

ORDINANCE NO. 1865

An Ordinance amending Sections 2.3.030 and 6.1.030 of the Dallas Development Code, relating to Development Standards for buildings in the Central Business District.

WHEREAS, the Dallas Planning Commission considered amendments to the Dallas Development Code relating to the Type I application referral process; and

WHEREAS, the City duly notified the Oregon Department of Land Conservation and Development of the proposed Development Code amendments not less than 35 days prior to the first evidentiary hearing and the Department did not object to the proposed changes; and

WHEREAS, the Dallas Planning Commission held a public hearing on said amendments, on November 9, 2021, at which time the public was given full opportunity to be present and heard on the matter; and

WHEREAS, the Dallas City Council held a public hearing on said amendments on December 6, 2021, at which time the public was given full opportunity to be present and heard on the matter; and

WHEREAS, the City Council found and hereby finds that the proposed amendments to Sections 2.3.030 and 6.1.030 of the Dallas Development Code, relating to Development Standards for buildings in the Central Business District, as set forth in the Legislative Amendment attached hereto as Attachment B, and by reference incorporated herein, are in the public interest to approve; NOW, THEREFORE,

THE CITY OF DALLAS DOES ORDAIN AS FOLLOWS:

Section 1. The Legislative Amendment attached hereto as Exhibit A, amending Sections 2.3.030 and 6.1.030 of the Dallas Development Code is hereby adopted and approved.

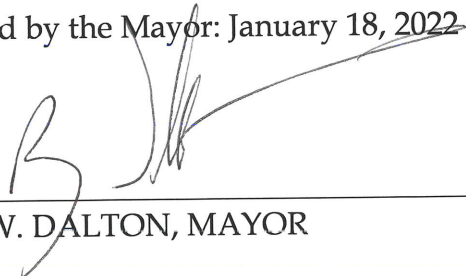
Section 2. The Staff Report of City Manager Brian Latta dated December 6, 2021, inclusive of the exhibits attached thereto, all of which are in the record of the proceeding, is hereby adopted as the findings and conclusions of the City Council in support of the adoption of said Legislative Amendment, and the text amendments to the Dallas Development Code, as set forth herein.

Read for the first time: January 3, 2022

Read for the second time: January 18, 2022

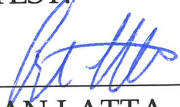
Adopted by the City Council: January 18, 2022

Approved by the Mayor: January 18, 2022



BRIAN W. DALTON, MAYOR

ATTEST:



BRIAN LATTA,
CITY MANAGER

APPROVED AS TO FORM:



LANE P. SHETTERLY,
CITY ATTORNEY

EXHIBIT A

Proposed Revision to Central Business District Height Requirement

Key:

P = Permitted, subject to site/development review

S = Permitted with standards (Section 2.3.030)

CU = CU permit required (Chapter 4.3)

N = Not permitted

2.3.030 Development Standards

The development standards in Table 2.3.030 apply to all new structures, buildings, and development, and major remodels, in the Commercial Districts.

Table 2.3.030 – Development Standards for Commercial Districts				
<i>Standard</i>	CBD	CG	CN	<i>[Reserved]</i>
Minimum Lot Area* (square feet) *Development must conform to lot width, depth, yard setback, landscaping, and coverage standards.	5,000 sf minimum			
Minimum Lot Width/Depth	20 ft			
<i>Building/Structure Height</i>				
Minimum Building Height for new buildings located within the Downtown Pedestrian Core Area (see Section 6.1.030 – Definitions for a map of the Downtown Pedestrian Core Area)	2 stories, or 22 ft.	N/A	N/A	
Maximum Building Height	5 Stories, or 64 ft	3, or Stories 40 ft	3, or Stories 40 ft	
Maximum Building Height for mixed-use projects (residential above commercial) See Section 2.3.070B	8 Stories, or 100 ft	5, or Stories 64 ft	NA	
<i>Fences and Screening Walls</i> See also, Sections 3.1.020N, Vision Clearance; and 3.2.050, Fences and Walls	Allowed for screening and security only. Some fences and walls may be subject to Site Design Review when they exceed the height standards that are prescribed in Section 3.2.050.			

EXHIBIT A

<p>Lot Coverage/Impervious Surface: Max. Lot Coverage by All Impervious Surfaces (Building Foundation, Pavement, etc.) subject to civic space, landscaping, parking, and other code requirements, as applicable</p>	90%	80%	80%	
<p>Min. Landscape Area Requirement (% site area), may include portion of required Civic Space, per Section 2.3.090. See also, Section 3.2.030C.</p>	5%	10%	10%	
<p>Minimum Setbacks (feet):</p>				
<p>Front, Street, Side, and Rear property lines</p>	<p>0 ft except as otherwise required for Civic Space, for future street improvement (per Transportation System Plan), for utilities or clear vision at street intersection, or as required by other applicable codes; and a minimum setback of 10 ft is required abutting a Residential District</p>			
<p>Garage Opening, setback from public right of way</p>	<p>10 ft (no parking/backing movement by vehicles)</p>			
<p>Alley Setback</p>	<p>7 ft</p>			
<p>Build-To Line (feet): New Buildings Only: At least one primary building entrance shall be built no farther from the street right-of-way than the build-to line; except where a greater setback is required for a Planned Street Improvement, then the build-to line increases proportionately. The build-to line may also be increased through Site Design Review when pedestrian amenities are provided between a primary building entrance and the street right-of-way. (See also, Section 2.3.090.)</p>	<p>0 ft; may be increased when civic space is provided between a primary building entrance and street</p>	<p>10 ft; may be increased in the following situations: Increase setback to provide Civic Space and pedestrian amenities between primary building entrance and street. Project abuts a Residential District and the increase is to provide a transition to abutting residential yards Commercial center has multiple buildings oriented to a shopping street, per Section 2.2.060.D</p>		

Section 6.1.030 – Definitions

Downtown Pedestrian Core Area – As indicated below in Figure 1 – Downtown Pedestrian Core Area, an area bound by Main Street on the west, SE Court Street on the south, SE Jefferson Street on the east and SE Mill Street on the north. The area includes buildings and lots on the west side of Main Street, the south side of SE Court Street, the east side of SE Jefferson Street and the north side of SE Mill Street that have frontage on the respective streets as well as those buildings and lots that are located diagonally from ordinal points of the defined area.

EXHIBIT A

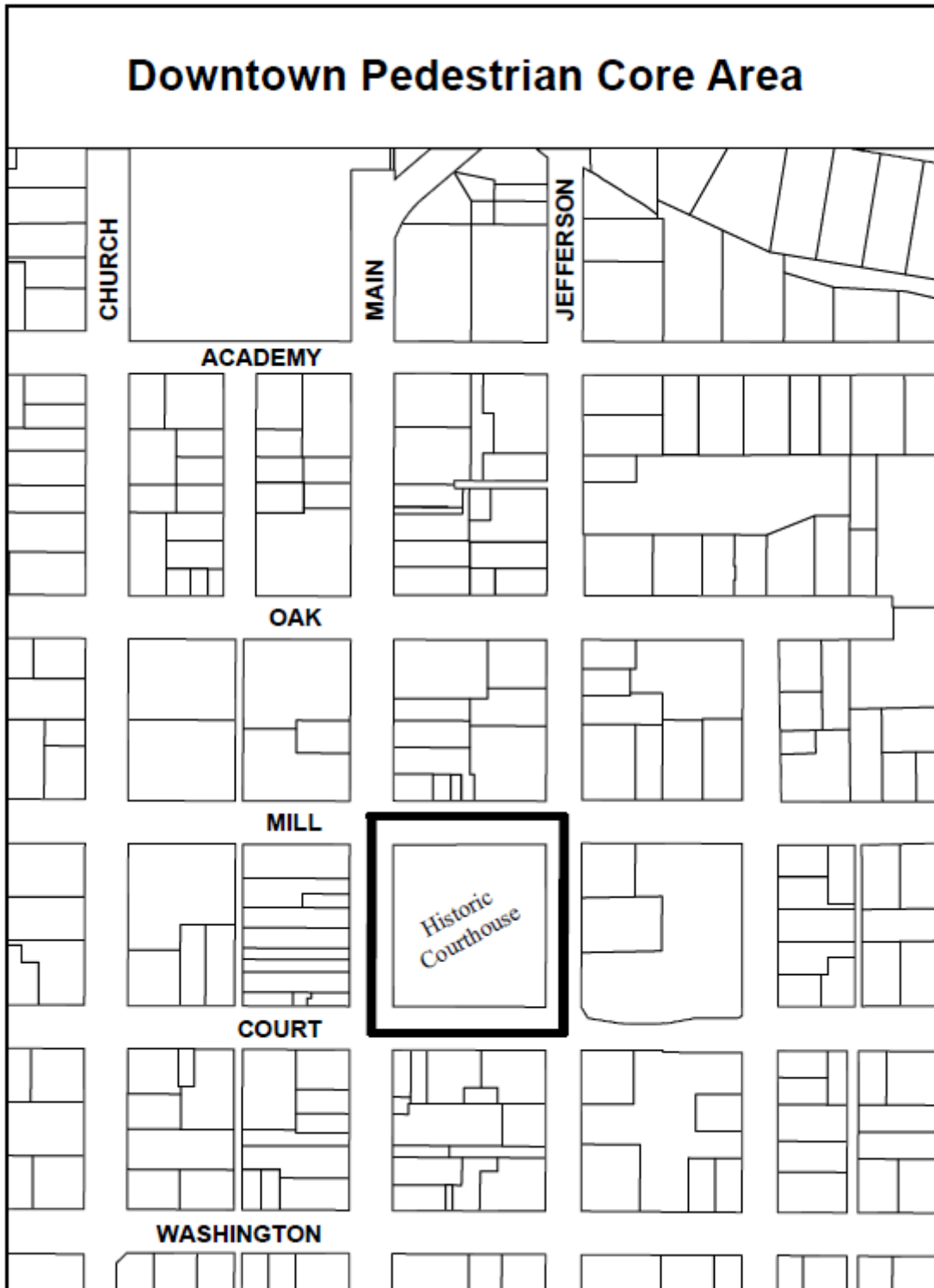


Figure 1 – Downtown Pedestrian Core Area