



GLOSSARY + ACRONYMS

OVERVIEW

Descriptions of key terms used throughout the document and their meaning in relation to the recommendations and content contained within the ForwardDallas 2.0 Comprehensive Plan.

Key Acronyms

ADU: Accessory dwelling unit
ACS: American Community Survey
AMGI: Area median gross income
BIPOC: Black, Indigenous, and People of Color
CBD: Central business district
CBSA: Core-based statistical area
CDC: Community Development Corporation
CECAP: Comprehensive Environmental and Climate Action Plan
COD: City of Dallas
CLT: Community Land Trust
CPC: City Plan Commission
DART: Dallas Area Rapid Transit
DCC: Department of Code Compliance (COD)
DCHP: Dallas Comprehensive Housing Policy
DDI: Downtown Dallas, Inc
DEV: Development Services (COD)
DFP: Dallas Fire Department (COD)
DWU: Dallas Water Utilities Department (COD)
ECR: Existing Conditions Report
EDC: Economic Development Corporation (COD)
EJ: Environmental Justice
EPA: Environmental Protection Agency
GHG: Greenhouse gases
HUD: U.S. Department of Housing and Urban Development
LID: Low impact development
LMI: Low-to-moderate income
LRT: Light Rail Transit
MATA: McKinney Avenue Transit Authority
MMH: Missing middle housing
MSA: Metropolitan statistical area
MVA: Market Value Analysis
NCTCOG: North Central Texas Council of Governments
NEPA: National Environmental Policy Act
NEZ: Neighborhood empowerment zones
NOFA: Notice of funding availability
NSO: Neighborhood Stabilization Overlay
OAC: Office of Arts and Culture (COD)
OED: Office of Economic Development (COD)
OEQS: Office of Environmental Quality & Sustainability (COD)
OGA: Office of Governmental Affairs (COD)
OHS: Office of Homeless Solutions (COD)
OZ: Opportunity zones
PD: Planned development districts
PID: Public improvement districts
PKR: Park and Recreation Department (COD)
PUD: Department of Planning & Urban Design (COD)
R/ECAP: Racially Ethnic Concentrated Areas of Poverty

ROW: Right-of-way
SAN: Department of Sanitation Services (COD)
SEDP: Strategic Economic Development Plan
SMP: Strategic Mobility Plan
TCEQ: The Texas Commission on Environmental Quality
TIA: Tenancy in Agreement
TIF: Tax Increment Financing
TMDL: Total maximum daily load
TOD: Transit-oriented development
TPL: Trust for Public Land
TPW: Transportation and Public Works Department (COD)
TRE: Trinity Railway Express
TxDOT: Texas Department of Transportation
UDPRP: Urban Design Peer Review Panel (COD)
UTD: University of Texas at Dallas
UTD: University of Texas at Dallas
WRL: White Rock Lake
ZOAC: Zoning Ordinance Advisory Committee (COD)

Glossary of Terms

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A

Accessory Dwelling Unit (ADU): A structure contained within or separate from the main structure on a single-family or two-family lot that has separate living quarters, including cooking, sleeping, and bathroom facilities. An ADU can be a separate structure or attached as in a garage or garden apartment including a separate entrance.
Active Use: Uses and structures that activate public spaces (typically at the ground level) including but not limited to retail store, restaurant, market, gallery, library and community center, common areas, and associated public art, outdoor seating, shelter structures, and placemaking infrastructure. Residential use can also serve as an active use, with focus on entries, stoops, porches, patios, and windows. These uses encourage an active, street-level pedestrian experience, especially when a structure's use is inwardly focused, such as office or parking.
Adaptive Reuse: Remodeling an existing building to accommodate a new use or purpose other than what it was initially designed for.
Adjacent Land Use: Refers to the land uses in immediate proximity to a given area, focusing on the transitional qualities that encourage appropriate blending from one land use to another. For example, transitioning from residential to commercial uses or from mixed-use to green space.
Affordable Housing: Refers to dwelling units priced in a way that households earning a median income can comfortably afford, while still having money left over for other necessities such as food, transportation, and health care. The U.S. Department of Housing and Urban Development (HUD) defines affordable housing for which the occupant pays no more than 30% of their gross income on housing costs, including utilities.
Agriculture: A land use category referring to farms, ranches, and larger-scale agriculture.
Agrihood: A residential neighborhood centered around community farming.

Apartments: A land use category referring to properties with 9 or more dwelling units.
Areas of Focus: Areas identified (through the use of existing conditions measures) as needing land use interventions, such as zoning changes or neighborhood plans. These areas are specific to 4 of the 5 land use themes, including Environmental Justice, Transit-Oriented Development, Housing, and Economic Development. Future development and utilization of these areas will occur post-plan adoption.
Future Land Use Map: A planning tool and aspirational policy that represents a community's vision for the city's growth and development, generally 10-20+ years into the future (see placetype for more description). While not serving as zoning or regulation, a future land use map provides guidance for future development and zoning cases, as well as other major City investments.
Area Plans: A planning process and policy that operates beneath the citywide, long-range vision, but above the scale of individual lot's land use or zoning categories, designed to provide greater specificity and future vision for a neighborhood or collection of neighborhoods. Area plans involve extensive community engagement, visioning, land use analysis, and other forms of analysis and community and public decision-making to reach a consensus around future development and public investment.

B

Bioswale: A bioswale is an earthen drainage depression designed to filter and slow stormwater runoff, allowing for natural infiltration and runoff pollutant mitigation. Bioswales not only manage water flow, but also enhance local ecosystems and water quality by using plants and soil to capture and break down harmful runoff pollutants from streets and buildings before they reach streams, creeks, rivers, and other waterways.
Brownfield Sites: Previously developed land, often industrial or commercial, which may be complicated by the presence or potential presence of a hazardous substance, making it expensive to repurpose or redevelop.

Buffer: An architectural feature, landscape element, or increased physical space utilized to create a separation between or minimize land use nuisances on adjacent or nearby properties.

Building Orientation: Refers to the positioning of a building in relation to its surroundings and environment.

C

Carbon Sequestration: A natural or artificial process that captures and stores atmospheric carbon dioxide, as a means of reducing global climate change.

Clustered Housing: Clustered housing refers to a range of multi-unit housing types that are designed to fit within the scale and form of detached single-family homes. These housing types, which include options such as duplexes, fourplexes, cottage courts, and courtyard buildings, are integrated into walkable neighborhoods to support diverse housing needs and promote walkability.

Commercial: A land use category referring to sales of consumer goods, food and beverages, or sales of personal services.

Community Development Corporation (CDC): A non-profit organization that is created to support and revitalize communities, especially those that are impoverished or struggling.

Community Land Trust (CLT): A non-profit or private corporation that holds land on behalf of a community, while serving as the long-term steward for affordable housing, homeownership, and shared equity opportunities for communities.

Compact Blocks: Refers to a development pattern characterized by relatively small block sizes, promoting walkability, connectivity, and efficient land use within urban settings.

Complete Community (or Neighborhood): An urban planning concept in which most daily necessities and services, such as work, shopping, groceries, education, healthcare, leisure, and recreation can be easily accessed by multiple modes of transportation and within a 30-minute walk, 15-minute bike ride, or 10-minute public transit ride / vehicular ride from any point within the community.

Complete Street: A roadway planned, designed, and operated to enable safe access for all users, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.

Conservation Design Strategies: Refers to land use and design techniques that prioritize preserving environmentally sensitive features, habitats, and open spaces, often by clustering development and minimizing impervious cover to ensure both sustainable development and preservation of vital ecological assets.

Conservation District: A Conservation District is a zoning tool used to designate an area(s) within a neighborhood with a distinct physical character. While similar to historic districts in that they are both forms of preservation, Historic Districts try to preserve historic integrity and materials from a particular time – often referred to as a period of significance, whereas CDs are intended to provide a means of conserving an area’s distinctive character by protecting or enhancing its physical attributes.

Context Sensitive Design: An approach to urban planning and design that emphasizes harmony with the surrounding environment and community, considering local culture, history, and physical characteristics.

Corridor: Linear pathways that connect places and allow for the movement of people, goods, or wildlife. They often center around transportation infrastructure such as streets, highways, and public transit, but can also center around historic sites, habitats, rivers, or other natural features. They may be regional in scale, as in a heavy rail corridor, or extremely local, as in a retail corridor along a city thoroughfare.

Corridor Plan: A strategic framework that guides development, land use, transportation, and infrastructure improvements along a specific corridor.

Cost-Burdened: According the U.S. Census Bureau, this scenario is when a household spends more than 30% of its income on rent, mortgage, and other housing-related expenses.

Cottage Courts: A group of small detached or attached structures arranged around a shared court visible from the street. The shared court is an important community-enhancing element and unit entrances should be from the shared court. The overall development should be oriented toward the street.

Cultural Resource: Aspects of cultural systems containing significant cultural information. These resources include, but are not limited to, districts, sites, buildings, structures, and objects associated with people, cultures, and human activities in the present or past.

Curb Cuts: Refers to ramps or sloped transitions between the sidewalk and the street level, designed to facilitate pedestrian movement, particularly for individuals using wheelchairs, strollers, or carts, and to improve accessibility across urban environments.

D

Development Code: A component of the City Code (Chapter 51(A)) that encompasses the set of regulations and standards adopted by the City to guide land use, building design, infrastructure, and other elements of urban development, ensuring that growth aligns with the City’s vision, goals, and community values.

Displacement: Refers to involuntary relocation of individuals or communities from their residences or businesses, often due to economic pressures, urban development, or changing neighborhood conditions, potentially leading to a loss of social and cultural ties in their original communities.

E

Edge Areas: Refers to transitional zones between distinct land uses or placetypes, such as where urban developments meet rural landscapes, or low-intensity residential meets commercial, often characterized by a mix of characteristics from both adjoining areas and requiring special planning and design characteristics to ensure compatibility and cohesiveness.

Environmental Justice: Refers to the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, concerning the development, implementation, and enforcement of environmental laws, regulations, and policies. Environmental Justice ensures equitable access to healthy communities and environmental benefits and addresses and rectifies patterns of incompatible industrial zoning co-located in low-income communities of color. It prevents disproportionate burdens from environmental hazards and provides equitable involvement in decision-making processes for all people, regardless of race, ethnicity, income, or national origin

Environmental Sustainability: Focuses on the concept of creating and maintaining conditions under which humans and nature can exist in productive harmony and that permit fulfilling social, economic, and other requirements of present and future generations

Equity: According to the City of Dallas Office of Equity and Inclusion, equity means that each person has the resources and services necessary to thrive in each person’s own unique identities, circumstances, and histories. Equity focuses on eliminating disparities while improving outcomes for all. Racial equity is a situation that is achieved when people are thriving, and neither race or ethnicity statistically dictates, determines, or predicts one’s social outcome or ability to thrive.

Escarpment: A geological bedrock layer outcropping (Austin Chalk) that protrudes into an elevated ridge. The Escarpment, located in Southwest Dallas, is a steep, wooded, environmentally sensitive area that is susceptible to erosion from deforestation and other man-made impacts. It is the projected contact line between two geological formations - the Austin Chalk and the Eagle Ford Shale. The Austin Chalk refers to a geological formation roughly 60 to 80 million years old (Late Cretaceous) and predominantly comprised of fossil remains from an ancient inland sea.

External Impacts: Refers to the effects (often negative) that a development project has on surrounding areas or communities, including changes in traffic patterns, environmental conditions, property values, and social dynamics, which are not borne by the developer or primary beneficiaries of the project.

F

Flood Plain: Generally referring to an area of low-lying ground adjacent to a river, formed mainly of river sediments and subject to flooding. From a planning and land use perspective, recognizing and respecting the flood plain is crucial to ensure public safety, protect property, and maintain ecological balance while avoiding costly damages from flood events. From an environmental perspective, flood plains are natural systems with concentrated carbon sequestration capabilities that help to mitigate air and water quality pollutants.

Future Land Use Map: A planning tool that represents a community’s vision for the city’s growth and development, generally 10-20+ years into the future (see ‘placetype’ definition for more description). While not serving as zoning or regulation, a future land use map provides guidance for future development and zoning cases, as well as other major City investments.

G

Gateway Features: Distinctive architectural or landscape elements and/or public art located at major entrances or access points to a neighborhood or specific area, designed to create a sense of arrival, enhance aesthetic appeal, and reflect the unique character or identity and branding of the place they introduce.

Gentrification: Generally, refers to the transformation of a neighborhood through the influx of more affluent residents and businesses, often resulting in increased property values, rent prices, and displacement of long-standing, typically lower-income community members, while altering the area’s cultural and economic fabric.

Green Infrastructure: Refers to a network of natural and semi-natural systems, including parks, green roofs, wetlands, and urban forests, that provides ecosystem services, enhances urban biodiversity, manages stormwater, all the while offering recreational and aesthetic benefits to urban communities. Green infrastructure can be promoted through a city’s development code, infrastructure and right of way planning, as well as in water/ wastewater management strategies.

Green Space: Refers to natural areas of vegetated land within urban environments, such as parks, gardens, and landscaped plazas, that provide recreational, aesthetic, and ecological benefits, enhancing the quality of life for residents and contributing to environmental health. (See ‘Open Space’ definition).

Greenways: Linear parks or corridors of protected open space designed for recreational, transportation, and conservation purposes, enhancing connectivity, urban ecology, and quality of life in urban settings.

H

Heavy Industrial: A land use category referring to large, noxious land uses.

High-Rise Building: Structures that are generally equal to or greater than ten (10) stories in height.

Historic (Landmark) Districts: The City of Dallas Landmark Districts are defined areas with a significant concentration of structures unified by their architectural style or related historical events. They are protected by historic district ordinances with preservation criteria specific to each district, administered by the Dallas Landmark Commission.

Historic Preservation: Refers to the proactive efforts to preserve, conserve, and restore historic buildings and districts, ensuring they retain their integrity and continue to convey their historical context for future generations.

Horizontal Mixed-Use: A form of mixed-use development, denoting different uses spread out side-by-side in the same site or development, such as separate buildings in a complex, each dedicated to a different function. (Refer to ‘Mixed-Use’ definition).

Housing Access/Choice: Refers to the practice of providing housing to all incomes, phases of life, and abilities.

I

Impervious Surfaces: Referring to ground coverings or structures that prevent water infiltration into the soil, including roads, rooftops, sidewalks, and parking lots, responsible for increased surface runoff and altered natural hydrology in urban environments.

Incompatible Land Uses: Refers to adjacent or nearby land uses that can result in conflicts, disturbances, or negative impacts on one or both uses due to differences in activities, operations, or scale, necessitating careful planning and zoning measures to mitigate potential issues. In the context of this plan, incompatible land uses generally refer to the protection of residential uses from industrial operations and development that may be considered out of scale for a particular context. (Refer to ‘Land Use’ definition).

Infill Housing: Refers to the development of new residential units on vacant or parcels of land.

J-K

L

Landmarks: Prominent or easily recognizable features that orient users to specific focal points, enhancing navigation within communities.

Land Use: Refers to the purpose for which land is utilized, encompassing categories such as residential, commercial, agricultural, recreational, and industrial.

Land Use Theme: An overarching value and set of key objectives designed to guide the development and evaluation of the future land use vision and implementation steps.

Land Use Vision: A plan document that guides how and where a city should grow into the future, providing concrete maps and implementation steps to achieve the said vision.

Last Mile Connections: Refers to the final segment of the transportation network that links main transit hubs or stations to individual destinations, ensuring seamless accessibility for passengers and goods, and often focused on solutions such as sidewalks, bike lanes, shuttles, or micro-mobility options to bridge this critical gap.

Light Industrial: A land use category referring to inside, small, not noxious land uses, that can co-exist in a mixed-use environment.

Loading and Service Areas: Refers to designated zones or spaces specifically designed for the receiving, dispatching, or temporary storage of goods, materials, or waste, often including facilities for vehicles to load or unload.

Lodging: A land use category referring to a hotel or motel.

Low Impact Design (LID): Refers to an innovative land planning, urban design, and engineering approach that aims to manage stormwater runoff at its source using ecologically friendly design strategies to mimic natural hydrological patterns, reducing the impacts of built areas and promoting the natural movement of water within an ecosystem.

Low-Rise Building: Structures that are generally one (1) to four (4) stories in height.

M

Massing: Refers to the arrangement, volume, and shape of a building or group of buildings, emphasizing the three-dimensional aspects of its form and how it contributes to, or impacts, the overall spatial composition and skyline of an urban or architectural context.

Micromobility: Refers to small, lightweight vehicles, such as e-scooters, e-bikes, and shared bicycles, designed for short-distance travel, providing an alternative to traditional transportation modes, and offering increased urban mobility and reduced congestion in densely populated areas. Local transportation regulation help manage the access, storage, and use of these modes of transportation to ensure a safe, clear pedestrian realm.

Mid-Rise Building: Structures that are generally under ten (10) stories in height.

Missing Middle Housing (MMH): Missing middle housing includes a range of housing types that are missing in most neighborhoods constructed in the last 70 years because they were prohibited by many zoning ordinances and disfavored by the housing development and financing market. Types of housing that may be described as the missing middle include two-family housing (duplexes), three-family housing (triplexes), four-family-housing (fourplexes), townhouses, cottage homes, smaller two- and three-story apartment buildings, and live-work buildings. This type of housing often supports various sizes and price points.

Mixed-Use: A land use category referring to some combination of residential, retail, lodging, or office (see vertical-mixed use and horizontal mixed-use).

Mixed-Use Development: Refers to development that blends a range of complementary uses such as residential, commercial, cultural, institutional, or recreational uses within the same building, site, or development parcel. Mixed-use development promotes walkability, reducing the need for vehicular travel, and fostering vibrant, diverse, and sustainable communities.

Mixed-Use Job Centers: Refers to areas of development that combine employment opportunities with other land uses, such as residential, commercial, and recreational spaces, facilitating a balanced live-work-play environment, reducing commute times, and fostering dynamic, multi-functional urban hubs. This plan refers to these centers as places of focus for enhanced transit, affordable housing development, general housing access, and revitalization opportunities.

Mobility Hubs: A centralized transportation node that integrates various modes of transportation, such as buses, trains, bicycles, and micro-mobility options, with supportive amenities and land uses, facilitating seamless transfers, improving access, and promoting sustainable and efficient travel options for urban residents and commuters.

Multi-Modal: Refers to various modes of transportation (walking, bicycling, bus transit, rail transit, e-scooters and micro-mobility devices, shared mobility services, personal automobile, etc.) and emphasizes the importance of providing transportation choices beyond single-occupant vehicles.

Multiplex: Multifamily with 8 or less attached dwelling units

N

Natural Features: Key ecological landforms crucial for forming, protecting, and maintaining connected open spaces. They also provide essential buffers between developed areas and natural habitats.

Neighborhood: A geographically localized community within the larger district and city, characterized by distinctive features, land uses, or demographics, and often bound together by shared social ties, institutions, and daily interactions among its residents.

Neighborhood Centers: Focal points or areas within a residential community that offer essential services, amenities, and gathering spaces.

Neighborhood Stabilization Overlay (NSO): A zoning overlay that operates in concert with existing base zoning, adding additional zoning requirements to the area within its boundaries, including front and side yard setback, height, and garage location and placement. NSOs are designed to protect a particular scale of neighborhood character in areas experiencing growth and displacement.

Nodes: Key concentrations or central hubs of activity within a community. Act as focal points for communal engagement and gathering.

O

Office: A land use category designated for buildings or spaces primarily used for business activities and professional services, including workplaces for administrative, managerial, and clerical tasks, as well as services provided by financial institutions, medical and dental clinics, legal and consulting firms, and other professional practices.

Open Space: Areas within developed environments, such as parks, conservation easements, escarpments, floodplains, creek and wildlife corridors, wooded areas, and other natural habitats. These spaces are preserved or created to provide recreational opportunities and serve as vital natural assets that enhance quality of life and public health through their environmental benefits. Open spaces are encouraged in both developed and undeveloped areas to promote overall community well-being. (See ‘Green Space’ definition).

P

Parklet: A small green space or repurposed public space that is usually created for the purposes of small gatherings, passive social interaction and protecting natural assets. Parklets are often associated with an on-street temporary or permanent community space, often featuring seating, planters, and artwork, aiming to enhance and activate the urban streetscape.

Paths: Networks or channels of frequent or potential routes of movement through the city. Facilitates efficient and accessible travel through Complete Street typologies. (See ‘Corridor’ definition).

Permeable Pavement: Refers to a type of ground cover designed to allow rainwater and other liquids to pass through its surface and percolate into the underlying soil, reducing surface runoff, replenishing groundwater, and mitigating the effects of urban stormwater, all while providing a durable surface for vehicular or pedestrian traffic.

Placemaking: A collaborative process that involves designing and adapting public spaces to promote community engagement, enhance local identity, and create vibrant, welcoming environments, rooted in the preferences of the needs of the people who live, work, and play in those spaces. Placemaking can include urban art installations, parklets, pedestrian plazas, interactive public events, and community gardens.

Placetype: Land use categories that represent a vision for the desired mix of uses, development character, urban design features, and density for areas within the city.

Planned Development District (PD): A zoning classification that provides flexibility in the planning and construction of development projects by allowing a combination of land uses developed under a uniform plan that protects contiguous land uses and preserves significant natural features. A PD may contain any use or combination of uses listed in the city’s development code The uses permitted in a PD must be listed in the ordinance establishing the district. They may be neighborhood-driven or requested by an individual property owner.

Plaza: A public open space cthat serves as a gathering spot for community interaction, events, and relaxation, typically characterized by its hardscaped surface, seating amenities, landscaping, and proximity to commercial or civic buildings, fostering vibrant street life and pedestrian activity. (Refer to the definitions of ‘Open Space’ and ‘Green Space’).

Primary Use: A more prevalent and prominent land use that plays a pivotal role in characterizing a placetype.

Private Open Space: A land use category referring to areas reserved for private recreational or leisure activities, which may include private parks, gardens, courtyards, and other landscaped spaces. (See ‘Open Space’ definition).

Public Access: Refers generally to the ability of all individuals to freely use, and have physical access to, public spaces. As a land use development issue, public access can refer to the need for new development to provide direct access to adjacent public spaces, such as parks or trails.

Public Open Space: A land use category referring to public parks and preservation areas. (See ‘Open Space’ definition).

Public or Institutional: A land use category referring to schools, faith-based gathering facilities, hospitals, and government buildings.

Public Realm: The system of publicly accessible spaces that is made up of parks and other open spaces, streets, sidewalks, trails, public or civic buildings as well as publicly accessible spaces in private buildings (such as lobbies or courtyards).

Public Right-of-Way (ROW): Refers to the publicly controlled land, typically owned by a government entity, that is reserved for transportation purposes such as roads, sidewalks, and utilities. This space’s management, maintenance, and development decisions are critical for land use planning, as they influence pedestrian and vehicular movement, accessibility, infrastructure provisioning, and the overall interaction between private properties and public spaces.

Q

R

Racially Ethnic Concentrated Areas of Poverty (R/ECAP): A U.S. Department of Housing and Urban Development defined neighborhood (census tract) with (1) 50% or greater percentage of non-white residents and (2) a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

Resilience: According to the Resilient Dallas plan, resilience is the capacity of individuals, communities, institutions, businesses, and systems within a city to adapt, grow, and thrive in the face of both shocks (sudden traumatic events such as earthquakes and floods) and more long-term, chronic stresses, such as poverty and housing shortages.

Right-Size Parking Regulations: Refers to the need for parking regulations to balance between parking supply and demand, recognizing that many parts of the city can become overparked. The consequences of overparking include increased automobile dependency, negative impacts on walkability, and significantly increased development costs.

Riparian Zone: The land area adjacent to waterways characterized by distinct vegetation and soil types.. If left protected, native plant species provide mitigative, natural processing capabilities to help improve water quality and root systems that provide optimal erosion control. Riparian Zones are also considered important wildlife habitat corridors.

S

Secondary Use: A less prevalent use that may serve to support or complement the primary land use in a placetype.

Setback: Refers to the minimum distance a building may be erected from a street, alley, or lot line.

Shared Parking: A land use strategy where multiple users or establishments utilize the same parking spaces, capitalizing on varied peak parking needs to optimize space usage. This approach can reduce the overall number of parking spaces required in urban areas. For example, an office building and a theater might share a parking lot because the office requires parking during business hours and the theater during evenings and weekends.

Single Family Attached: A land use category describing a residential dwelling that shares one or more walls with a neighboring unit. This may be a vertical or horizontal arrangement.

Single Family Detached: A land use category describing a single residential dwelling unit on a lot with accessory uses as allowed by the zoning code.

Stormwater Runoff: Water from precipitation that flows over the ground surface, often increasing in velocity and high volumes in urban areas due to impervious surfaces such as roads, buildings, and parking lots, and can carry runoff pollutants into natural waterways undermining water quality

Streetscape: Refers to the visual elements of a street, including its design, character, and physical elements such as sidewalks, trees, lighting, and furniture, that collectively form the street’s character and experience for pedestrians and motorists.

T

Taper: Refers to the gradual stepping-back or reduction in the height of a building as it ascends, ensuring that it blends smoothly with its surroundings or allows for increased light and air at the street level.

Tenancy in Agreement (TIA): Enables two or more parties to own property together. Each co-owner can have a separate interest and separate title to the property, but each has equal rights of use and possession.

Tiny Homes: A single-family residential dwelling that typically has a floor area of 400 square feet or less, excluding lofts. (Future definition to be investigated during Development Code Update)

Transit-Oriented Development (TOD): A pattern of higher-density residential, commercial, office, and civic uses with an urban design and high-quality support for walking, bicycling, transit use, and other forms of non-vehicular transportation, developed near high-performance transit stations. TOD is often encouraged using special development regulations around transit stations that require greater density, a higher-quality public realm, limited parking, and connections to adjoining neighborhoods.

It aims to spur economic growth, expand housing opportunities, increase connectivity around a mix of land uses, and promote revitalization around DART stations and transportation nodes.

TOD can be focused around 1/2 mile of major transit nodes, such as DART rails stations and bus transfer centers. However, TOD around bike infrastructure and trails are generally developed at lower intensities to blend appropriately with the scale of surrounding areas, where the range of walkable access is generally within a 1/4 mile of these connections.

Transparency: Refers to the degree to which people can see or perceive what lies beyond a building’s façade. High transparency, often achieved with large windows or open designs, encourages visual connections between public and private spaces, enhancing pedestrian engagement, street activity, and public safety.

Transportation: A land use category referring to bus stops, roads, train stations, helicopter pads, and airports.

Tree Canopy: Refers to a layer of trees providing various benefits including shade, transpiration, carbon sequestration capabilities, improving air quality, reducing heat island effects, and adding aesthetic value.

U

Underutilized Properties: Refers to an entire property or portion, with or without improvements, which is used only at irregular periods or intermittently by the property owner. In Dallas, this can refer to vacant lots, commercial properties with only partial occupancy and activation, or underutilized City-owned property and vacant brownfield sites.

Urban Agriculture: Refers to the practice of cultivating, processing, and distributing food in or around urban areas, encompassing activities ranging from backyard gardens to community farms and vertical gardening. It aims to promote food security, promote sustainability, and foster community involvement within the city. Urban agriculture is also part of a broader strategy of providing greater food security, particularly in areas defined as food deserts, aiming to increase access to healthy food options for all residents.

Urban Design: Shapes the public realm to accommodate healthy and socially interactive environments that contribute to the economic success of the city. It gives form, shape, and character to buildings, neighborhoods, spaces, and landscapes making spaces between buildings more functional, sustainable, and attractive.

Urban Design Framework: Used in this plan’s placetype descriptions, illustrating how users experience the arrangement of land uses throughout the city and how those activities relate to each other, focusing on paths, districts, landmarks, nodes, and natural features.

Urban Forest: Refers to all trees and woody vegetation within the city, including street trees, park trees, backyard trees, and other wooded areas, playing a key role in improving air quality, reducing the urban heat island effect, enhancing biodiversity, and providing aesthetic and recreational benefits for residents. The City of Dallas has both a natural urban forest (The Trinity River Forest) and a man-made forest of trees throughout the city.

Urban Form: Utilized in this plan’s placetype descriptions, describing the physical characteristics of a place within the city, including the streetscape, parking, buildings, and open space.

Urban Heat Island Effect: Describes the phenomenon where urban areas experience higher temperatures than their rural surroundings due to human activities and changes in land cover. Factors contributing to the urban heat island effect include the concentration of buildings, roads, parking lots, and other heat-absorbing surfaces, coupled with reduced vegetation, leading to elevated temperatures in densely developed areas.

Utility: A land use category referring to properties designated for the infrastructure and facilities that provide essential public or private services, such as water, electricity, gas, telecommunications, and sewage systems.

V

Vacant Land: Refers to parcels of property that are undeveloped, lacking structures or any active use.

Vertical Mixed-Use: Refers to a single building incorporating multiple uses stacked vertically, such as ground-floor retail with residential units above. (Refer to ‘Mixed-Use’ definition.)

Vision Zero: A street safety policy that strives for the elimination of traffic fatalities for all transportation modes.

W

Walkability: Describes the ease and safety with which individuals can walk in an area, often influenced by factors such as sidewalk quality, street design, land use patterns, traffic volume, and the proximity of amenities. Highly walkable areas are safe, comfortable, interesting, and useful, encouraging pedestrian activity, reducing dependency on vehicles, and enhancing community health and engagement.

Watersheds: Land areas located between ridge lines that collect and channel rain, snow melt, and stormwater internally, which is then either absorbed through soil infiltration or channel as runoff into streams, creeks, rivers, or other bodies of water.

X-Y

Z

Zoning Regulations: Rules and codes established by local government to dictate the use, development, and characteristics of parcels of land within specific areas or zones. These regulations are designed to help shape the physical structure of communities and ensure land uses are compatible and sustainable.

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