

Neighborhood Forest Overlay

Zoning Ordinance Advisory
Committee
September 20, 2018

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City of Dallas

Sustainable Development and Construction

Request

- Consideration of amending the Dallas Development Code to create regulations for a new overlay called a Neighborhood Forest Overlay.



Background

- The concept of a Neighborhood Forest Overlay originated at ZOAC meetings during the amendment of ARTICLE X. LANDSCAPE AND TREE CONSERVATION REGULATIONS.



Issues

- Lots smaller than two acres that contain single family or duplex uses in residential districts are not subject to Division 51A-10.130. Urban Forest Conservation.
- Trees removed with a building permit for construction of single family or duplex dwelling on a lot one acre or less in a residential district are not required to be replaced if the tree was located in the unrestricted zone on the tree removal property.



Intent

- To provide opportunity for neighborhoods to conserve the existing urban forest within their neighborhood by applying the Article X regulations in Division 51A-10.130. Urban Forest Conservation.
- A Neighborhood Forest Overlay does not ensure preservation of trees. It allows for tree conservation within the neighborhood overlay area.



Process

- A Neighborhood Forest Overlay (NFO) would be a neighborhood driven process, similar to the Neighborhood Stabilization Overlay (NSO) process.
 - Formation of neighborhood committee
 - Staff conducts community meeting
 - Neighborhood gathers property owner signatures
 - City Plan Commission
 - City Council
 - Establishment of new NFO



Neighborhood Forest Overlay (NFO)

- Neighborhoods choose their protected zone that will be designated on their petition.

Option #1 - Curb to front yard setback

Option #2 - Curb to structure

Option #3 - Front, side, and rear yard setbacks

Option #4 - Entire lot

(Each option would include adjacent front Right-of-Way)

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Neighborhood Forest Overlay (NFO)

- Options #1 or #2:
 - require 60% of signatures from property owners within the boundaries of the NFO.
- Options #3 or #4:
 - require 80% of signatures from property owners within the boundaries of the NFO.
- Conservation District (CD):
 - 58% of signatures from property owners within the boundaries of the CD required for application.
 - 75% of signatures from property owners within the boundaries of the CD required to waive the application fee.
- Neighborhood Stabilization Overlay (NSO):
 - More than 50% of signatures from property owners within the boundaries of the NSO required for application.
 - 75% of signatures from property owners within the boundaries of the NSO required to waive the application fee.



Neighborhood Forest Overlay (NFO)

- An additional option that may be elected by the neighborhood:
 - Requirement for lots to maintain a minimum number of trees in the front yard.



Neighborhood Forest Overlay (NFO)

- Work order:
 - A work order approval for tree removal within the boundaries of an NFO would be required prior to issuance of any permit.



Neighborhood Forest Overlay (NFO)

- Mitigation for tree removal:
 - Replacement on the site of removal
 - Replacement by legacy tree
 - Replacement on other property
 - Payment into reforestation fund



Neighborhood Forest Overlay (NFO)

- Deed Restriction:
 - Upon establishment of an NFO, each lot would be filed in the county deed records to give notice of the regulations imposed.



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