# PD-595 Zoning Amendments

## Frequently Asked Questions

**South Dallas / Fair Park Special Purpose District | Approved June 10, 2026**

Dallas City Council approved amendments to Planned Development District No. 595 (PD-595), the South Dallas/Fair Park Special Purpose District, on June 10, 2026. These changes are the result of five years of community input and the South Dallas/Fair Park Area Plan adopted in June 2025. Below are answers to the most common questions.

## Q: Does this affect my existing home?

**No.** The new residential design standards apply only to new construction. If you already own a home in PD-595, nothing about your property changes. You do not need to modify your home to meet the new standards.

## Q: What are the new design standards for new homes?

New homes built in the SD-5, SD-7.5, and SD-D (South Dallas Duplex) subdistricts must now include the following design features:

**Front Porch:** Minimum 6 feet wide and 6 feet deep, covered, with additional enhanced features

**Garage Placement:** Garages cannot dominate the front of the home; they must be accessed from the rear, side, or set back from the front

**Roof:** A pitched roof (gable or hip style) is required — no flat roofs

**Driveway:** Paved area in the front yard is limited to keep driveways from taking over the yard

**Windows:** Minimum window coverage on the front of the home to create a welcoming, active street presence

These standards are designed to make sure new homes fit the character of South Dallas neighborhoods.

## Q: Can I build apartments or condos in South Dallas now?

**It depends on the location.** Areas along major commercial corridors have been rezoned to mixed-use districts, which allow residential uses like apartments, condos, and townhomes alongside commercial uses. However, single-family neighborhoods remain zoned for single-family homes. Check the new PD-595 subdistrict map to see what applies to a specific property.

## Q: Do I still need a SUP to open a catering business?

**Not for to-go and pick-up service.** The definition of Catering Services has been updated to allow to-go and pick-up services without a SUP in mixed-use subdistricts. Similarly, market gardens and community gardens are now classified as Crop Production and no longer require a SUP. Massage establishments are now allowed as an accessory use.

## Q: Can I build an Accessory Dwelling Unit (ADU) on my property?

**Yes.** ADUs are now allowed in PD-595. ADUs support multigenerational housing and provide additional housing options without changing the neighborhood's character. For questions, contact biresidential@dallas.gov

## Q: I own a duplex that was built before this zoning existed. Is it at risk?

**No.** The amendments expressly allow existing legal non-conforming duplexes. If your duplex was legally built, it is protected under the updated PD-595.

## Q: Why were these changes made?

The South Dallas community worked with the City of Dallas for five years to develop these changes. Community members, the SDFP Task Force, and Dallas Planning & Development created the South Dallas/Fair Park Area Plan, which was unanimously adopted by City Council in June 2025. Residents said the existing PD-595 was too restrictive for local businesses while being too permissive about the style of new homes being built. These amendments address both concerns: encouraging economic development while protecting neighborhood character.

## Q: Where can I get more information?

Visit the South Dallas/Fair Park Authorized Hearing page at:

**dallascityhall.com/departments/pnv/Pages/SDFPAH.aspx**

You can also contact the Planning & Development Department for questions about a specific property or project.