

Residential Proximity Slope in PDs

DCA190-009

Zoning Ordinance Advisory
Committee (ZOAC)

Thursday, June 18, 2020

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City of Dallas

Request

- To clarify the application of Residential Proximity Slope in Planned Development Districts by amending Chapter 51A-4.702(a)(8)(A) of the Dallas Development Code



General Information

- The “standard language” in a Planned Development District providing for Residential Proximity Slope reads as follows:
 - If any portion of a structure is over 26 feet in height, that portion of the structure may not be located above a residential proximity slope



Issue

- Currently, Residential Proximity Slope must be “expressly incorporated into the height regulations of the PD ordinance” according to Section 51A-4.702(a)(8)(A) of the Dallas Development Code



Proposal

(8) Residential proximity slope.

(A) The residential proximity slope defined in Section 51A-4.412 governs development in a PD only to the extent set forth in ~~that it is expressly incorporated into~~ the height regulations of the PD ordinance



Proposal

- The proposed change makes clear that the “standard language” currently incorporated in PDs is sufficient and Residential Proximity Slope is applicable in Planned Development Districts when written into the height regulations of the PD.



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