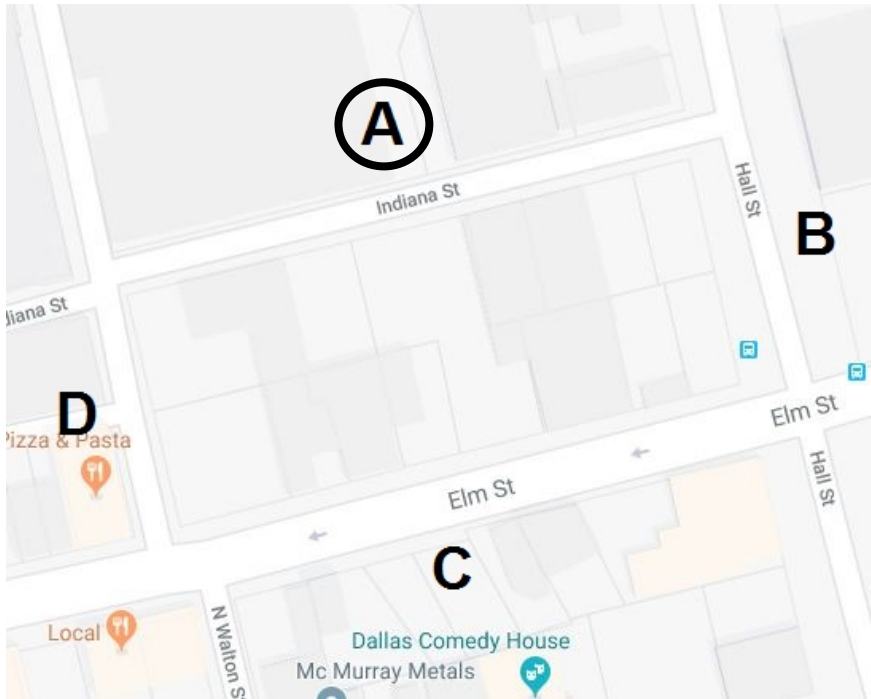
# Street Designation



- Step Two: Choose a blockface to begin the *consideration* process which is a measured comparison of a blockface to the adjacent blockfaces at each of its endpoints.
- Lets start with “A” the blockface along Indiana Street.



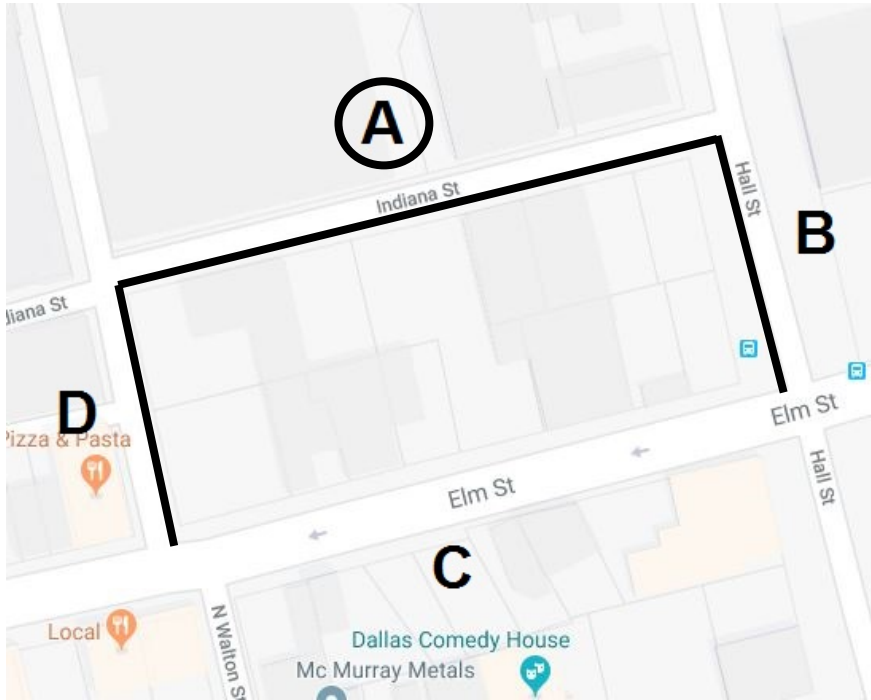
# Street Designation



- The two adjacent blockfaces, at each of the endpoints, of Indiana Street are Hall Street and Walton Street.
- “A” is our subject blockface, therefore, “B” and “D” are considered because they are the adjacent blockfaces at each of the endpoints of Indiana Street for this block.



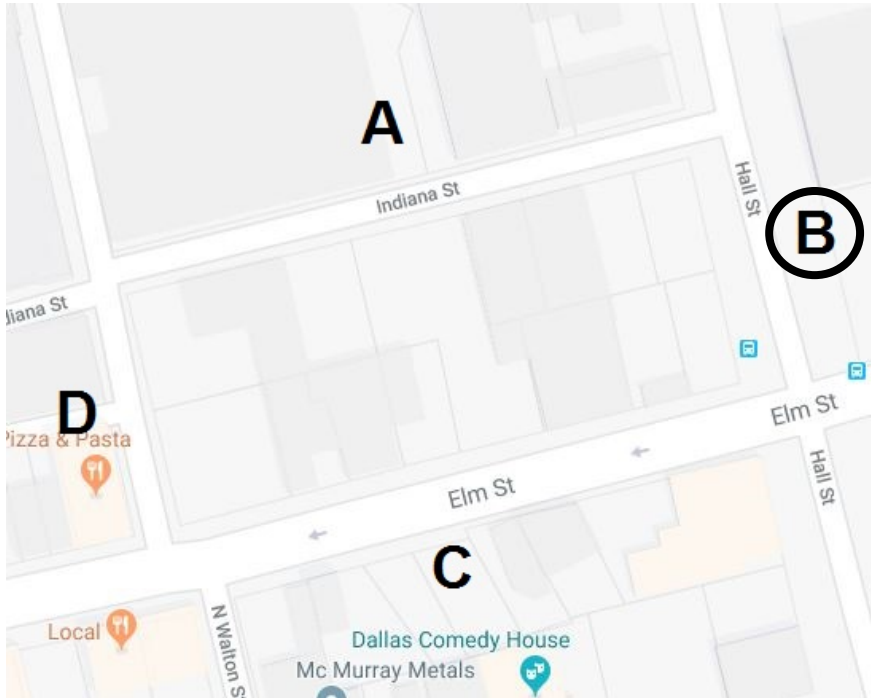
# Street Designation



Of the three blockfaces, Indiana Street, Hall Street and Walton Street, Indiana Street is the longest, therefore Indiana Street is designated as a primary street.



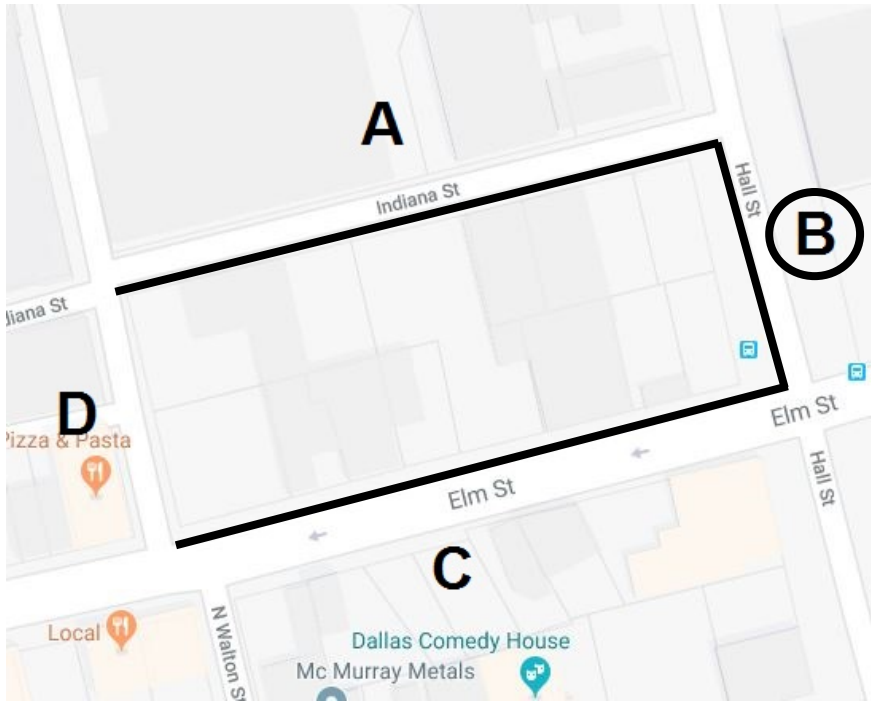
# Street Designation



- Now we continue around the block until all blockfaces have been considered.
- Next is “B” the blockface along Hall Street.
- “B” is now our subject blockface, therefore, “A” and “C” are considered because they are the adjacent blockfaces at each of the endpoints of Hall Street for this block.



# Street Designation

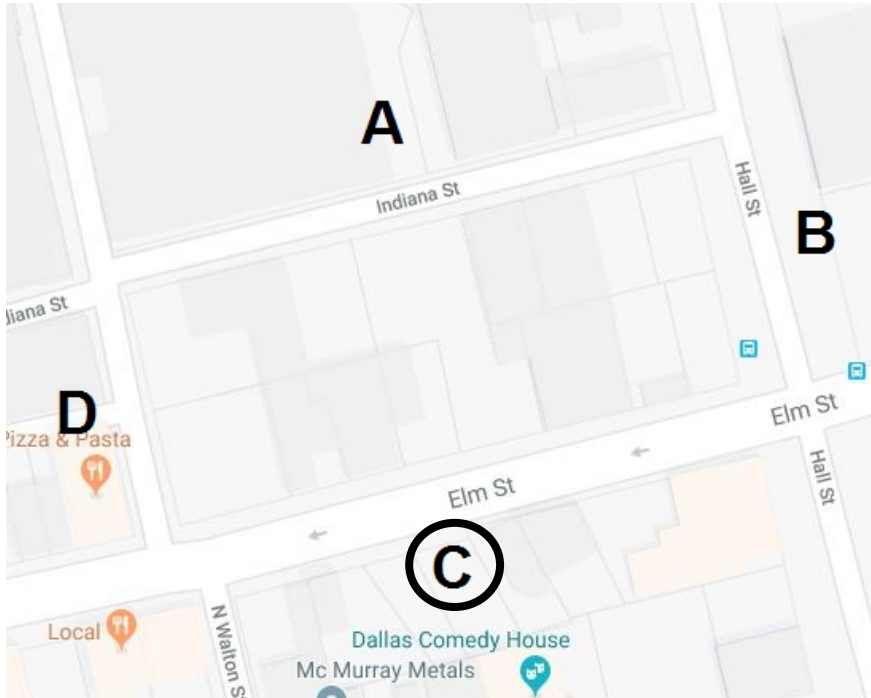


- Of the three blockfaces, Indiana Street, Hall Street and Elm Street, Elm Street is the longest, therefore Elm Street is designated as a primary street.
- So far we know that Indiana Street and Elm Street are primary streets. We do not know the designation of Hall Street and Walton Street because we have yet to preform all considerations.





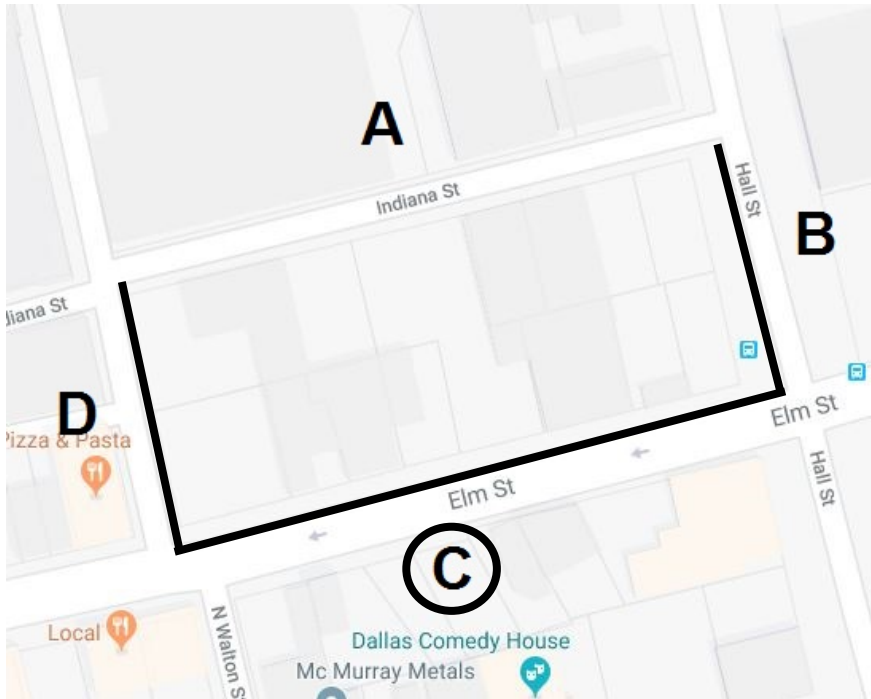
# Street Designation



- Continuing around the block until all blockfaces have been considered we arrive at “C” Elm Street.
- Now that “C” is our subject blockface, “D” and “B” are considered because they are the adjacent blockfaces at each of the endpoints of Elm Street for this block.



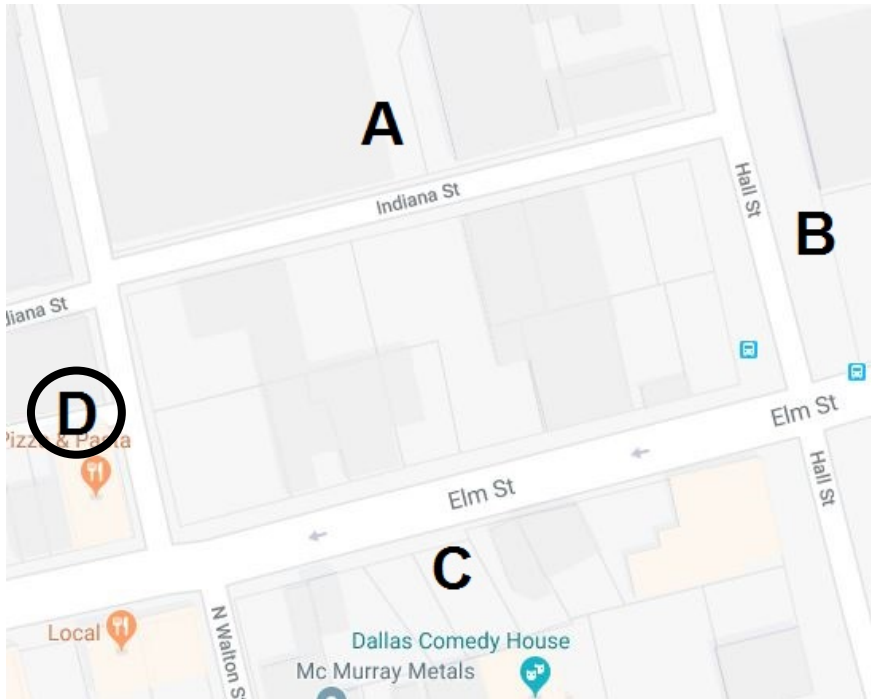
# Street Designation



- Of the three blockfaces, Elm Street, Hall Street and Walton Street, Elm Street is the longest, therefore Elm Street is designated as a primary street.
- Hall street is not adjacent to Walton Street (meaning it will not be part of the next consideration), and has yet to be designated as a primary street. This means Hall Street is a side street.



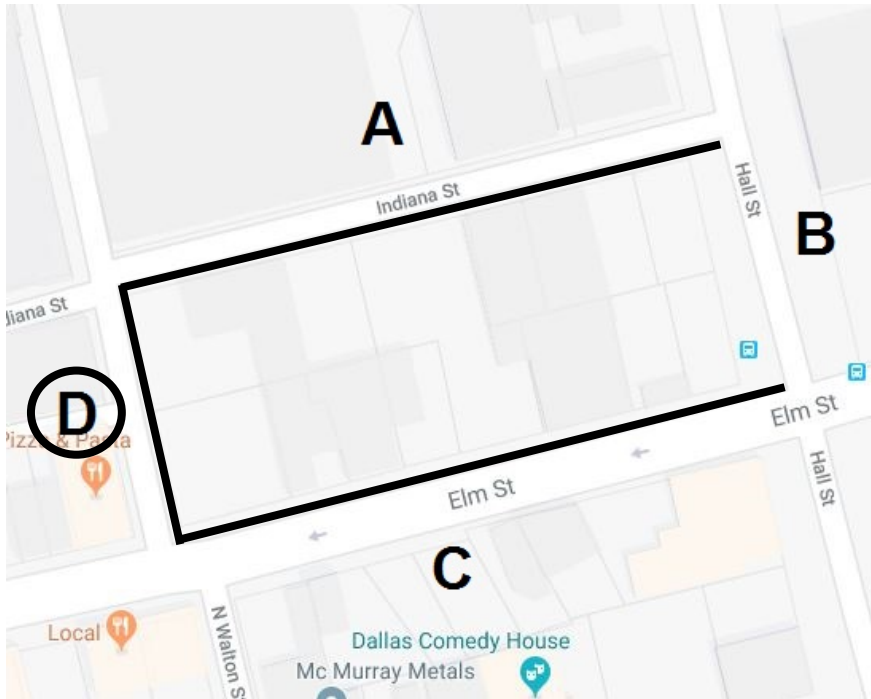
# Street Designation



- The final consideration will have “D” the blockface along Walton Street as the subject blockface.
- “D” our subject blockface, will consider “A” and “C” because they are the adjacent blockfaces at each of the endpoints of Walton Street for this block.



# Street Designation



- Of the three blockfaces, Elm Street, Indiana Street and Walton Street, Elm Street is the longest, therefore Elm Street is designated as a primary street.
- Walton street failed to be the longest street in any consideration, therefore, it is designated as a side street.



# Street Designation



- Elm Street and Indiana Street are primary streets.
- Walton Street and Hall Street are side streets.



# Street Designation

- What implications does street designation have on development standards?
  - Front Setback Area
  - Required Street Frontage
  - Parking Setback
  - Ground Story Transparency
  - Entrance
  - Blank Wall Area



# Minimum Lot Size for Duplexes

- Currently: The minimum lot size for a property with two units in Manor House (Mh) is 7,000 square feet.
- Proposed: A minimum of 6,000 square feet for a property with two units in Manor House (Mh).
- Rationale: 6,000 square feet is the minimum area in other city regulations.



# Required Parking Language

- There are no amendments to the amount of required parking.
- The proposed changes are to clean up confusing language that refers to parking requirements for similar uses in the Dallas Development Code.





# Land Use

- 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.



# Development Type in a District

- 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.



# Replacing an Image

- Replacing an Image from Townhouse (Th) to show a Shared Access Development
  - The new graphic will enhance the representation of all development choices available in the Development Type Townhouse (Th).



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