Single Family Housing Standards

Quality of Life Committee

May 14, 2007

Purpose

- To brief the Council Committee on the final recommendations of the Single Family Task Force.

Background

- In 2004, City Council appointed the Single Family Task Force to study and make recommendations on issues regarding quality of life and livability of housing and neighborhoods.

Concerns

- Quality of construction
- Neighborhood character and layout
- Appropriate infill
- Minimum home size
- Impact of cumulative zoning
- Public safety
- Environmental issues

Concerns

- Parking and garage requirements
- Lot coverage
- Impervious coverage
- Maximum floor area
- Adjacency issues
- Tree preservation

Task Force

- 27 members representing a cross section of neighborhoods, non-profit builders, for-profit builders, architects, urban designers, preservationist and community representatives.
- Committee worked over the course of 17 meetings to develop recommendations on specific code amendments and policy directives on future long range initiatives.

Task Force Recommendations

Code amendments

- Building materials
- Impervious lot coverage
- Neighborhood access
- Minimum home size
- Minimum lot width

Task Force Recommendations

Policy statements

- Revise residential zoning districts
- Compatibility of infill
- Promote green building practices
- Training for Boards and Commissions
- Code enforcement

Building Code Amendment

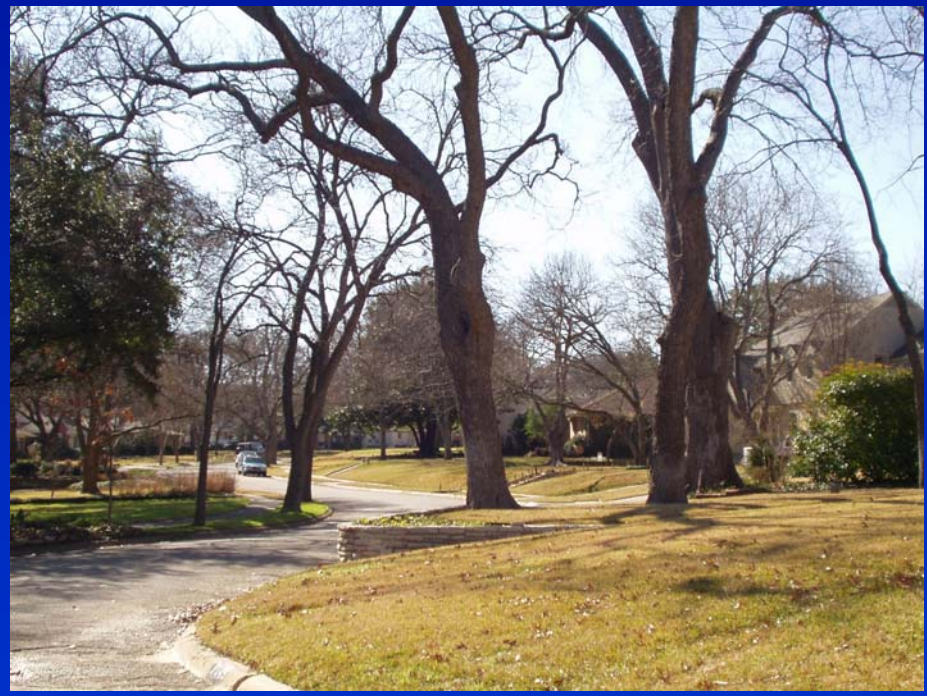
Building Materials

- Pursue a local amendment to the Building Code to ensure at least a 25-year durability on exterior materials for single family dwellings.

Development Code Amendments

Impervious Cover

- Amend the Development Code to require at least 65 percent of the undeveloped area on a single family lot to be permeable.



Development Code Amendments

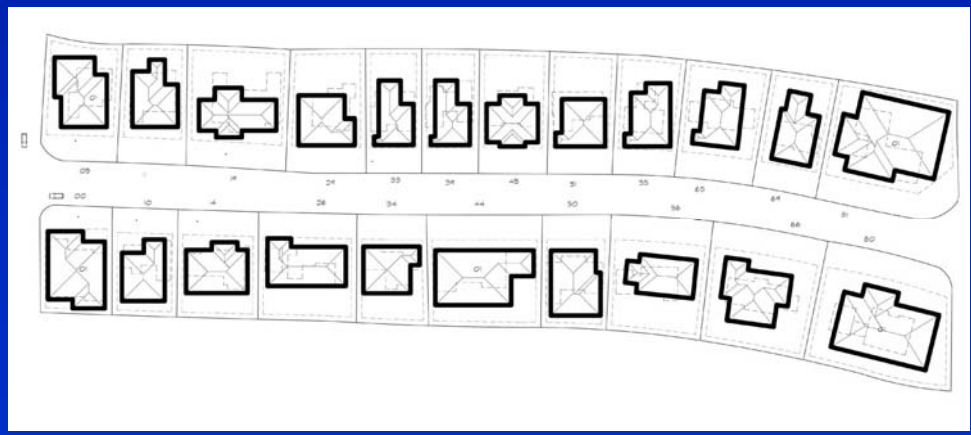
Neighborhood Access

- Amend the Development Code to require subdivisions, whether it has a public or private street system, containing over 35 dwelling units must have a minimum of 2 access points to public streets. Developments larger than 70 dwelling units must have a minimum of 3 access points to public streets. This amendment will ensure access for police, fire and emergency vehicles.

Development Code Amendments

Minimum Floor Area

- Amend the Development Code to specify a minimum floor area for single family dwellings in each zoning district:
  - R-5 (A) 1,200 SF
  - R-7.5 (A) 1,600 SF
  - R-10 (A) 2,000 SF
  - R-13 (A) 2,000 SF
  - R-16 (A) 2,000 SF
  - R-1/2 ac (A) 2,000 SF
  - R-1 ac (A) 2,000 SF



Development Code Amendments

Minimum Lot Width

- Amend the Development Code to provide minimum lot widths at the front setback line:
  - R-5 (A) 40 FT
  - R-7.5 (A) 50 FT
  - R-10 (A) 65 FT
  - R-13 (A) 65 FT
  - R-16 (A) 65 FT
  - R-1/2 ac (A) 65 FT
  - R-1 ac (A) 65 FT

Policy Statements

Residential Districts

- Recommendation for a comprehensive revision to the residential zoning districts and the elimination of cumulative development rights. Encourage innovative zoning strategies, which take into consideration the character of neighborhoods.

Policy Statements

Energy Conservation and Green Building Practices

- Create incentives to encourage and promote conservation of energy and resources in new home development and construction. The City of Dallas should strive to become a leading example for green housing development.

Policy Statements

Training

- The City should provide regular, comprehensive training for boards and commissions regarding pertinent City ordinances. Training and orientation on the content and intent of the Development Code, State regulations, as well as relevant rules of procedure should include new employees as well as board and commission members.

Policy Statements

Incompatible Development and Adjacency Issues

- Section 51A-8.503(a) of the Development Code considers the character of the area only as it relates to lot size and dimension within a proposed subdivision. The City should expand these criteria to achieve compatible development patterns.

Policy Statements

Code Enforcement and Building Inspections

- Policy and regulatory changes must be analyzed and the City must adequately staff and fund Code Enforcement and Building Inspections to achieve the goal of quality single family detached housing.

Next Steps

Implementation

- Code amendment recommendations
  - Begin to process amendments through ZOAC and the Planning Commission
    - Impervious cover
    - Neighborhood access
    - Minimum floor area
    - Minimum lot width

Next Steps

Implementation

- Code amendment recommendations
  - Begin to process amendments through Building Code Advisory and Appeals Board
    - 25 year durability of materials

Next Steps

Policy Initiatives

- Some recommendations already underway
  - Energy conservation and green building initiatives
  - Training
  - Code Enforcement and Building Inspections
- Remaining recommendations will be worked into the departmental work plan
  - Revision of residential districts
  - Revision of compatibility criteria

Committee Direction

- Direction to staff regarding implementation of code amendments and policy initiatives.