

Memorandum



CITY OF DALLAS

DATE September 14, 2018

TO Honorable Members of the Economic Development and Housing Committee

SUBJECT **Accessory Live Unit (Live/Work)**

On Monday, September 17, 2018, the Committee will be briefed on proposed amendments to the Dallas Development Code to define and establish regulations for an accessory live unit use (live/work). The City Plan Commission recommended approval of the proposal on August 2, 2018. The briefing materials are attached for your review.

Please feel free to contact either myself or Kris Sweckard if you have any questions or need additional information.

A handwritten signature in blue ink, appearing to read 'Majed A. Al-Ghafry'.

Majed A. Al-Ghafry
Assistant City Manager

[Attachment]

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Chris Caso, City Attorney (I)
Craig Kinton, City Auditor
Billierae Johnson, City Secretary
Preston Robinson, Administrative Judge

Kimberly Bizar Tolbert, Chief of Staff to the City Manager
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
M. Elizabeth Reich, Chief Financial Officer
Directors and Assistant Directors

Accessory Live Unit (Live/Work)

**Economic Development
and Housing Committee**

September 17, 2018

**Neva Dean, Assistant Director
Sustainable Development and
Construction Department**



City of Dallas

Presentation overview

- Purpose
- Background
- Proposal
- Next Steps
- Appendix

Purpose

- Brief the Committee on proposed amendments to the Dallas Development Code to create regulations for an accessory live unit use to allow for a live/work component.
- Seek Committee approval to forward amendments to City Council for consideration.

Background

- Zoning Ordinance Advisory Committee (ZOAC) considered this item at four public meetings: April 5, 2018, April 19, 2018, May 5, 2018, and on May 17, 2018 recommended the proposal move to City Plan Commission.
- On August 2, 2018, City Plan Commission (CPC) considered amendments to the Dallas Development Code to define and establish regulations for an accessory live unit use and recommended approval.

Background

- The intent of this code amendment is to provide a business owner the opportunity to live where they work by allowing a residential use in conjunction with a work or business use (nonresidential use) in certain zoning districts that otherwise do not allow a residential use.
- Recent zoning change applications requesting zoning changes from an IR Industrial Research District or an LI Light Industrial District to either a Mixed Use District or a Planned Development District in order to allow a residential use in combination with their work or business.

Background

- Current code allows a mix of live and work uses in MU-1 Mixed Use District; a single family use in conjunction with a nonresidential use on the same lot.
- 11 PDs allow live/work, of those:
 - Half define a live/work unit as
 - an interior space that combines residential with office or retail and personal service uses.
 - The other half define a live/work unit as
 - an interior space with street level access that combines residential with office or retail and personal service uses.
 - All consider live/work units a nonresidential use.
 - One PD does not allow the live/work to be combined with an alcoholic beverage establishment or a restaurant.

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Proposal

- Definition
 - Live unit means a dwelling unit accessory to any nonresidential use allowed in that district.

Proposal

- Provisions:

- Only one live unit per lot.
- May be attached or detached.
- Cannot be sold separately (by metes and bounds).
- Maximum floor area allowed for the dwelling unit is 50 percent of the total combined floor area of the live unit and the main use to which the live unit is accessory.

- Example:

Floor Area of Main Use	Potential Live Unit Floor Area	Total floor area	Floor Area % of Live Unit
1,000	1,000	2,000	50%
5,000	2,500	7,500	33%
10,000	9,000	19,000	47%

Proposal

- Provisions: (continued)

- If rented, must be registered with the city's single family rental program.
- Parking per Chapter 51 and 51A for the floor area of the nonresidential use (not including the floor area of the live unit).
- One additional parking space is required for the live unit.
 - Example: 6,000 square feet building with 3,000 square feet for an appliance repair shop and 3,000 for a live unit.
 - Current Code: Requires 30 spaces. The total square footage of the building is parked per the main use (1 space/200 sq. ft)
 - Proposal: Requires 16 spaces. Square footage of the main use is parked per the code (1 space/200 sq. ft) plus one additional parking space for the live unit.

Proposal

- Live Unit to be allowed in:
 - Residential Districts: MF-3(A) and MF-4(A).
 - Office Districts: NO(A), and LO-1(A), LO-2(A), LO-3(A), MO-1(A), MO-2(A), and GO(A).
 - Retail Districts: NS(A), CR and RR.
 - Industrial Districts: LI and IR.
 - Mixed Use Districts: MU-2 and MU-3.
 - Multiple Commercial Districts: MC-1, MC-2, MC-3, and MC-4.
 - Urban Corridor Districts: UC-1, UC-2, and UC-3.

Proposal

- Live Unit not permitted in:

- Residential Districts: A(A), R-1(A), R-1/2(A), R- 5(A), R-7.5 (A), R-10(A), R-16 (A), R-13(A), D(A), TH-1(A), TH-2(A), TH-3(A), CH, MF-1(A), 2(A), and MH (A)
- Central Area Districts: CA-1(A) and CA-2(A)
- Mixed Use Districts: MU-1

These districts already allow for a single family use in combination with a nonresidential use on a parcel.

- P(A) Parking District
- CS Commercial Service Districts
- IM Industrial Manufacturing Districts

Note: Form Districts will be reviewed separately in upcoming Code amendments

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Next Steps

- Schedule for City Council consideration.

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Appendix-1

Recent Zoning Cases and Map

Z case	Address	Zoning change request from	To
Z123-126	1371 CRAMPTON ST	IR Industrial Research	MU-1 Mixed District
Z134-324	2292 VANTAGE ST #100	IM Industrial Manufacturing District	MU-3 Mixed Use District
Z134-331	4832 MEMPHIS ST	IR Industrial Research District.	MU-3 Mixed Use District
Z145-144	2233 VALDINA ST	IR Industrial Research District.	MU-3 Mixed Use District
Z145-349	1 MONITOR ST	IR Industrial Research District.	MU-3 Mixed Use District
Z156-138	4802 IBERIA AVE	IR Industrial Research District.	MU-3 Mixed Use District
Z156-180	2323 FARRINGTON ST	IR Industrial Research	MU-1 Mixed District
Z156-298	1167 MISSISSIPPI AVE	IR Industrial Research District.	MU-3 Mixed Use District
Z156-319	1000 QUAKER ST	IR Industrial Research District.	MU-3 Mixed Use District
Z156-340	2344 IRVING BLVD	IR Industrial Research District.	MU-3 Mixed Use District
Z156-370	2519 FARRINGTON ST	IR Industrial Research District.	MU-3 Mixed Use District
Z167-321	830 ZANG BLVD	Subdistrict E within PD No. 468	allow Live/Work



Appendix-2

Planned Development Districts that allow live/work

PDs that allow live work:

- PD No. 316
- PD No. 317
- PD No. 468
- PD No. 595
- PD No. 714
- PD No. 808
- PD No. 811
- PD No. 812
- PD No. 891
- PD No. 908
- PD No. 929

Appendix-3

Research: Surrounding cities

Nine surrounding cities were researched: Allen, Arlington, Cedar Hill, Duncanville, Fort Worth, Irving, McKinney, Plano and Richardson.

- Eight cities allow live/work in some capacity.
 - Richardson does not allow
- Generally define live/work as a dwelling unit that is also used for work purposes.
 - Work component generally restricted to office, artist's workshop, studio, personal service or other similar uses.
 - One city allows the residential to be combined with a manufacturing use.
- Generally allowed in:
 - Central/Downtown/Business Districts.
 - Special Purpose/ Planned Development Districts.
 - Mixed-Use Districts.
 - One city allows live/work in Medium Density Residential and Multi-Family Districts

Appendix-3

Research: Surrounding cities (continued)

- Six cities require the business owner/operator or employee of the business to live in the unit.
- Six cities require the live/work unit within the same structure.

Appendix-3

Research: Surrounding cities (continued)

	Allowed?	Business operator or employee of business	Types of Zoning Districts							Structure		
			Central Business Districts	Special Districts	Mixed Use	Multifamily	Industrial/Manufacturing	Commercial/Personal Service	Office	Attached	Detached	Unknown
Allen	Y	Unknown	Y									*
Arlington	Y	Y		Y		Y				Y		
Cedar Hill	Y	Unknown		Y								*
Duncanville	Y	Y	Y							Y		
Fort Worth	Y	Y		Y	Y					Y		
Irving	Y	Y		Y						Y		
McKinney	Y	Y	Y							Y		
Plano	Y	Y	Y		Y					Y		
Richardson	N											
Dallas-Proposed	Y	anyone		PDs	MU-2,3	MF-3(A),4(A)	LI, IR	NS(A), CR, RR, MC-1-4	NO(A), LO-1(A)-3(A), MO-1(A)-2(A), GO(A)	Y	Y	

Appendix- 4

Research: Index cities

11 Index Cities were researched: Austin, Baltimore, Boston, Columbus, El Paso, Fort Worth, Philadelphia, Phoenix, San Diego, San Jose, and San Antonio.

- All cities allow live/work in some capacity.
- Generally define live/work as a dwelling unit that is also used for work purposes.
 - Work component generally office, artist's workshop, studio, personal service, commercial, and industrial/manufacturing uses
- Generally allow the live/work use in:
 - Central/Downtown/Business Districts.
 - Special Purpose and Overlay Districts.
 - Mixed-Use Districts.
 - Commercial/Retail/Personal Service Districts.
 - Four cities allow in manufacturing and industrial districts.

Appendix- 4

Research: Index cities (continued)

- Owner/employee occupancy:
 - 10 cities require the business owner or an employee of the business to live in the residential portion.
- 10 cities require that the Live/Work unit is within the same structure.

Appendix- 4

Research: Index cities (continued)

	Allowed?	Business operator or employee of business	Types of Zoning Districts							Structure		
			Central Business Districts	Special Districts	Mixed Use	Multi-family	Industrial/Manufacturing	Commercial/Personal Service	Office	Attached	Detached	Unknown
Austin	Y	Y					Y	Y		Y		
Baltimore	Y	Y		Y	Y		Y	Y		Y		
Boston	Y	Y	Y	Y	Y	Y		Y	Y	Y		
Columbus	Y	Y		Y						Y		
El Paso	Y	Y		Y	Y		Y	Y		Y		
Ft Worth	Y	Y		Y	Y					Y		
Philadelphia	Y	N					Y	Y				*
Phoenix	Y	Y						Y	Y	Y		
San Diego	Y	Y								Y		
San Jose	Y	Y	Y					Y		Y		
San Antonio	Y	Y	Y	Y	Y					Y		
Dallas-Proposed	Y	anyone		PDs	MU-2,3	MF-3(A),4(A)	LI, IR	NS(A), CR, RR, MC-1-4,	NO(A), LO-1(A)-3(A), MO-1(A)-2(A), GO(A)	Y	Y	