

# ZONING 201

*Special Purpose Districts and Overlay Districts*



Tuesday September 17, 2019

# Overview

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- Brief Zoning Basics
- Overlay Districts
- Special Purpose Districts

# What is zoning?

According to the City of Dallas website:

“Zoning and its regulations help ensure a city will grow and change in a managed, predictable way to help safeguard the health, safety and welfare of the general public. Zoning is the division of land into districts. These districts have uniform zoning regulations including those on land use, height, setbacks, lot size, density, coverage, and floor area ratio (FAR).”

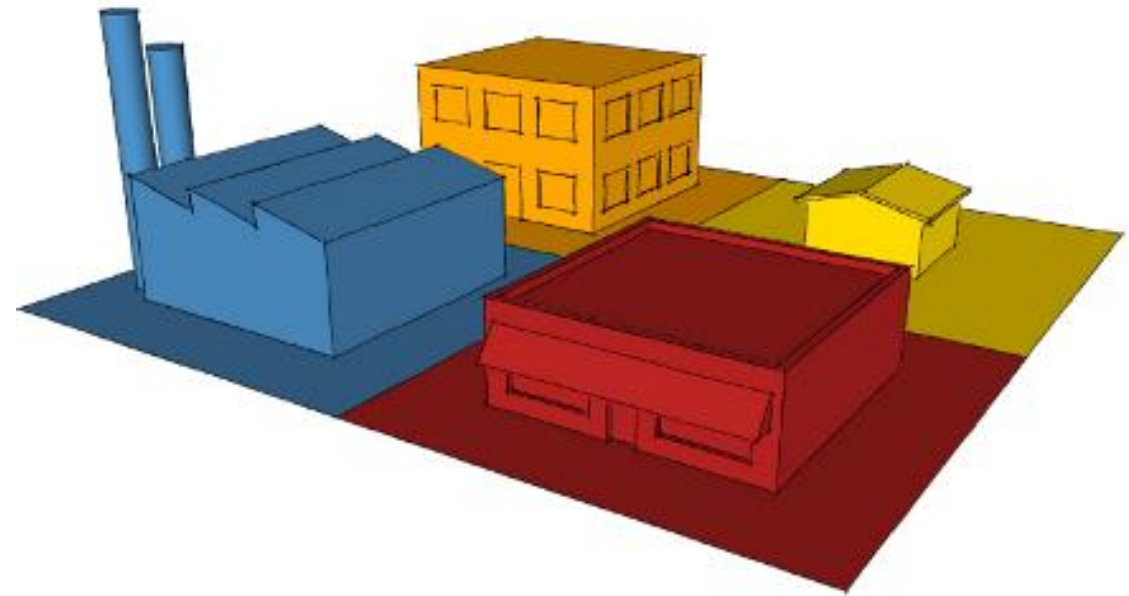


Image source: [recode.la](https://www.recode.la)

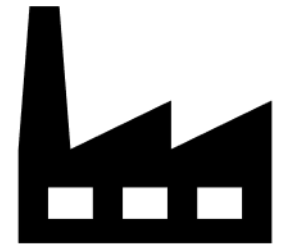
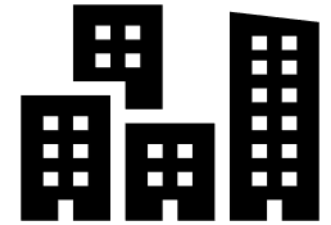
# What can zoning regulate?

## Chapter 211 Local Government Code Sec. 211.003:

- ✓ “The height, number of stories, and size of buildings and other structures.
- ✓ The percentage of a lot that may be occupied.
- ✓ The size of yards, courts, and other open spaces;
- ✓ Population density; [example: dwelling units]
- ✓ The location and use of buildings, other structures, and land for business, industrial, residential, or other purposes;
- ✓ The pumping, extraction, and use of groundwater by persons other than retail public utilities as defined by Section 13.002, Water Code, for the purpose of preventing the use or contact with groundwater that presents an actual or potential threat to human health.”

# SEC. 51A-4.101. Zoning Districts in Dallas

1. Residential Districts
2. Office Districts
3. Retail Districts
4. Commercial Service & Industrial Districts
5. Central Area Districts
6. Mixed Use Districts
7. Multiple Commercial Districts
8. Overlay Districts
9. Special Purpose Districts
10. Urban Corridor Districts
11. Form Districts



*Zoning Districts Overview:*

<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/zoning-districts.aspx>

*Dallas City Code:*

<https://dallascityhall.com/government/Pages/city-codes.aspx>

# Overlay Districts

A thick yellow horizontal bar with a diagonal cut-off on the right side, positioned below the title.

- Historic Overlay District
- Neighborhood Stabilization Overlay

# Historic Overlay

**SEC. 51A-4.501.**

## Historic District Landmark Designation

### Purpose:

“To protect, enhance and perpetuate places and areas which represent distinctive and important elements of the city’s historical, cultural, social, economic, archeological, paleontological, ethnic, political and architectural history...”

# Historic Overlay District

## ***Establishment of historic overlay districts:***

“Preserve places and areas of historical, cultural, or architectural importance and significance if the place or area has three or more of the following characteristics...”

History,  
heritage and  
culture

Historic event

Significant  
persons

Architecture

Architect or  
master builder

Historic  
context

Unique visual  
feature

Archaeologica  
l

National and  
state  
recognition

Historic  
education



# Historic Overlay District - *Process*

## Step 1: Research

- Zoning Change Application

## Step 2: Application

<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/zoning.aspx>

- Completed petition, copy of deeds, tax certificates, no unpaid liens, zoning change application.

## Step 3: Initiation

- Submit application & fee

## Step 4: Drafts

- Nomination forms & preservation criteria

# Historic Overlay District

## **Process**

### Step 5: Designation Committee Meeting

- Designation eligibility

### Step 6: Landmark Commission Hearing

- Vote

### Step 7: City Plan Commission Hearing

- Vote

### Step 8: City Council Hearing

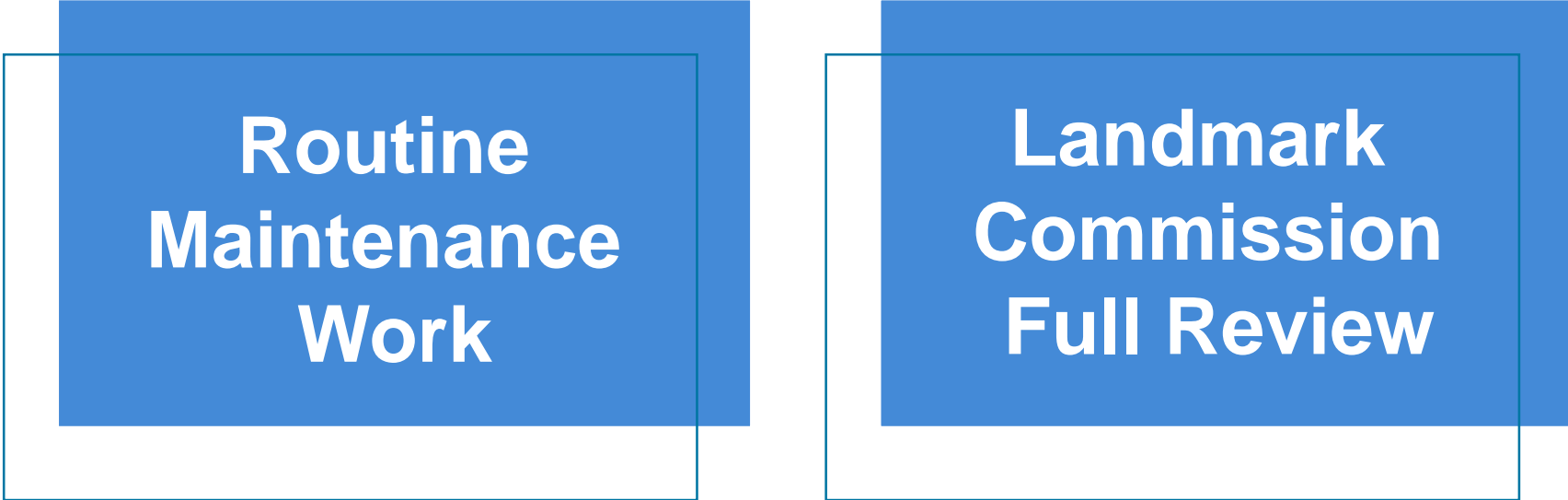
- Vote

Examples:

[https://dallascityhall.com/departments/sustainabledevelopment/historicpreservation/Pages/landmark\\_districts.aspx](https://dallascityhall.com/departments/sustainabledevelopment/historicpreservation/Pages/landmark_districts.aspx)

## ***Certificate of Appropriateness (CA):***

A requirement for before exterior work can be performed.



**Routine  
Maintenance  
Work**

**Landmark  
Commission  
Full Review**

**For more Information**

<https://dallascityhall.com/departments/sustainabledevelopment/historicpreservation/Pages/Applications.aspx>

**10 Tips for Navigating the Certificate of Appropriateness Process in City of Dallas Landmark Districts**

[Click here for the article](#)

# Historic Overlay District

## ***Today:*** Historic Districts

1. [Bishop Court](#) (H/59)
2. [Continental Gin](#) (H/30)
3. [Eastside Warehouse District](#) (H/92)
4. [Edison / La Vista Court](#) (H/47)
5. [Fair Park](#) (H/33)
6. [Harwood Street](#) (H/48)
7. [Junius Heights](#) (H/128)
8. [Lake Cliff](#) (H/84)
9. [Magnolia Station](#) (H/64)
10. [Munger Place](#) (H/11)
11. [Peak's Suburban Addition](#) (H/72)
12. [Sears Complex](#) (H/86)
13. [South Boulevard / Park Row](#) (H/4)
14. [State Thomas](#) (H/25)
15. [Stone Street](#) (H/113)
16. [Swiss Avenue](#) (H/1)
17. [Tenth Street](#) (H/60)
18. [West End](#) (H/2)
19. [Wheatley Place](#) (H/100)
20. [Wilson Block](#) (H/13)
21. [Winnetka Heights](#) (H/15)

*City of Dallas site for Historic Preservation:*

[https://dallascityhall.com/departments/sustainabledevelopment/historicpreservation/Pages/landmark\\_districts.aspx](https://dallascityhall.com/departments/sustainabledevelopment/historicpreservation/Pages/landmark_districts.aspx)

# Neighborhood Stabilization Overlay (NSO)

**SEC. 51A-4.507.**

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Purpose:

“Intended to preserve single family neighborhoods by imposing neighborhood-specific yard, lot, and space regulations that reflect the existing character of the neighborhood.”

# Neighborhood Stabilization Overlay



## What it **can** do:

- Base zoning stays
- “Ensures...new single family structures are compatible with existing single family structures.”
- Restrictive regulations may include:
  - Front yard setbacks
  - Corner side yard setbacks
  - Interior side yard setback
  - \*Height
  - Garage access, connection, location

*\*Petition is signed by 60% or more of the properties*



## What it does **not** do:

- “Does not prevent construction of new single family structures or the renovation, remodeling, repair or expansion of existing single family structures.”
- Materials or architectural style

# Neighborhood Stabilization Overlay

Where can it exist?



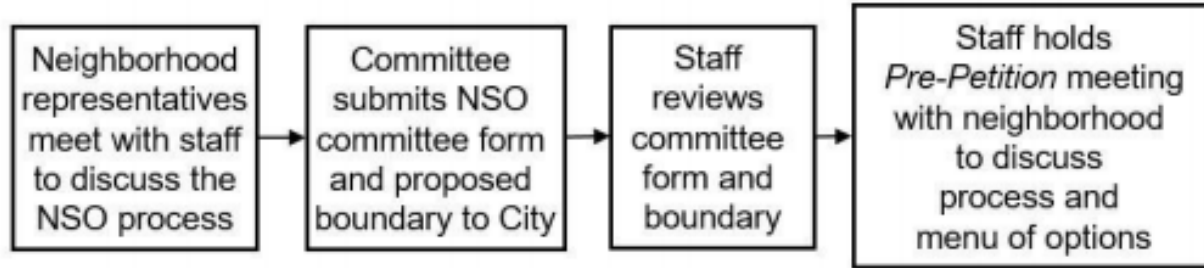
- Area with a single family residential district (R)
- Established neighborhood even though it contains vacant lots
- “A district must contain at least 50 single family structures in a compact, contiguous area, or be an original subdivision if the subdivision contains fewer than 50 single family structures.”

Where can it **not** exist?



- Conservation district or a neighborhood with a historic overlay
- A new subdivision being developed on a tract of land

# City of Dallas Neighborhood Stabilization (NSO) Overlay Request Process

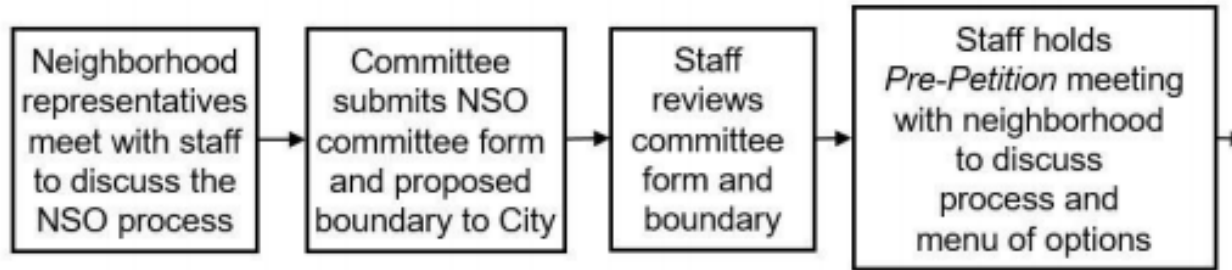


## Overlay Process Checklist:

[https://dallascityhall.com/departments/sustainabledevelopment/DCH%20documents/pdf/NSO\\_Checklist.pdf](https://dallascityhall.com/departments/sustainabledevelopment/DCH%20documents/pdf/NSO_Checklist.pdf)



# City of Dallas Neighborhood Stabilization (NSO) Overlay Request Process



## Overlay Process Checklist:

[https://dallascityhall.com/departments/sustainabledevelopment/DCH%20documents/pdf/NSO\\_Checklist.pdf](https://dallascityhall.com/departments/sustainabledevelopment/DCH%20documents/pdf/NSO_Checklist.pdf)

## NSO in Process:

<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/lovefieldwest.aspx>

# Neighborhood Stabilization Overlay

## Petition Includes:

- Dated signatures

Single Family Structures	Signatures must be dated within <u>  ?</u> months of the neighborhood meeting
50 or less	3 months
50+	6 months

- Application fee, if applicable

Application Fee	Application Fee Waived
Signed with more than 50% but less than 75% of the lots	Signed by 75% of the lots or more
	Authorized pursuant to Section 51A-4.701(a)(1)

- Map showing the boundaries
- List of neighborhood associations
- List of names and addresses of the neighborhood committee members
- Any other information deemed necessary

# Neighborhood Stabilization Overlay

## Today:

- No. 1 – Northaven Estates
- No. 2 – Greenland Hills
- No. 3 – Lakewood North Ridge Estates
- No. 4 – Vanderbilt Marquita
- No. 5 – Casa Linda Estates
- No. 6 – Cochran Heights
- No. 7 - Woodland Drive
- No. 7 - Woodland Expansion
- No. 8 – Cedar Oaks
- No. 9 - Dalewood-Westbrook
- No. 10 - Prestonshire Addition
- No. 11 - University Terrace
- No. 12 - Jackson Heights #4
- No. 13 - La Bajada

# Special Purpose Districts



- Conservation district (C)
- Planned development district (PD)

# Conservation District

**SEC. SEC. 51A-4.505.**

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Definition:

“Intended to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attribute.”



## What it **can** do:

- “Protect physical attributes of an area or neighborhood
- Promote development or redevelopment that is compatible with an existing area or neighborhood
- Promote economic revitalization
- Enhance the livability of the city and
- Ensure harmonious, orderly, and efficient growth.”

(i) Development standards.

- (aa) accessory structures.
- (bb) building and structure height;
- (cc) density;
- (dd) fences and walls;
- (ee) floor area ratio;
- (ff) lot coverage;
- (gg) lot size;
- (hh) off-street parking and loading requirements;
- (ii) permitted uses;
- (jj) setbacks; and
- (kk) stories.

**Conservation District (CD)**

(ii) Architectural standards.

- (aa) architectural styles;
- (bb) building elevations;
- (cc) building materials;
- (dd) chimneys;
- (ee) porch styles;
- (ff) roof form or pitch;
- (gg) roofing materials; and
- (hh) windows.

# Conservation District (CD) – from the Dallas City Code

(D) The CD ordinance may also include, but is not limited to, the following development and architectural standards:

- (i) building relocation;
- (ii) building width;
- (iii) demolition;
- (iv) driveways, curbs, and sidewalks;
- (v) foundations;
- (vi) garage location and entrance;
- (vii) impervious surfaces;
- (viii) landscaping or other natural features;
- (ix) massing;
- (x) paint colors;
- (xi) solar energy systems and the components;
- (xii) steps; or
- (xiii) window and dormer size and location.



# Conservation District (CD)

## Determination of eligibility (form):

- Prior to requesting pre-application meetings or applying for a CD, the neighborhood committee must request a determination of eligibility via a form available by the department that includes:
  - Names/Addresses of neighborhood committee members
    - A committee member designated to receive information from department
  - Map of the area
  - Written statement explaining how the request area was selected
  - List of architectural styles of main buildings and year of construction
  - Written statement describing physical attributes such as: architectural styles, period of significance, and method of construction.
  - Written statement describing how area of request meets Section 51A-4.505(d)(1)(C) – 1 blockface, stable/stabilizing, boundary lines
  - Any other information deemed necessary

## What determines your eligibility?

- “Within 65 days after a complete request for determination of eligibility is submitted, the director shall make a determination of eligibility. An area is not eligible for a CD unless it satisfies all of the following criteria:
  - The area contains at least one blockface.
  - The area must be either "stable" or "stabilizing" as defined in this section.
  - The area is compact and contiguous with boundary lines drawn to the logical edges of the area or subdivision, as indicated by a creek, street, subdivision line, utility easement, zoning boundary line, or other boundary.
  - At least 75 percent of the lots are developed with main buildings that are at least 25 years old.
  - The area has physical attributes that include recognizable architectural style(s).”



## Request Pre-application meetings:

- Submit a request, using a form from the department, within 65 days after area determined eligible
  - Not a CD application
- Within 60 days after a request is submitted, the first of at least two pre-application meetings shall be scheduled
  - Notice sent out 10 days before meeting

## About the meetings:

- Inform determination of eligibility, purpose of a CD, and CD ordinance process
- Discuss/establish list of development/architectural standards the neighborhood is interested in regulating
- The department, within 14 days after last pre-application meeting, will provide the designated committee member the original petition forms. **27**

## CD Application:

- Original Petition Forms, 58% of land or lots
  - Timeline varies depending on number of lots
- Application fee, if applicable:

Application Fee Waived
Signed by 75% of the lots or more
Authorized pursuant to Section 51A-4.701(a)(1)

- Any other information deemed necessary

## Original Petition Forms:

- Map of boundaries
- “List of the development and architectural standards a CD may regulate“
- ”Development and architectural standards established at the pre-application meetings that neighborhood is interested in regulating”
- Name and address of all property owners
- Deadline for the required signatures
- “Statement that by signing the petition, the property owner is indicating support for initiating a process that may result in a change of zoning”

*“Additions to the development and architectural standards established by the neighborhood and listed on the original petition forms may only be recommended by city plan commission and approved by the city council.”*

# Conservation District (CD)

## CD ordinance:

- Neighborhood Meetings – within 30 days after an application is complete
- City prepares a CD ordinance
  - Map – boundaries, description of physical attributes of CD, “regulations for development and architectural standards.”
- Neighborhood meeting to review proposed CD ordinance – at least 30 days prior City Plan Commission Hearing

# Conservation District (CD)

## Work Review Form Application:

Access the application:

[https://dallascityhall.com/departments/sustainabledevelopment/planning/DCH%20Documents/CDWR\\_application\\_12\\_12\\_2013.pdf](https://dallascityhall.com/departments/sustainabledevelopment/planning/DCH%20Documents/CDWR_application_12_12_2013.pdf)

From the website below:

<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/Conservation-Districts.aspx>

### DEPARTMENT OF SUSTAINABLE DEVELOPMENT & CONSTRUCTION CONSERVATION DISTRICT WORK REVIEW FORM

Please provide the following information. If you have any questions or need additional information, please contact City of Dallas Building Inspection at 214-948-4480.

Submit this form and ~~two~~ <sup>two</sup> copies of each applicable site plan, elevations, and specification sheets to the Permit Center, Room ~~105~~ <sup>105</sup>, 320 E. Jefferson, Dallas TX 75203. Please print.

Date: _____	Conservation District: _____
Property Address: _____	
Applicant Name: _____	Phone #: _____
Applicant Address: _____	Fax#: _____
e-mail: _____	
Architecture Style (if applicable): _____	
Description of Proposed Work: _____	
_____	
_____	
_____	

The proposed work was reviewed for compliance with the development standards and design requirements for this Conservation District Ordinance.

The proposed work is:

Approved as submitted – meets development and design standards.

Approved with the following conditions / comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Denied. Application does not meet the following requirements: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

REVIEWED BY: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_ DATE REVIEWED: \_\_\_\_\_

BUILDING PERMIT REQUIRED: Yes / No

# Conservation Districts

## Today:

- View the complete list:

<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/Con-Ordinances.aspx>

- There are 20 Conservation Districts:

Number Ordinance		Conservation District
<a href="#">19910</a>	<a href="#">Map</a>	C.D. #1 - King's Highway
<a href="#">27560</a>		(Amendment to C.D. #1 creating Subarea 6 06/10/2009)
<a href="#">27945</a>		(Amendment to C.D. #1 - 08/11/2010)
<a href="#">20009</a>	<a href="#">Map</a>	C.D. #2 - Lakewood
<a href="#">20366</a>	<a href="#">Map</a>	C.D. #3 - Page Avenue
<a href="#">20367</a>	<a href="#">Map</a>	C.D. #4 - Greiner Area



# Planned Development District

**SEC. SEC. 51A-4.702.**

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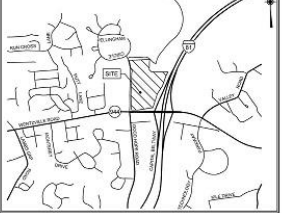
## Purpose:

“Provide 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.”

## Planned Development District (PD) SEC. 51A-4.702.

### General Provisions:

- Uses – contain any use or combination of uses from Division 51A-4.200
- Signs – Detached non-premise sign, see Division 51A-7.500
- Mandatory regulations – “building height, floor area, lot area, lot coverage, density, yards, off-street parking and loading, environmental performance standards, signs, landscaping, and streets and alleys.”
- Codification – Chapter 51P ([click here](#))
- Applicable regulations – see SEC 51A-4.702 for details(6)(A-C)
- Subdistrict – “any identifiable portion of a PD governed by a distinct set of use regulations is treated as though it were a separate zoning district.”
- Residential Proximity Slope - see SEC 51A-4.702(8) for details



**LOCATION MAP**  
SCALE: 1"=2000'

**ZONING DATA**

ZONING DISTRICT:	OFFICE PARK (O-P)
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	HOSPITAL/MEDICAL OFFICE
EXISTING LOT AREA:	43.94 AC
MINIMUM LOT AREA:	48,000 SF
MINIMUM BUILDING SETBACKS:	FRONT: 80 FT SIDE: 40 FT REAR: 40 FT
MINIMUM LOT WIDTH:	150 FT
MAX. IMPERVIOUS COVERAGE:	60%
PROPOSED IMPERVIOUS COVERAGE:	45.41%
MAX. BUILDING COVERAGE:	30%
PROPOSED BUILDING COVERAGE:	5.64%
MAXIMUM BUILDING HEIGHT:	37' (MAY BE INCREASED ONE (1) FOOT FOR EACH ADDITIONAL ONE (1) FOOT THAT SAID BUILDING IS SETBACK FROM THE ADJUTING RESIDENTIAL ZONE, TO A MAXIMUM OF 100 FEET)
PROPOSED BUILDING HEIGHT:	LESS THAN 100 FT
PROPOSED WATER SUPPLY:	PUBLIC
PROPOSED SEWER SERVICE:	PUBLIC

**PARKING DATA**

PROPOSED USE:	108 BED HOSPITAL & 25,000 SF MEDICAL OFFICE
ESTIMATED NO. OF EMPLOYEES:	1,000 EMPLOYEES
REQUIRED PARKING:	
HOSPITAL:	ONE (1) SPACE FOR EACH THREE (3) BEDS, PLUS ONE (1) SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT (108 BEDS / 3) + 800 EMPLOYEES = 638 SPACES
MEDICAL OFFICE:	ONE (1) SPACE FOR EACH 200 SQ. FT. OF GROSS FLOOR AREA (25,000 GFA / 200 SF) = 125 SPACES
PROVIDED PARKING:	8170 = 680 SPACES 10170 = 432 SPACES TOTAL = 1,101 SPACES (23 ACCESSIBLE SPACES)

1. MINIMUM PARKING SPACE ACCESS ANGLES SHALL BE 24 FEET WIDE FOR TWO-WAY TRAFFIC UNLESS OTHERWISE NOTED.
2. MINIMUM PARKING SPACES TO BE 5' X 10' AS SHOWN ON THE PLAN.
3. ACCESSIBLE PARKING SPACES AND SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH HAMPODEN TOWNSHIP AND ADA REQUIREMENTS.

**LOT COVERAGE**

TOTAL LOT AREA:	1,914,069 SF	100.00%
	43.94 AC	
TOTAL BUILDING FOOTPRINT AREA:	107,805 SF	5.64%
TOTAL PAVED AREA:	827,469 SF	32.79%
ESTIMATED TOTAL STORMWATER AREA:	133,767 SF	6.99%
TOTAL IMPERVIOUS COVERAGE:	969,211 SF	45.41%
MAX. PERMITTED IMPERVIOUS COVERAGE:	1,148,441 SF	60.00%
VEGETATIVE COVER (GREEN) AREA:	1,044,858 SF	54.59%



NO.	DATE

SKETCH PLAN  
FOR  
**PROPOSED HOSPITAL SITE**  
FOR  
PENN STATE HEALTH  
HAMPODEN TOWNSHIP, CAMBERLAND COUNTY, PENNSYLVANIA

**Snyder, Secary & Associates, LLC**  
ARCHITECTS - DEVELOPMENT ARCHITECTS  
1000 MARKET STREET, SUITE 1000, YORK, PA 17403  
227 N. MARKET STREET, SUITE 100, YORK, PA 17402  
717.341.2500  
www.snydersecary.com

PROJECT NO.  
17-0286-001  
DATE: 8/20/18  
SCALE: 1" = 100'  
SHEET  
**SK 1.0**





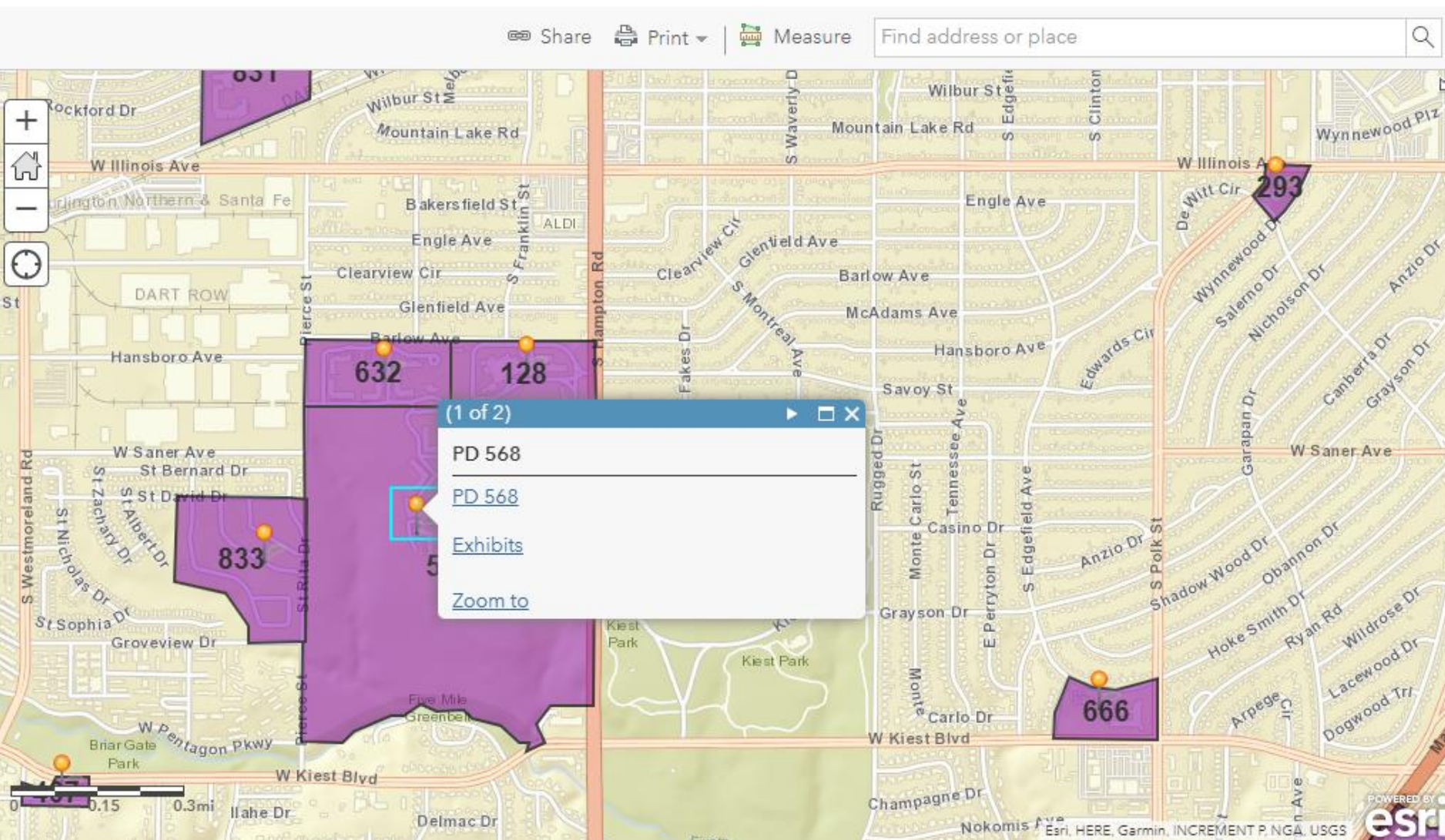
## Planned Development District (PD) SEC. 51A-4.702.

PD application procedure:

- Zoning district change
- Site analysis – e.g., flood plains, creeks, public and private easements etc.
- Development plan – e.g., proposed public or private streets and alleys, building sites etc.
  - Or initially submit a conceptual plan
- Development schedule – Start of construction and rate of development

# Planned Development Districts in the City of Dallas

Access ICP's guide and map:



	Overlay Districts		Special Purpose Districts	
	Historic Overlay	Neighborhood Stabilization Overlay	Conservation Districts	Planned Development District
Purpose	“To protect, enhance and perpetuate places and areas which represent distinctive and important elements of the city’s historical, cultural, social, economic, archeological, paleontological, ethnic, political and architectural history...”	“Intended to preserve single family neighborhoods by imposing neighborhood-specific yard, lot, and space regulations that reflect the existing character of the neighborhood.”	“Intended to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attributes.”	“Provide 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.”
Base zoning changes?	No	No	Yes	Yes
Estimated time	6+ months		12 – 18 months	
Alterations	Routine Maintenance Work (City Staff) OR Landmark Commission Full Review ( <a href="#">click here</a> )	Building permit staff	Work Review Form City staff ( <a href="#">click here</a> )	Building permit staff <b>38</b>



# Thank You!

Jennifer Rangel  
Planning & Community Outreach Director  
Inclusive Communities Project (ICP)  
Phone: 214-939-9239  
[Jrangel@inclusivecommunities.net](mailto:Jrangel@inclusivecommunities.net)

## **Complete List of Overlay Districts:**

- Airport Flight Path AF
- Core Pedestrian Precinct CP
- Historic Overlay
- Institutional ID
- Liquor Control D, D-1
- Secondary Pedestrian Precinct SP
- Modified Delta MD
- Neighborhood Stabilization NSO
- Turtle Creek Environmental Corridor TC
- Shopfront overlay SH [See Article XIII.]
- Height map overlay HM [See Article XIII.]
- Parking Management PM



# HISTORIC OVERLAY DISTRICT

## *Purpose:*

The purpose of this section is to promote the public health, safety and general welfare, and:

- (1) to protect, enhance and perpetuate places and areas which represent distinctive and important elements of the city's historical, cultural, social, economic, archeological, paleontological, ethnic, political and architectural history;**
- (2) to strengthen the economy of the city;
- (3) to increase public knowledge and appreciation of the city's historic past and unique sense of place;
- (4) to foster civic and neighborhood pride and a sense of identity;
- (5) to promote the enjoyment and use of historic resources by the people of the city;
- (6) to preserve diverse architectural styles, patterns of development, and design preferences reflecting phases of the city's history;
- (7) to create a more livable urban environment;
- (8) to enhance property values;

# HISTORIC OVERLAY DISTRICT

## *Purpose:*

- (9) to provide financial incentives for preservation;
- (10) to protect and enhance the city's attraction to tourists and visitors;
- (11) to resolve conflicts between the preservation of historic resources and alternative land uses;
- (12) to integrate historic preservation into public and private land use planning;
- (13) to conserve valuable resources through use of the existing building environment;
- (14) to stabilize neighborhoods;
- (15) to increase public awareness of the benefits of historic preservation;
- (16) to maintain a harmony between new and historic structures so that they will be compatible in scale, form, color, proportion, texture and material; and
- (17) to encourage public participation in identifying and preserving historic resources.

# Neighborhood Stabilization Overlay SEC 51A-4.507

## Findings and Purpose:

- “The city council finds that the construction of new single family structures that are incompatible with existing single family structures within certain established neighborhoods is detrimental to the character, stability, and livability of that neighborhood and the city as a whole.
- The neighborhood stabilization overlay is intended to preserve single family neighborhoods by imposing neighborhood-specific yard, lot, and space regulations that reflect the existing character of the neighborhood. The neighborhood stabilization overlay does not prevent construction of new single family structures or the renovation, remodeling, repair or expansion of existing single family structures, but, rather, ensures that new single family structures are compatible with existing single family structures.
- The yard, lot, and space regulations of the neighborhood stabilization overlay are limited to facilitate creation and enforcement of the regulations.”

# Neighborhood Stabilization Overlay Boundaries:

## ***Definitions:***

- (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."
  
- (3) "A district must contain at least 50 single family structures in a compact, contiguous area, or be an original subdivision if the subdivision contains fewer than 50 single family structures. *Boundary lines should be drawn to include blockfaces on both sides of a street, and to the logical edges of the area or subdivision, as indicated by a creek, street, subdivision line, utility easement, zoning boundary line, or other boundary. Boundary lines that split blockfaces in two should be avoided. The minimum area of a subdistrict within a district is one blockface.*"

## **Complete List of Special Purpose Districts :**

- Conservation district (C)
- Planned development district (PD)
- Parking district P(A)

## ***Definitions:***

(2) “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.”

(8) “STABLE means that the area is expected to remain substantially the same over the next 20 years with continued maintenance of the property. While some changes in structures, land uses, and densities may occur, all such changes are expected to be compatible with surrounding development.”

(9) “STABILIZING means that the area is expected to become stable over the next 20-year period through continued reinvestment, maintenance, or remodeling. shed CD.”

(D) If the director determines that the area is eligible for a CD, the director shall notify the designated neighborhood committee member in writing. Notice is given by depositing the notice properly addressed and postage paid, return receipt requested, in the United States mail. The director's determination that an area is eligible for a CD may not be appealed.

(E) After the director determines an area is eligible for a CD, the boundaries may only be changed by city council at a public hearing to consider a proposed CD or by a request for a new determination of eligibility after the original determination of eligibility expires. A request for a new determination of eligibility with different boundaries must be made before a neighborhood committee may request pre-application meetings or apply for a CD.

(F) If the director determines that the area is not eligible for a CD, the director shall notify the designated neighborhood committee member in writing why the proposed area is not eligible. Notice is given by depositing the notice properly addressed and postage paid, return receipt requested, in the United States mail. The director's determination that an area is not eligible for a CD classification may be appealed to the city plan commission by the neighborhood committee.

(G) An appeal of a determination that an area is not eligible for a CD is made by filing a written notice of appeal with the director. The notice of appeal must be filed within 30 days after the director provides written notice to the designated neighborhood committee member. The sole issue on appeal is whether the director erred in the determination of eligibility. The city plan commission shall consider the same criteria that the director is required to consider.

(H) The city plan commission's determination of eligibility on appeal is final. If the city plan commission determines that the area is not eligible for a CD, no further requests for determination of eligibility may be considered for the area of request for two years from the date of its decision. A property owner within the area of request may apply for a waiver of the two-year limitation period pursuant to Section 51A-4.701(d)(3).

# Conservation District (CD)

## Application for a CD –

- Original Petition Forms continued:

(i) The original petition forms submitted with the dated signatures of property owners within the area determined eligible for a CD in support of the proposed CD that represent at least 58 percent of the land, excluding streets and alleys, within the proposed CD or 58 percent of the lots within the proposed CD.

(aa) For a proposed CD with 200 or fewer lots, the signatures on the original petition forms must be dated within 12 months following the date the original petition forms are provided to the designated neighborhood committee member.

(bb) For a proposed CD with 201 to 500 lots, the signatures on the original petition forms must be dated within 15 months following the date the original petition forms are provided to the designated neighborhood committee member.

(cc) For a proposed CD with more than 500 lots, the signatures on the original petition forms must be dated within 18 months following the date the original petition forms are provided to the designated neighborhood committee member.



# Miscellaneous

- Application Fees
- Zoning Change (City Plan Commission & City Council Process)

# Application fees, when applicable

## **Zoning Fee/Sign Schedule**

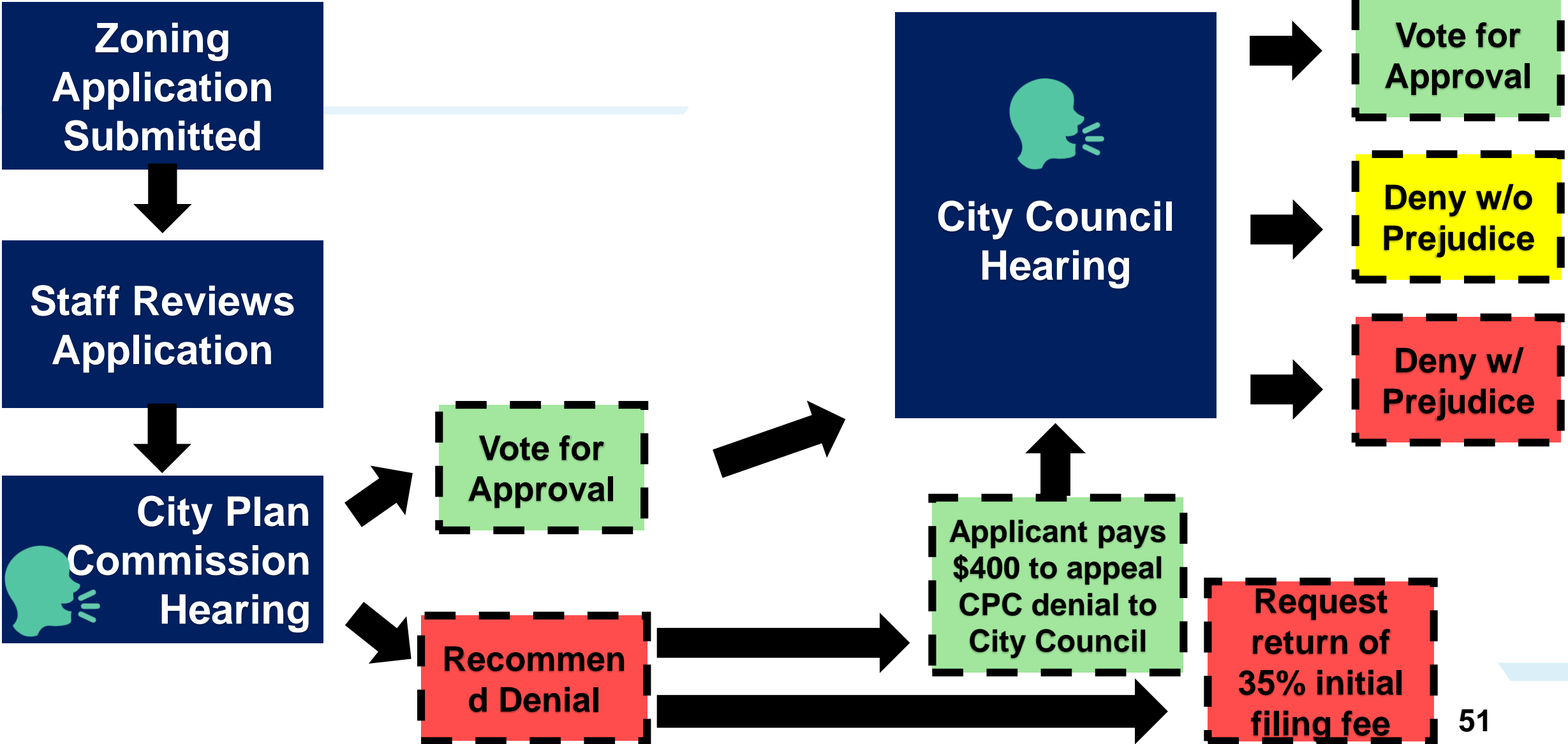
<b>General Zoning Change</b>	<b>0 to 1 acre</b>	<b>&gt;1 acre to 5.0 acres *</b>	<b>&gt;5.0 acres to 15 acres *</b>	<b>&gt;15.0 acres to 25 acres *</b>	<b>&gt;25.0 acres *</b>
Fee	\$1,050.00	\$2,610.00	\$5,820.00	\$9,315.00	\$9,315 + \$113 for each acre over 25 to a maximum of \$37,500
Notification area	200 ft.	300 ft.	400 ft.	400 ft.	500 ft.

Includes Conservations Districts and Historic Overlay Districts.

For the most up to date Zoning Application Packet visit:

<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/zoning.aspx>

# Zoning Change Request Process



# Sources

City of Dallas (2019). Neighborhood Stabilization Overlay (NSO). Retrieved from

<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/NSO.aspx>

City of Dallas (2019). Historic Preservation. Retrieved from

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City of Dallas (2019). Dallas Development Code. Retrieved from

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City of Dallas (2019). Conservation Districts. Retrieved from

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American Planning Association (2019). Property Topics and Concepts. Retrieved from

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