

Block and Blockface

Zoning Ordinance
Advisory Committee
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City of Dallas

Request

- An application for an amendment to the Dallas Development Code Section 51A-2.102(10) to 1) amend the definition of *block* and create a definition of *blockface* and 2) amend Dallas Development Code Section 51A-4.401(a)(6) to clarify the methodology for determining continuity of setback related to certain uses;
- Staff recommendation to amend additional references to *block* and *blockface* in Section 51A-4.124, Section 51A-7.502, and others as needed.



Background (Summary)

- Current code defines *block* as both
 - An area bounded by streets on all sides; *and*
 - ...the distance along one side of a street...
- Two issues relate to this definition:
 - The definition conflates *block* meaning a two-dimensional area and *blockface*, meaning the linear side of a block.
 - The section of code that determines continuity of setback uses the term *block* and applies to all properties, regardless of whether the property is likely to have a structure.
- The requested amendment addresses both issues.



Section 51A-2.201

General Definitions



Definition - Current

- Dallas Development Code Section 51A-2.102 defines *block* like this:

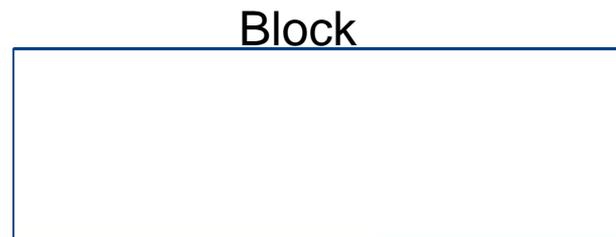
(10) BLOCK means:

(A) an area bounded by streets on all sides;



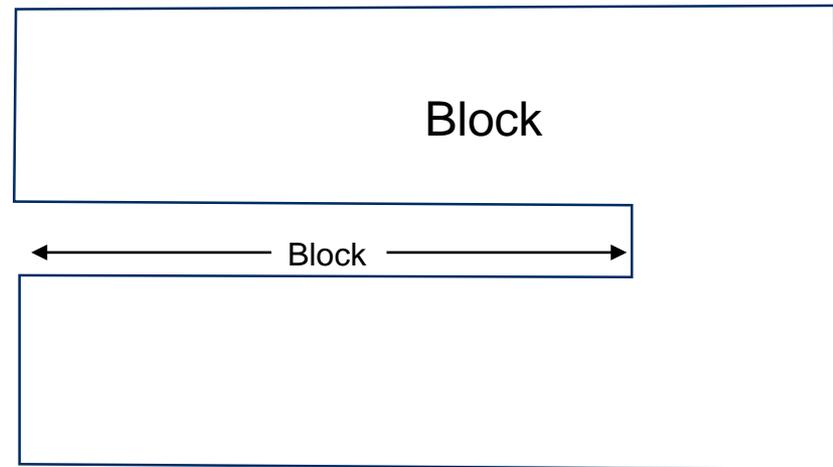
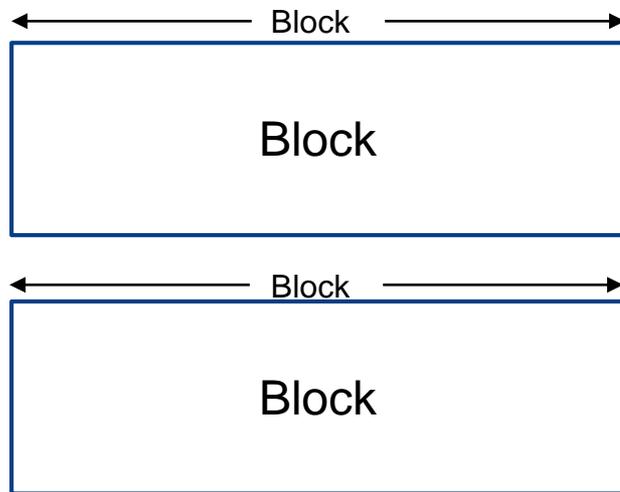
and

(B) as a measurement term, the distance along one side of a street....

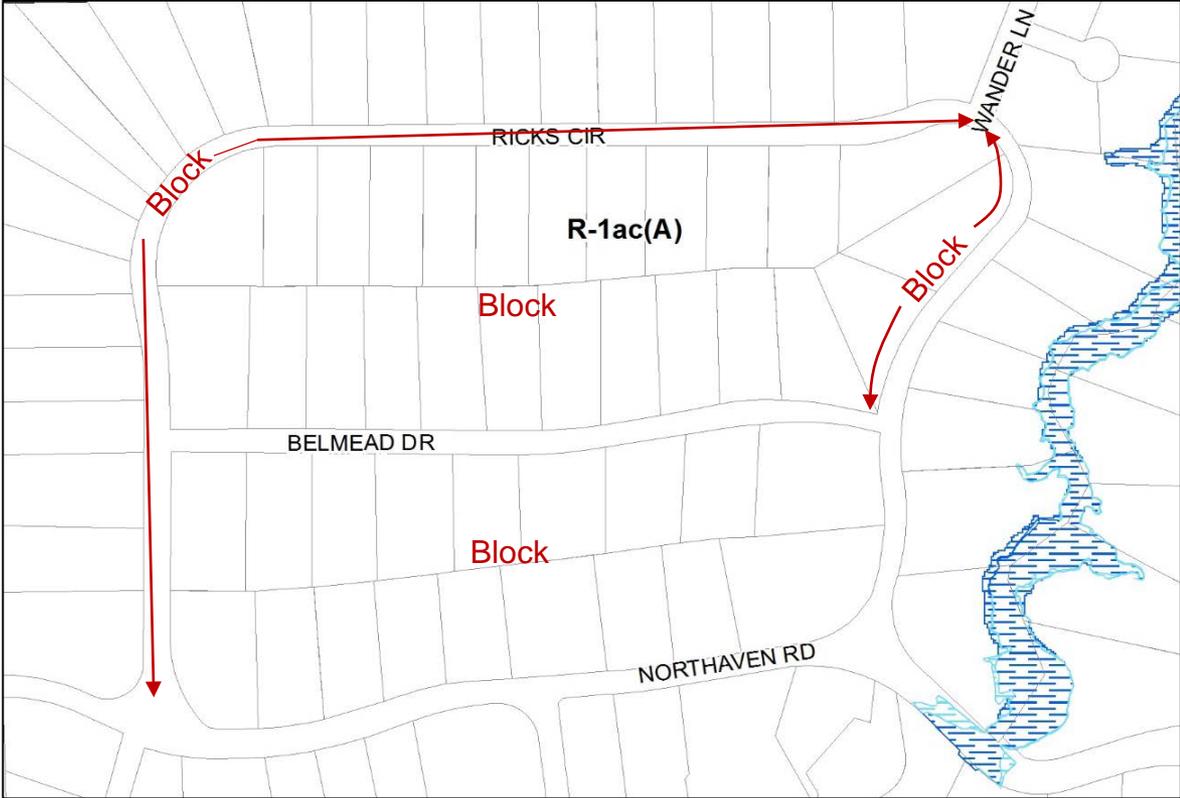


Definition - Current

- ...between the two nearest intersecting streets, or
- where a street deadends, the distance along one side of a street between the nearest intersecting street and the end of the deadend street.



Definition - Current



Definition – Proposal Part 1

- Proposed definition of *block* leaves *block* as an area bounded by streets,
 - But it moves the second half of the definition to *blockface*:

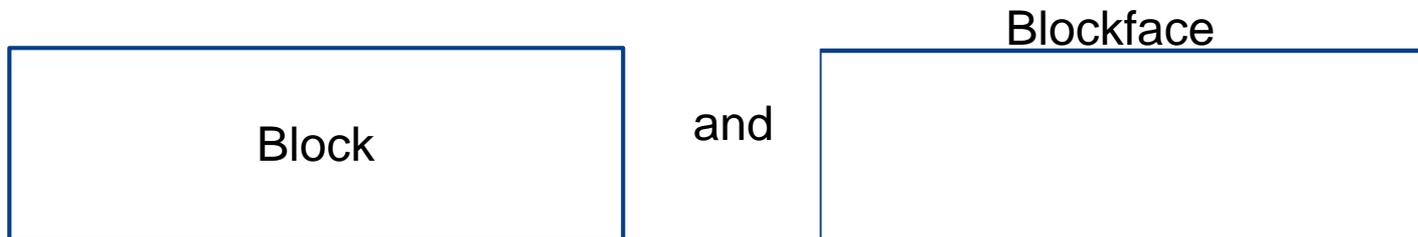
SEC. 51A-2.102. Definitions.

(10) BLOCK means an area bounded by streets.

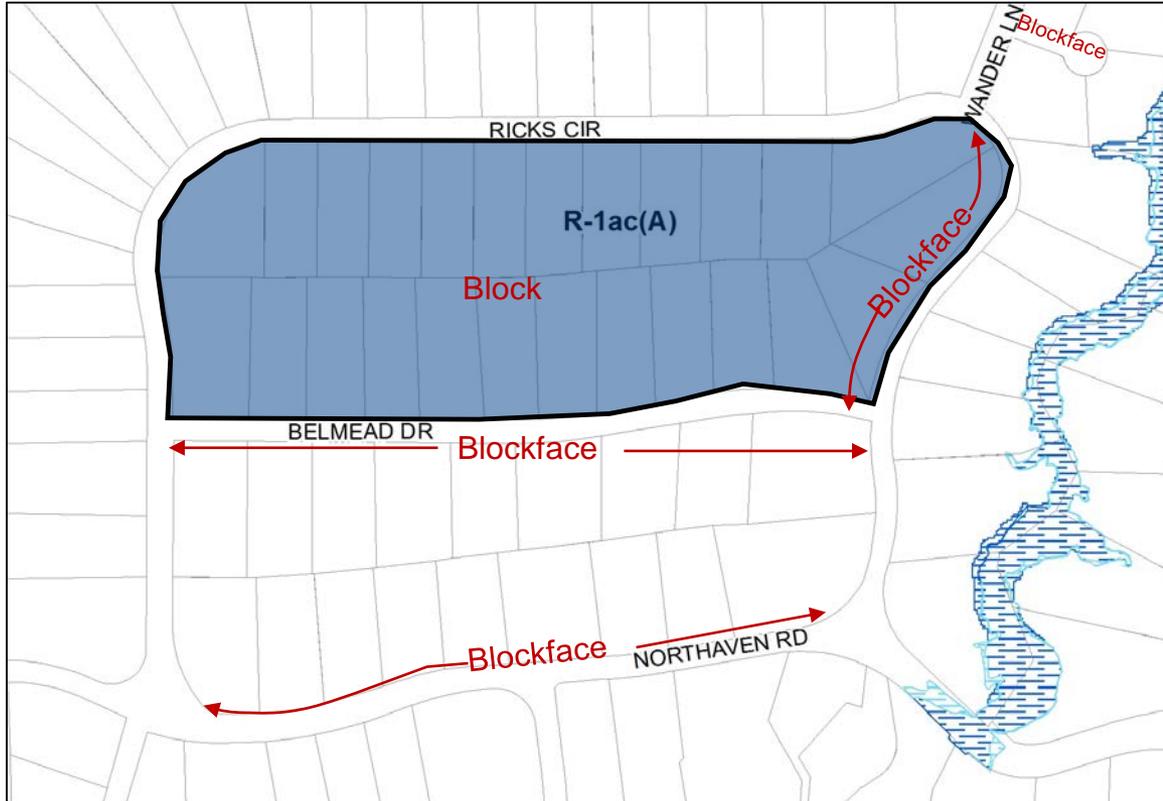
(10.1) BLOCKFACE means:

(A) the distance along one side of a street between the two nearest intersecting streets; or

(B) where a street deadends, the distance along one side of a street between the nearest intersecting street and the end of the deadend street;



Definition – Proposal Part 1



Definition – Proposal Part 2

SEC. 51A-2.102. Definitions.

(10) BLOCK means an area bounded by streets.

(10.1) BLOCKFACE means:

(A) the distance along one side of a street between the two nearest intersecting streets; or

(B) where a street deadends, the distance along one side of a street between the nearest intersecting street and the end of the deadend street; or

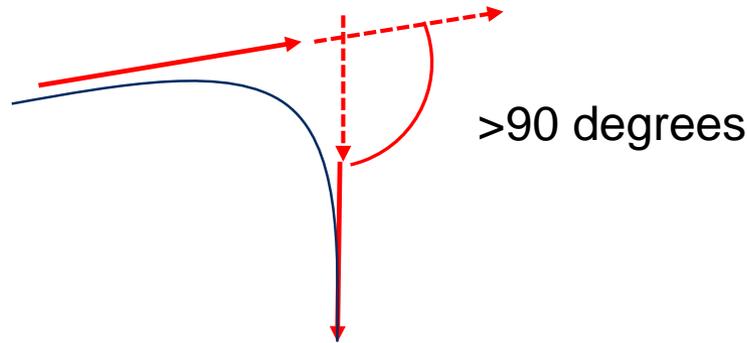
(C) where a street centerline contains a change of direction 90 degrees or more, the distance along one side of a street between either the nearest intersecting street or the deadend and the point determining the angle of the change of direction.



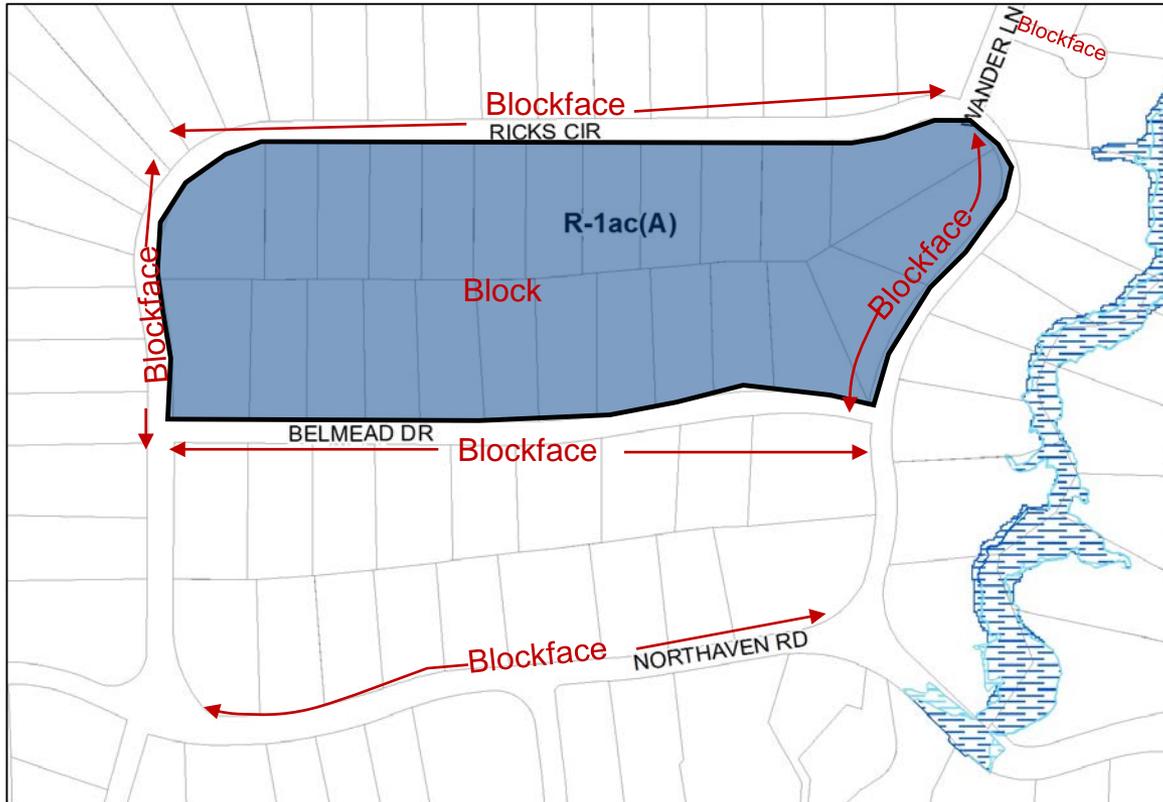
Definition – Proposal Part 2

or

(C) where a street centerline contains a change of direction 90 degrees or more,



Definition – Proposal Part 2



- (10.1) **BLOCKFACE** means:
- (A) the distance along one side of a street between the two nearest intersecting streets; or
 - (B) where a street deadends, the distance along one side of a street between the nearest intersecting street and the end of the deadend street; or
 - (C) where a street centerline contains a change of direction 90 degrees or more, the distance along one side of a street between either the nearest intersecting street or the deadend and the point determining the angle of the change of direction.

Section 51A-4.401

Continuity of Blockface, also known as
Continuity of Front Yard Setback



Continuity of Front Yard Setback

- Designed to provide a uniform street wall, such as in a residential district or in a downtown area.



Northaven at St Michael, facing west (Google Streetview)



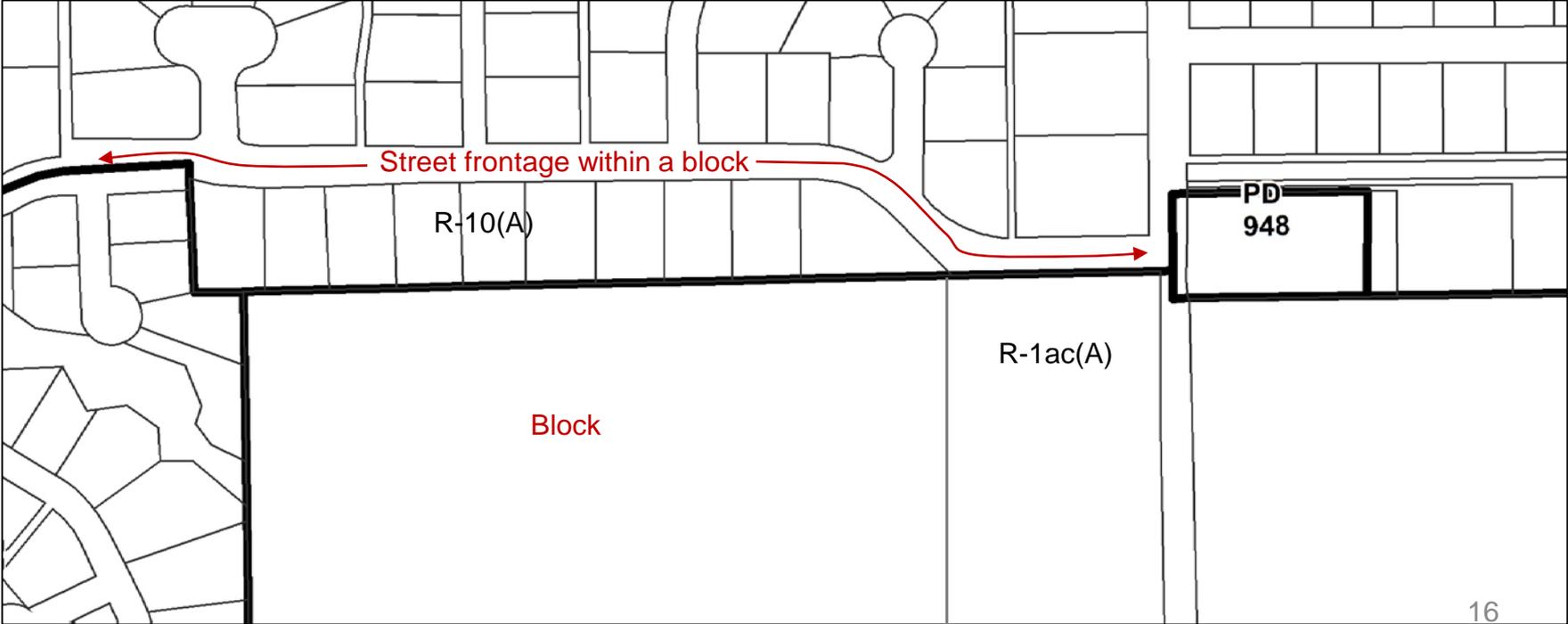
Michigan Ave. (APA)

Continuity of Front Yard Setback

- Sec 51A-4.401(a)(6) uses *block* for continuity of front yard setbacks:
 - “If **street frontage within a block** is divided by two or more zoning districts, the front yard for the entire **block** must comply with the requirements of the district with the greatest front yard requirement.”
- Same definitional issue as with 2.201. This use of *street frontage within a block* is more accurately stated as *blockface*, and the second reference to *block* means *blockface*.



Current Continuity of Setback - Block



Proposal – Continuity of Setback - Block

SEC. 51A-4.401 Minimum Front Yard

(a) General provisions.

(6) Continuity of setback.

(A) If ~~street frontage within a block~~ a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement...



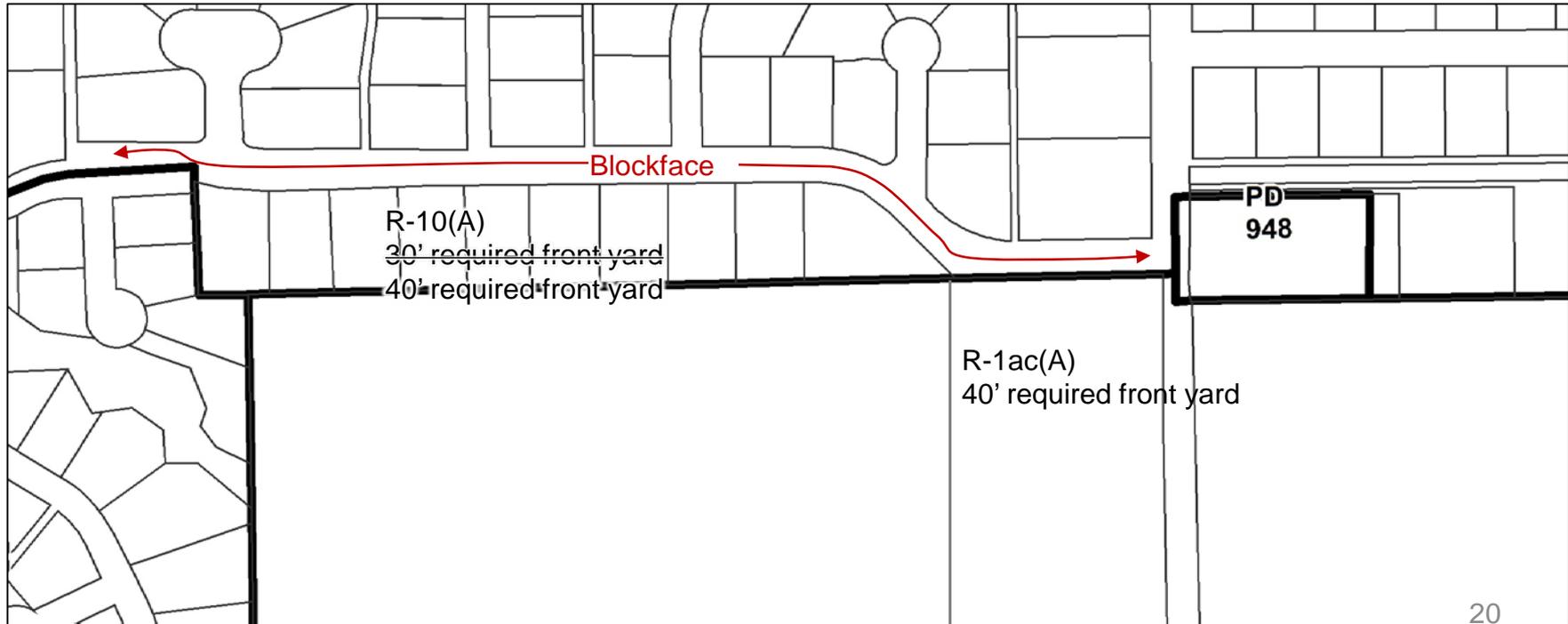
Current Continuity of Setback - Other

- This continuity currently applies to all properties, regardless of
 - whether the properties are likely to have structures
 - curvature (and associated sight lines) of the blockface



Current Continuity of Setback - Other

If a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement...

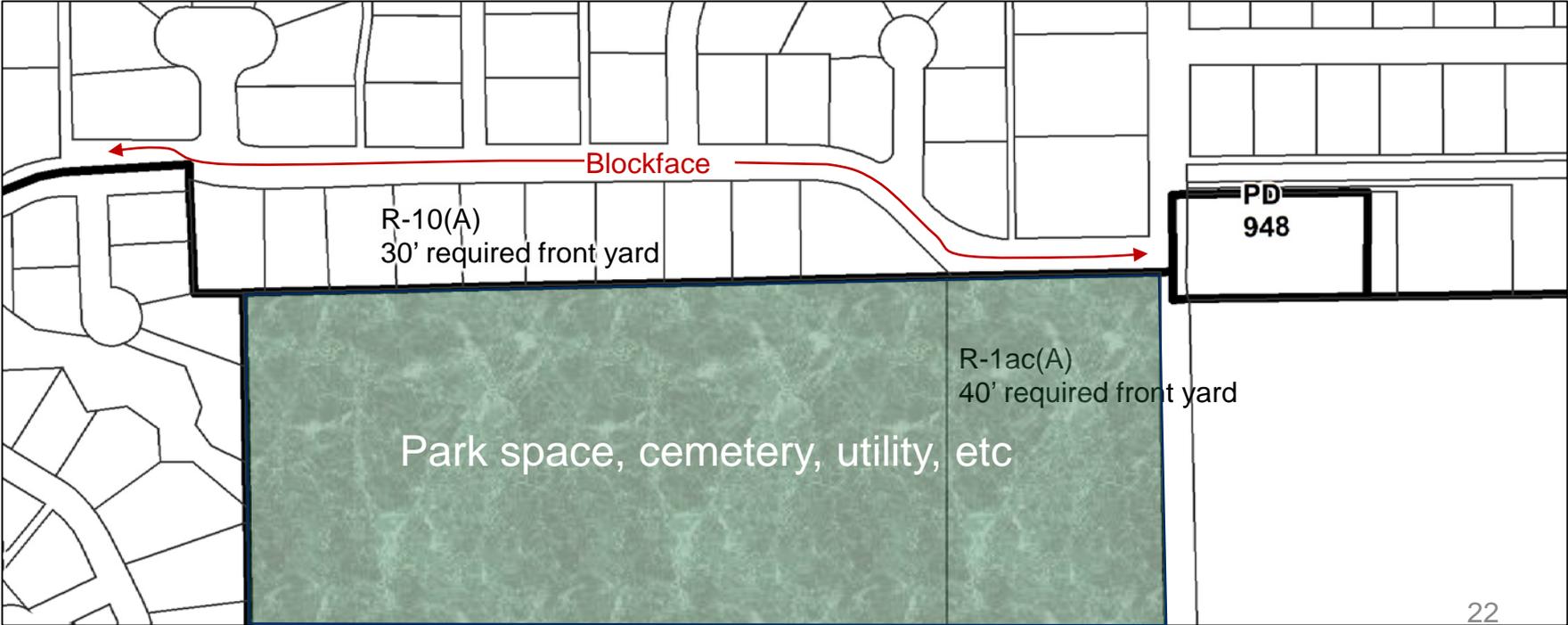


Section 51A-4.401

Continuity of Setback Uses



Continuity of Setback - Uses



Continuity of Setback - Uses

← CR and MF-2(A)



Webb Chapel at Lombardy Lane (Google Streetview)

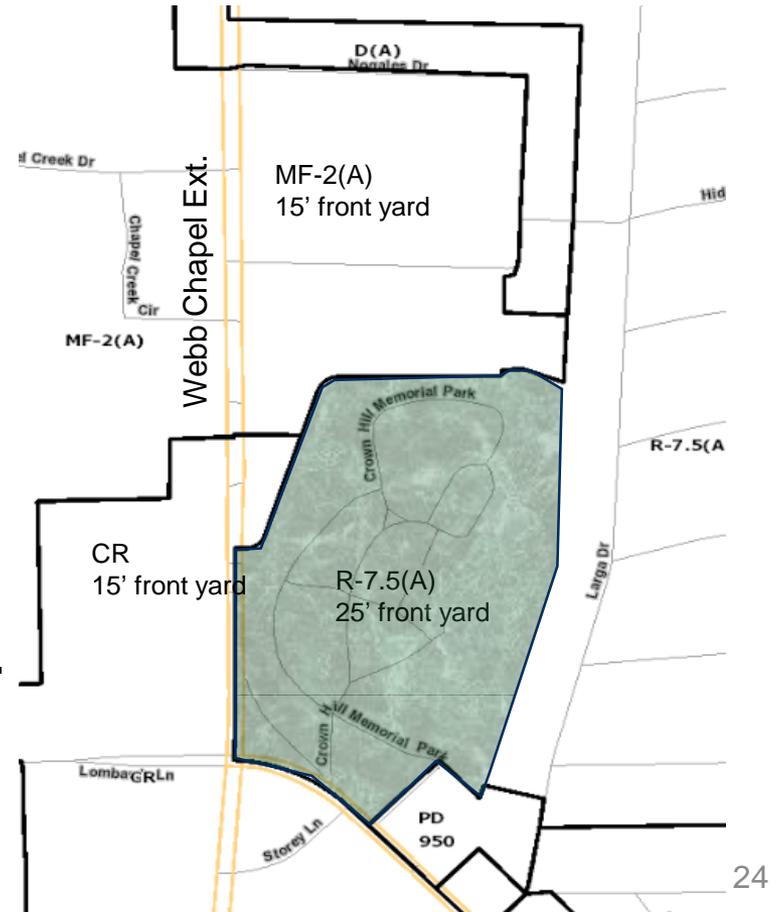
R-7.5(A)



Webb Chapel at Lombardy Lane (Google Streetview)

Continuity of Setback - Uses

- Under current regulations, the MF-2(A) and the CR districts in the image would need to follow the R-7.5(A) setback.
- Cemeteries, parks, and utilities, for example, rarely have large structures.
 - Blockface already disrupted.
 - Permitted in most zoning districts either by right or by specific use permit.



Proposal – Continuity of Setback - Uses

- Section 51A-4.401(a)(6) addresses continuity of front yard setbacks.
- Staff recommends disregarding the setbacks of districts with utility, railroad, cemetery/mausoleum, and recreation uses when the setback of that district would otherwise have controlled the setback of other districts in the blockface.



Proposal – Continuity of Setback - Uses

SEC. 51A-4.401 Minimum Front Yard

(a) General provisions.

(6) Continuity of setback.

(A) If ~~street frontage within a block~~ a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement, unless the greatest front yard is in a district with one or more of the following uses being conducted as a main use, in which case the greatest front yard without one of these uses shall control:

(i) Utility and public service uses listed in Section 51A-4.212.

(ii) A railroad right-of-way.

(iii) A cemetery or mausoleum.

(iv) Recreation uses listed in Section 51A-4.208.



Section 51A-4.401

Continuity of Setback -
Curvature of the Road

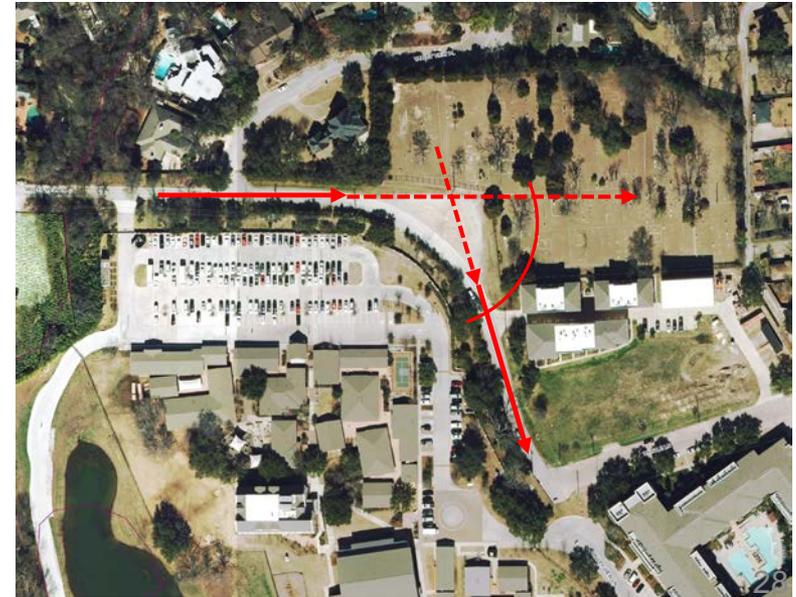


Continuity of Setback - Curvature

- Once a street curves more than 45 degrees, the view is of the front of a building rather than the front yard setback.



Valley View Lane, facing east (Google Streetview)



Proposal – Continuity of Setback - Curvature

SEC. 51A-4.401 Minimum Front Yard

(a) General provisions.

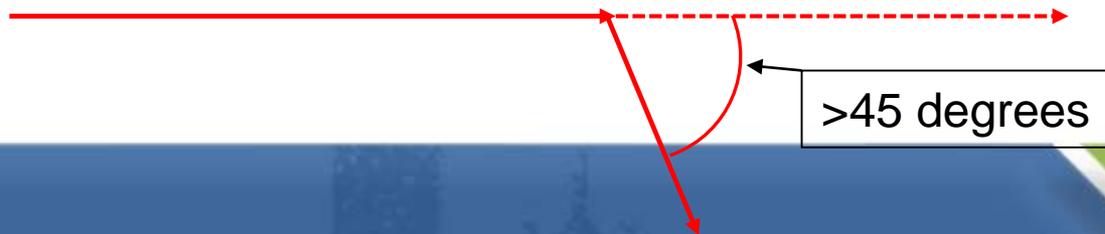
(6) Continuity of setback.

(B) In this paragraph: BLOCKFACE means:

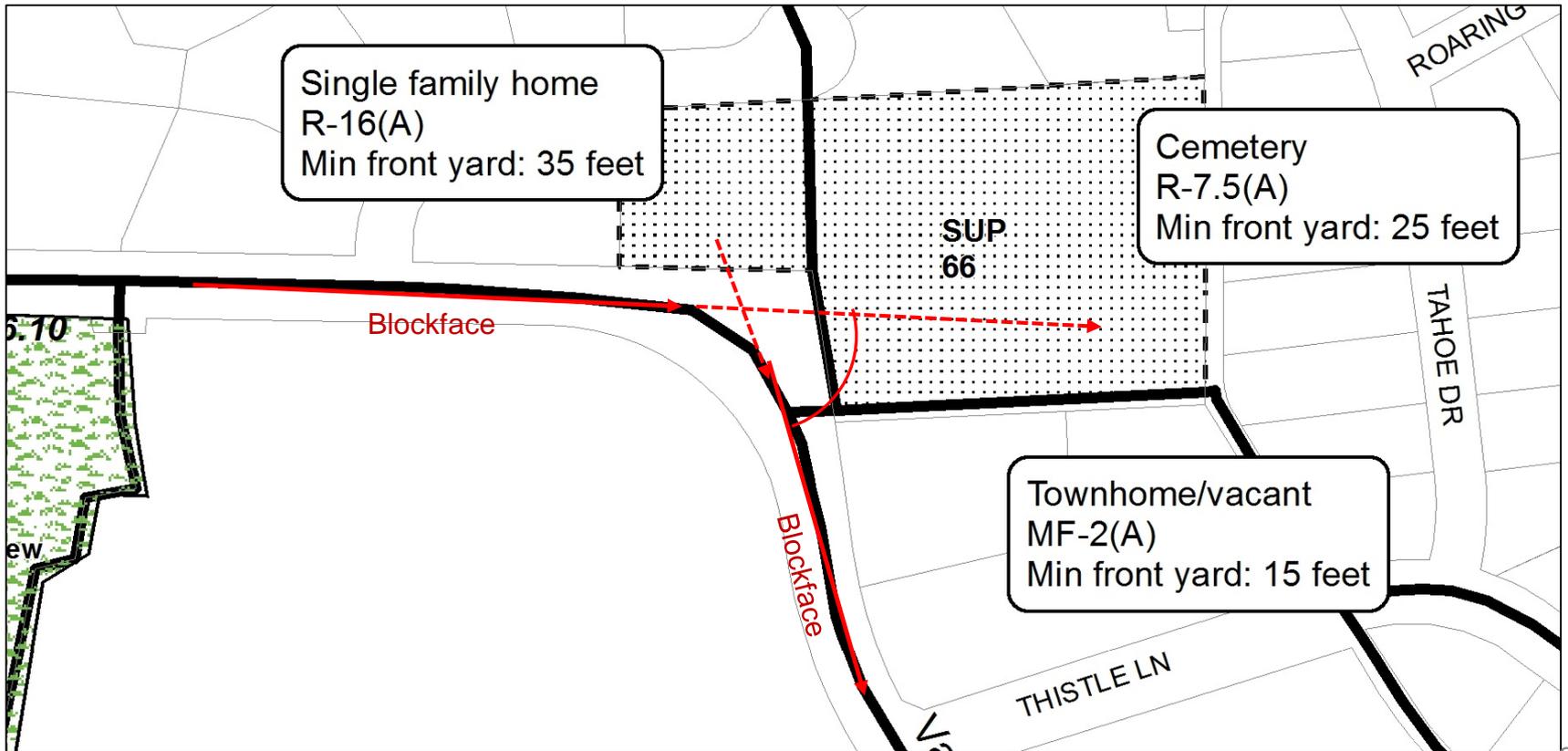
(i) the distance along one side of a street between the two nearest intersecting streets; or

(ii) where a street deadends, the distance along one side of a street between the nearest intersecting street and the end of the deadend street; or

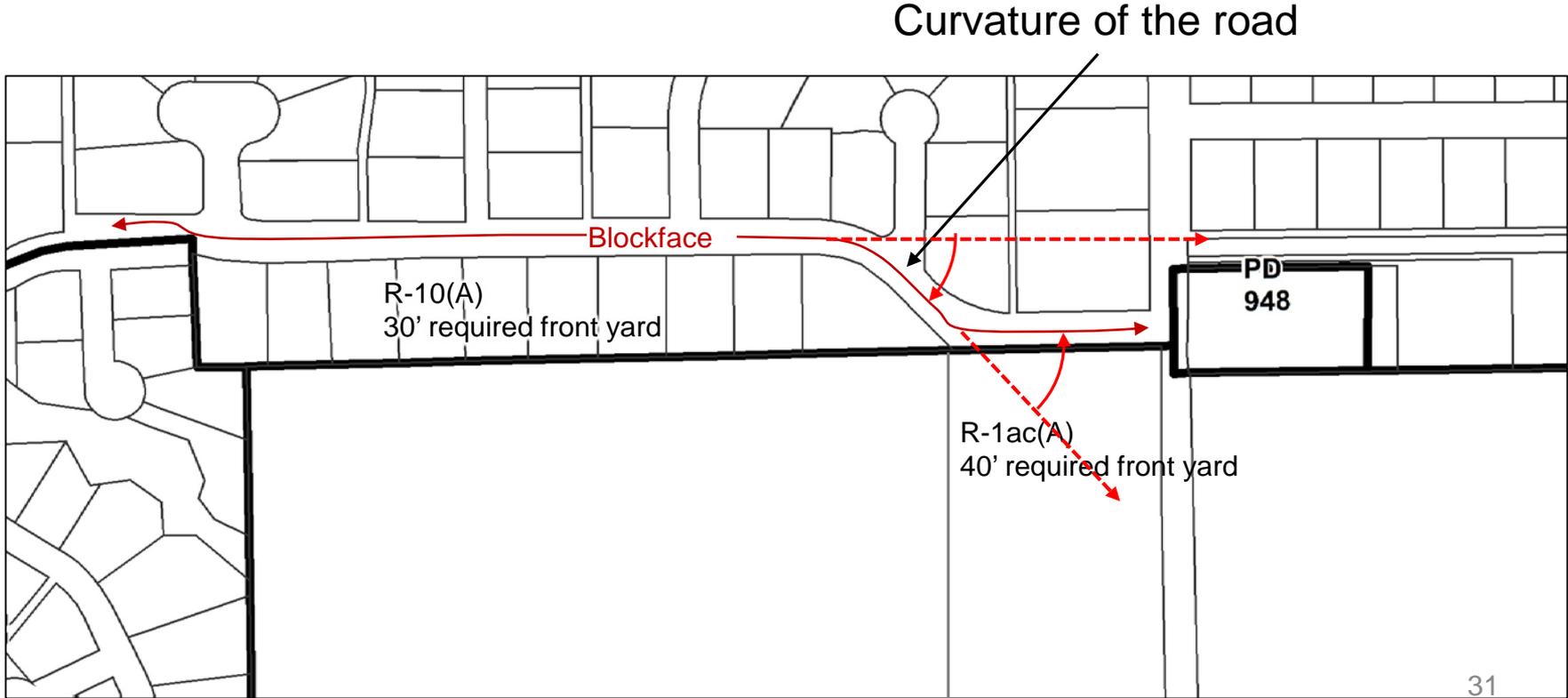
(iii) where a street centerline contains a change of direction greater than 45 degrees, the distance along one side of a street between either the nearest intersecting street or the deadend and the point determining the angle of the change of direction.



Proposal – Continuity of Setback - Curvature



Proposal – Continuity of Setback - Curvature



Additional changes

CA-1

Sign regulations

Transit passenger station parking
TH setbacks when abutting residential



Additional Amendments

- In the **CA-1(A) - Central Area District**, the additional provisions specify **sidewalk** widths for frontages along blocks and fencing requirements for surface parking lots. Staff recommends the following changes:

Section 51A-4.124(a)(8)(C) - Sidewalk regulations in CA-1(A) districts – “(i) Average sidewalk width equals the total sidewalk surface area divided by the lineal feet of frontage. (aa) Each frontage on each ~~block~~ blockface must contain the required average sidewalk width.”

Section 51A-4.124(a)(9)(J) – “Fencing for commercial parking garages and surface parking lots: (ii) Surface parking lots in the middle of a blockface with buildings on both adjoining lots and less than 100 feet of frontage and all commercial parking garages must have wrought iron fencing.”



Additional Amendments

- Within Article VII – **Sign Regulations**, Section 51A-7.500 regulates special provision sign districts. Section 51A-7.502 uses the lineal (rather than areal) definition of block and must therefore be updated to replace *block* with *blockface*:

Section 51A-7.502. “Creation of a special provision sign district. By amendment to this article, the city council may designate an area as a special provision sign district subject to the following conditions: (1) The district must include frontage on a street, either for an entire blockface or for not less than 500 feet measured along the way or continuous set of intersecting ways.”



Additional Amendments

- Section 51A-4.211(10) regulates **transit passenger station or transfer center uses**. The paragraph for minimum setbacks for parking uses *blockface* as staff proposes it to be defined. Staff recommends clarifying the intended definition.

Section 51A-4.211(10)(E)(v) – “Minimum setbacks for parking and maneuvering. In residential districts, all off-street parking spaces and bus bays, including maneuvering areas, must be located behind the required setback lines established in this chapter, or behind the established setbacks for the blockface as defined in Section 51A-4.401, whichever results in the greater setback. A minimum setback of ten feet must be provided for a side or rear yard adjacent to a residential use.”



Additional Amendments

- Section 51A-4.401(b) regulates minimum front yard requirements for **townhomes** adjacent to other residential districts.

4.401(b)(3) “If a TH or TH(A) district abuts another residential district in the same blockface ~~and fronts on the same side of the street~~, the residential district with the greater front yard requirement determines the minimum front yard. The minimum front yard for the residential district with the greater front yard requirement must extend at least 150 feet into the TH or TH(A) district.”



No Change

No change is recommended
for the following sections



No Change

- Section 51A-4.505 regulates **conservation districts** and Section 51A-4.507 regulates **neighborhood stabilization overlays**, but each has its own definition and subsequent use of *blockface*. Staff recommends no change.

Section 51A-4.505(a)(2) “BLOCKFACE means the linear distance of lots along one side of a street between the two nearest intersecting streets. If a street deadends, the terminus of the dead end will be treated as an intersecting street.”

Section 51A-4.507(b)(1) “BLOCKFACE means the linear distance of lots along one side of a street between the two nearest intersecting streets. If a street dead-ends, the terminus of the dead-end will be treated as an intersecting street.”



No Change

- Section 51A-4.602(a) regulates **fences and screening in multifamily districts**. Staff recommends no change.

Section 51A-4.602(a)(4) “In multifamily districts, a fence located in the required front yard may be built to a maximum height of six feet above grade if all conditions in the following subparagraphs are met:

“(A) No lot in the blockface may be zoned as a single family or duplex district.

“(B) No gates for vehicular traffic may be located less than 20 feet from the back of the street curb.

“(C) No fence panel having less than 50 percent open surface area may be located less than five feet from the front lot line.”



No Change

- Several sign districts each use the terms *block* and *blockface*. See examples below. Staff recommends no change to these sections.
 - Downtown Special Purpose **Sign District**: Section 51A-7.909(b)(2) “A maximum of one non-premise district activity videoboard sign is permitted per block face.”
 - Provisions for Arts District Sign District: Section 51A-7.1203(a)(5) “BLOCKFACE means all of the lots on one side of a block” and Section 51A-7.1208(b)(3) “BLOCKFACE means all of the premises on one side of a block.”
 - Provisions for Victory Sign District: Section 51A-7.1722(c)(2)(C)(ii) “A maximum of one enhanced banner sign is allowed per blockface. Enhanced banner signs are limited to the following locations:”
 - Designation of the Arts District Extension Area Sign District: Section 51A-7.2108(b)(3) “Each premise may have no more than one sign on each blockface.”



ZOAC Direction

- Make recommendation on proposed amendments



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