



Single Family Housing Standards Taskforce Update

Housing & Neighborhood Development
Committee

March 7, 2005

What's Broken?

- Lack of predictability and stability in residential districts
- Quality of construction
- Difficulty with enforcement of existing codes

Community concern strongly expressed:

- Teardown workshop - November 16, 2004
- Follow-up workshop - January 10, 2005
- Second follow-up workshop scheduled – April 4, 2005

Problems Identified (from 1/10 meeting survey)

- “McMansions”
- No control/limits to house size
- Loss of old large trees
- Teardown opportunities increasing
- Inadequate enforcement of existing codes
- Increasing tax rates
- Inequitable appraisals by appraisal district
- New residents moving in and redeveloping
- Insufficient sidewalks (especially on major roads)
- Underdeveloped and underutilized commercial areas
- Aging multi-family units/concentrated multi-family

Single Family Taskforce efforts

- Briefed on Comprehensive Plan issues, process and background
- Reviewed existing regulations
- Reviewed development characteristics and diversity of Dallas neighborhoods
- Began developing a framework for a form-based residential code
- Identified issues and near- and long-term strategies
- Recommend immediate action on near-term strategies
- Develop policy recommendations for long-term strategies

Solutions: Zoning Regulation

Problem: Lack of predictability and stability



Solution: Two-tiered – Long-term
& near term

Existing zoning regulations are inadequate

Long Term: Comprehensive revision to zoning districts to address uses and development characteristics; rezone where necessary

Solution: SF Taskforce to develop policy statement to provide direction

Existing zoning regulations are inadequate

Near Term: Address neighborhood stability in areas that desire it



Solution: Amend code to create overlay

Solutions: Quality of built environment

Problem: Quality of construction materials



Solution: SF Taskforce to develop recommendation to amend code to define quality construction materials and standards

Solutions: Enforcement

Problem: Lack of enforcement



Solution: SF Taskforce to develop recommendation to address identified issues

Immediate Focus

- Identify framework to address neighborhood stability in the near term

Tools

Stabilization Standards

- Stories
- Garages
- Street & side setbacks
- Impervious surface
- Determined by average
- Stop gap

Neighborhood Character Overlay

- Height
- Stories
- Garages
- Street & side setbacks
- Impervious surface
- Neighborhood self-determination

Conservation Dist

- Height
- Setback
- Garages
- Compatibility in design and materials
- Fences
- Density
- Other unique neighborhood characteristics
- 1-2 year process

Historic Dist

- Everything
- Height
- Setback
- Lot Coverage
- Garages
- Architectural control
- Regulates details (color, materials, roofs, etc.)
- Limits demolition
- Criteria to determine historical significance

Neighborhood Stabilization

- **Stabilization standards:** Standards based on average or prevailing developed conditions intended to function as interim regulations while an overlay is developed by the stakeholders
- **Neighborhood character overlay:** Developed by the stakeholders to address concerns limited in scope primarily to issues with massing of the home

Neighborhood Stabilization

Petition

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graph TD; A(Petition) --> B(Near-term stabilization provisions placed on area (Finite time period)); B --> C(Development and adoption of neighborhood character overlay);
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Near-term stabilization provisions placed on area (Finite time period)

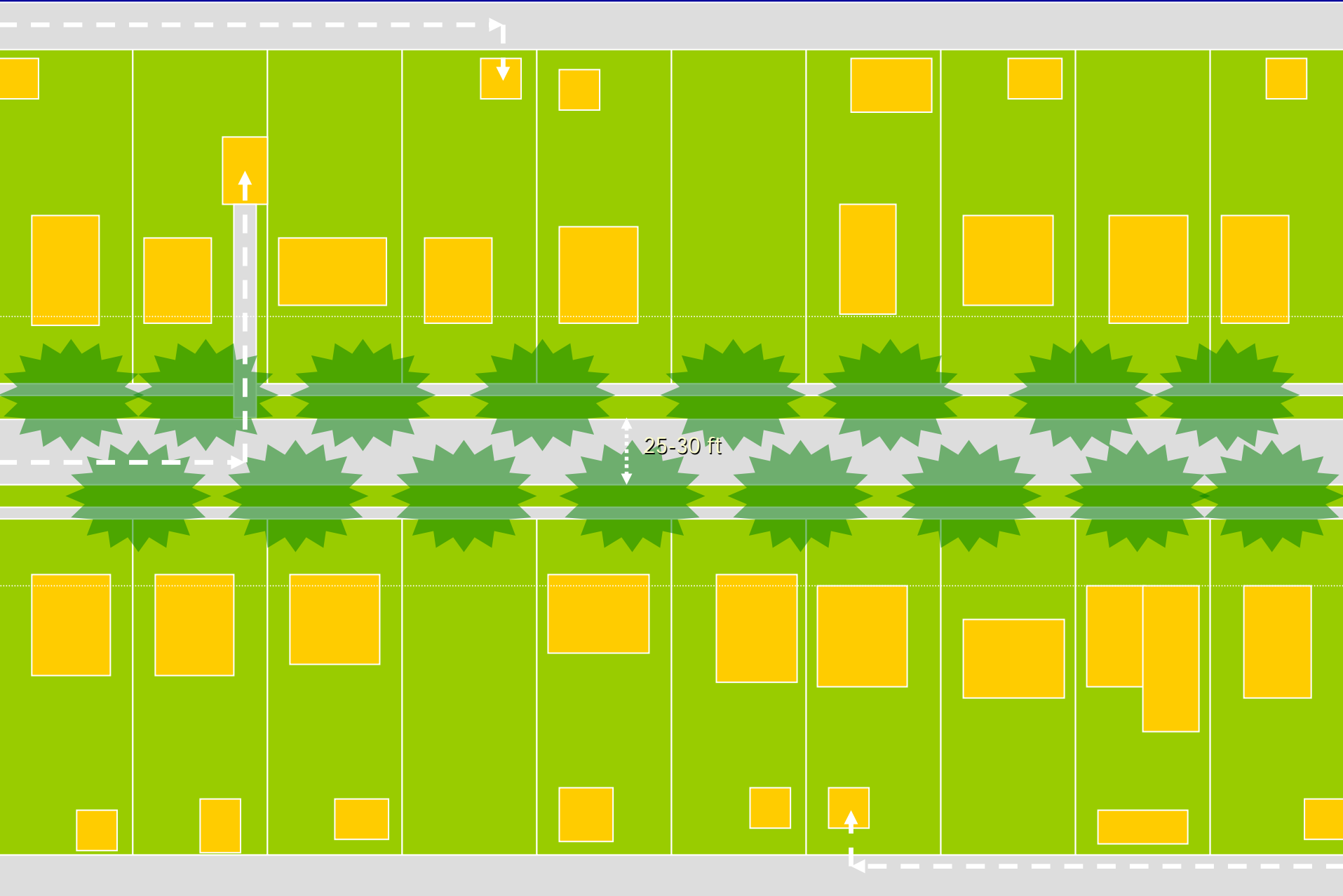
Development and adoption of neighborhood character overlay

Applicability

- Neighborhood Self-determination
 - ◆ Petition promulgated by Dept. initiates process
 - ◆ 51% verified signatures to initiate; property owners; 1 vote 1 lot
 - ◆ 66% verified signatures required to move to permanent overlay
 - ◆ Applies to any new SF permit and to applicable expansions
- Contiguous area
 - ◆ Minimum size of both sides of one blockface
- Limited term of stabilization standards –
Up to 1 year; with two six-month extensions

Regulations

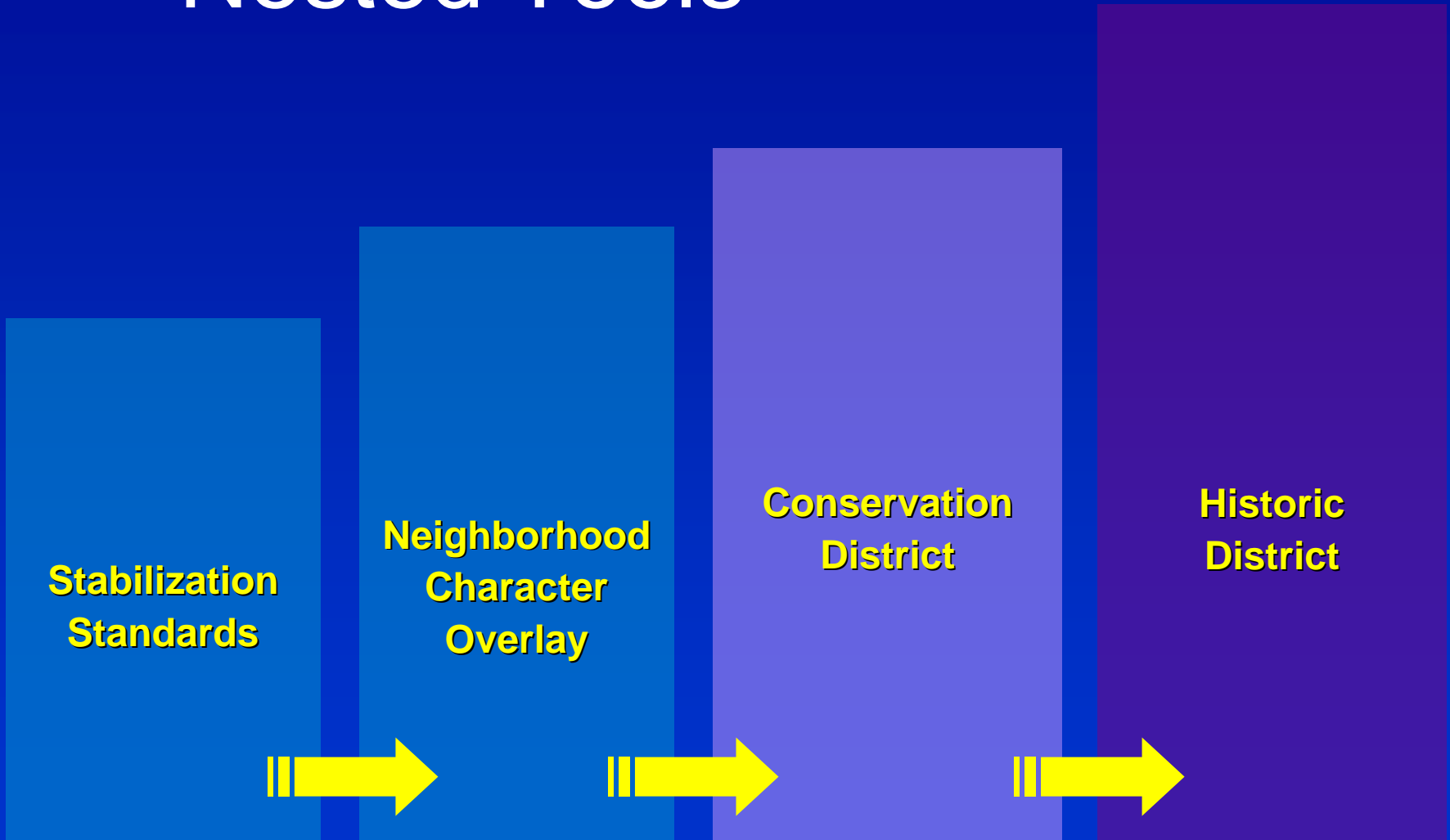
- Permit applicant must demonstrate compatibility within 500 feet or block face on both sides of street for interim stabilization standards
- Near-term stabilization standards based upon average or prevailing developed conditions



Near-Term Residential Stabilization Provisions

<i>Proposed Structure</i>	<i>Indicator of Structures within 500 feet</i>
Stories	Prevailing number
Garage orientation and location	Prevailing orientation and location
Front yard setback	Average within 10 percent
Other street setback	Average within 10 percent
Side yard setback	Average within 10 percent
Impervious surface	Average within 10 percent

Nested Tools



Neighborhood Character Overlay

- Stakeholders develop standards to be included in overlay
 - ◆ Height
 - ◆ Stories
 - ◆ Garage – location & orientation
 - ◆ Setbacks – street & side
 - ◆ Impervious coverage
- Overlay replaces interim standards

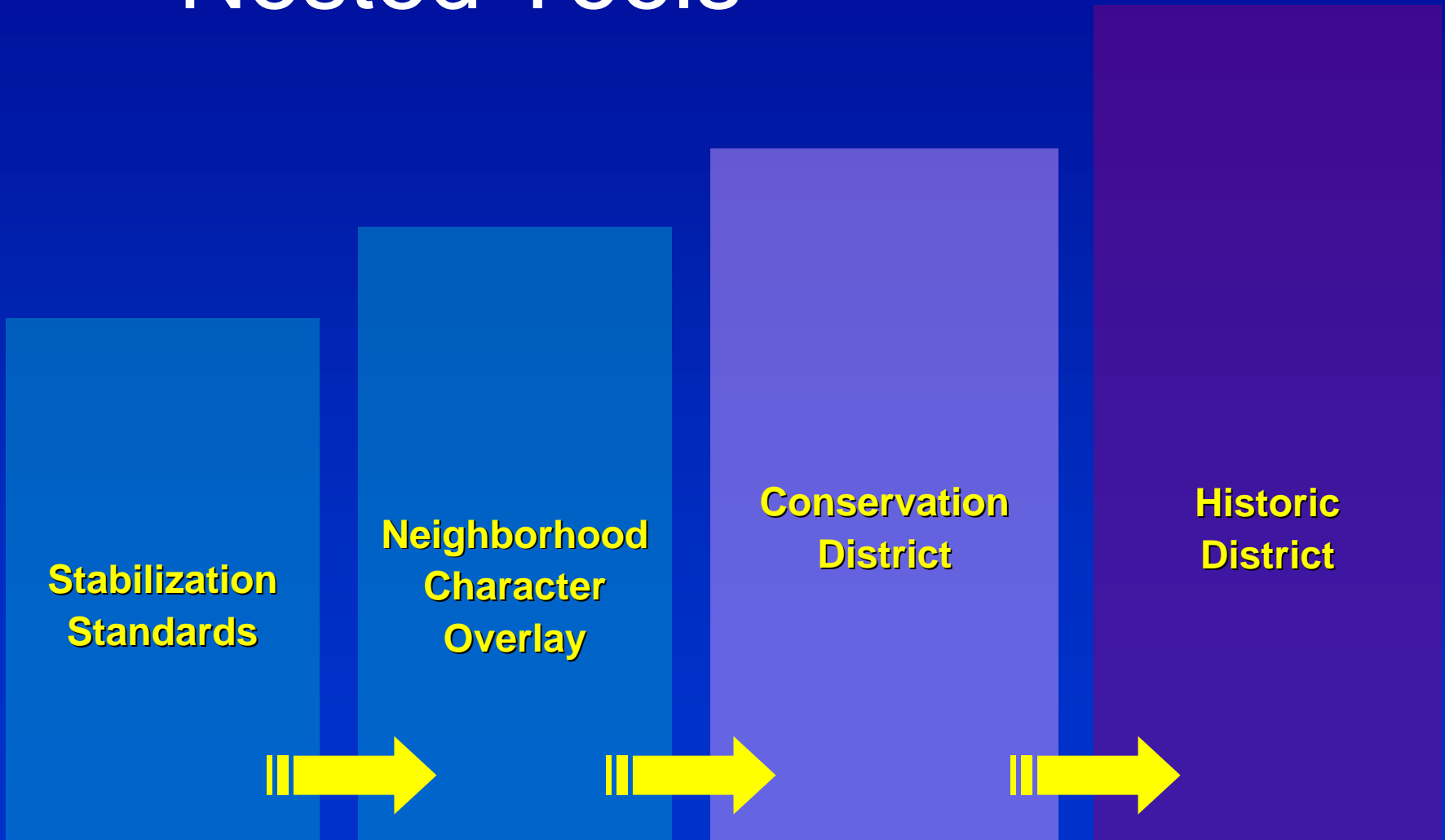
Neighborhood Character Overlay Provisions

<i>Proposed Structure</i>	<i>Standards</i>					
Height (No more than)	24'	30'	36'			
Stories (No more than)	1	1 1/2	2	2 1/2		
Garage orientation and location	Entry: Rear Front	Connection: Attached Detached	Location: Front of Structure Rear of Structure Side of Structure			
Street Setback	20'	25'	30'	35'	40'	50'+
Side Setback	5'	10'	15'	20'		
Impervious surface	20%	30%	40%	50%	60%	70%

What does this accomplish?

- Immediate near term solution
- Allows development to continue
- Available to neighborhoods that want it
- Stakeholders establish their own standards
- Motivates all stakeholders to work towards overlay
 - ◆ Builder does not want burden of proving averages
 - ◆ Finite timeline

Nested Tools



Next Steps?

- Continue Taskforce Recommendation on Stabilization Standards and Neighborhood Character Overlay - March 29
- Public Meeting - April 4
- ZOAC - April
- Plan Commission – April/May
- City Council - May