



# Dallas Zoning Reform

## Simple. Clear. Future Ready.

***Dallas Zoning Reform***

***Dallas City Council***

*Presented by Camiros (August 20, 2025)*

August 2025

## ***Dallas Zoning Reform - Goals***



# **Dallas Zoning Reform**

## **Simple. Clear. Future Ready.**

### **Simple.**

Streamlined regulations  
that reduce unnecessary  
complexity.

### **Clear.**

Rules that are  
understandable by everyone,  
not just specialists.

### **Future Ready.**

Designed for the Dallas  
we're becoming, not the  
Dallas of yesterday.



Dallas Zoning Reform  
Simple. Clear. Future Ready.



camiros



# Dallas Zoning Reform - Objectives

What are the objectives of the Dallas Zoning Reform process?

- **Implement** Forward Dallas
- **Organize** code as user-friendly, predictable, consistent
- **Create** new opportunities for diverse + affordable housing
- **Promote** sustainable + resilient development
- **Integrate** objective design standards into the districts
- **Reduce** dependence on process approvals
- **Increase** transparency of development process approvals



# Overview of Process



**PHASE 1:**  
Code Diagnostic

**PHASE 2:**  
Drafting, Public Review, +  
Revision

**PHASE 3:**  
Council  
Consideration  
for Approval



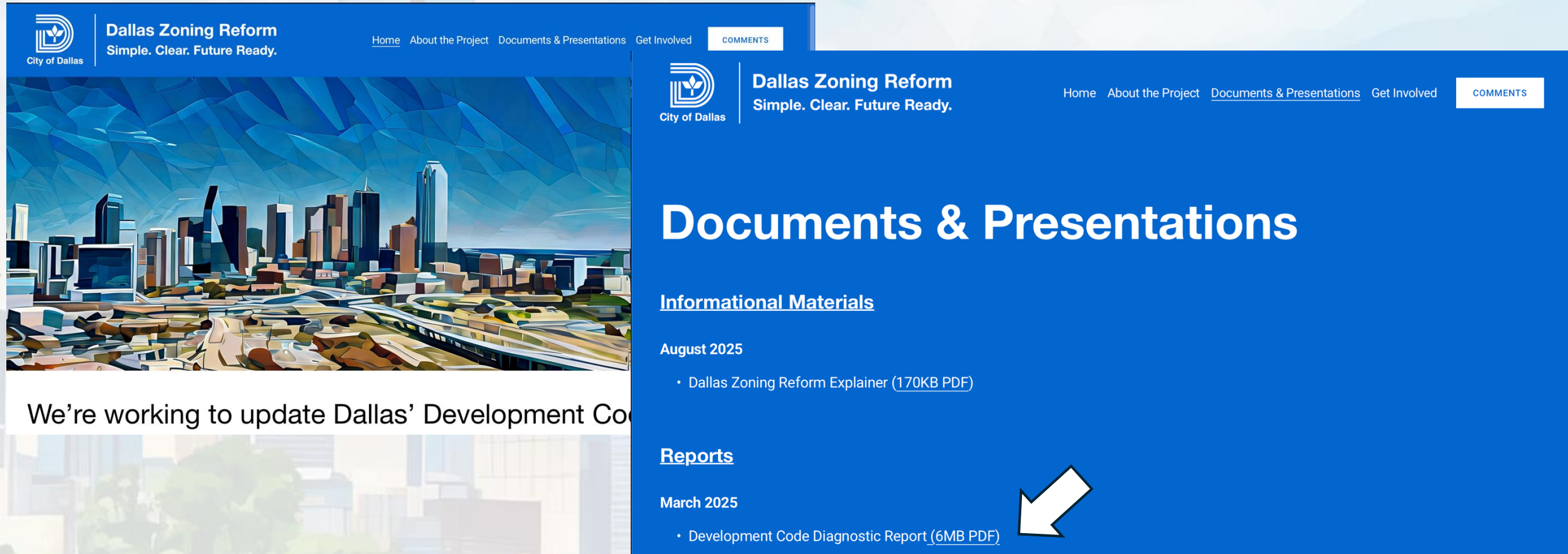
Dallas Zoning Reform  
Simple. Clear. Future Ready.



camiro

## Website/Code Diagnostic

[www.DallasZoningReform.com](http://www.DallasZoningReform.com)



The screenshot displays the Dallas Zoning Reform website. The header includes the City of Dallas logo, the project name 'Dallas Zoning Reform' with the tagline 'Simple. Clear. Future Ready.', and navigation links: Home, About the Project, Documents & Presentations, Get Involved, and a COMMENTS button. The main content area is titled 'Documents & Presentations' and is divided into two sections: 'Informational Materials' and 'Reports'. Under 'Informational Materials', there is a section for 'August 2025' with a link to 'Dallas Zoning Reform Explainer (170KB PDF)'. Under 'Reports', there is a section for 'March 2025' with a link to 'Development Code Diagnostic Report (6MB PDF)'. A white arrow points to this link. On the left side of the screenshot, a partial view of another page shows a cityscape illustration and the text 'We're working to update Dallas' Development Co'.

**Dallas Zoning Reform**  
Simple. Clear. Future Ready.

Home About the Project Documents & Presentations Get Involved COMMENTS

# Documents & Presentations

### Informational Materials

August 2025

- Dallas Zoning Reform Explainer (170KB PDF)

### Reports

March 2025

- Development Code Diagnostic Report (6MB PDF)

We're working to update Dallas' Development Co



# Phase 1: The Code Diagnostic

- What goes into a Diagnostic?
  - An in-depth review of current regulations
  - Evaluation of stakeholder comments
    - Over 30 participants (December 2023)
  - Discussions with staff who work with the Code
- What is in a Code Diagnostic?
  - Identify current issues, best practices, common special approvals
  - Present concepts + regulatory approaches that set direction for Code drafting
- What is the purpose of these meetings?
  - Gather additional feedback to inform Code drafting

*Please note: The Code Diagnostic will not be revised; it is intended to spur discussion, get additional feedback*



# Code Diagnostic Overview

Certain recommendations within the Code Diagnostic may be impacted by recent TX legislation

## Organization

- Arrange the code in a clear, logical order with helpful graphics
- Place all zoning and subdivision rules together in a new Chapter 63 of the City Code

## Uses

- List all uses in a simple, easy-to-read matrix
- Define all uses
- Simplify approval of uses
- Consider ending the requirement for renewal of SUP

## Districts

- Simplify/streamline single-family districts
- Add new “gentle density” residential districts to allow more housing options at the neighborhood scale
- Finetune multi-family + townhouse districts
- Create commercial/mixed-use districts that reflect the scale + function of Dallas’ activity centers
- Update the range of industrial districts
- Ensure special purpose + overlay districts address unique, specific conditions

TABLE 8-1: USE MATRIX

P = Permitted Use | C = Conditional Use | Blank is Prohibited

	R-R	R-E	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	C-TR	C-NC	C-MU	C-G	C-R	CBD	I-L	I-H	I-MU	AFC	INST	Use Standards
PRINCIPAL USES																				
Agriculture	P																	P		Sec. 8.3.A
Airport															C	C				
Alternative Correctional Facility																			C	
Amusement Facility - Indoor										P	P	P	P							
Amusement Facility - Outdoor											P	P	P		C		P			
Animal Care Facility - With Outdoor Area										C	P	P	P		P		P	P		Sec. 8.3.B
Animal Care Facility - Fully Indoors										P	P	P	P		P		P	P		Sec. 8.3.B
Animal Shelter															P		C	P	P	Sec. 8.3.B
Art Gallery										P	P	P	P	P						
Arts and Fitness Studio										P	P	P	P	P						
Banquet Hall											P	P	P	P				P		Sec. 8.3.C
Bathhouse											P	P	P	P						
Bed and Breakfast - No Reception Facilities	P	P	P	P	P	P	P	P			P	P	P	P				P		Sec. 8.3.D
Bed and Breakfast - With Reception Facilities	C	C	C	C	C	C	C	C			P	P	P	P				P		Sec. 8.3.D
Body Modification Establishment											P	P	P	P						
Broadcasting Facility - With Antennae												P	P	P	P	P	P		P	
Broadcasting Facility - No Antennae												P	P	P	P	P	P		P	
Campground/RV Park												P	P					P		Sec. 8.3.E
Car Wash											P	P	P	P	P	P	P			Sec. 8.3.F
Care Home - 8 or fewer residents	P		P	P	P	P	P		P	P	P	P	P					P		Sec. 8.3.G
Care Home - 9 or more residents	C		C	C	C	C	C		C	C	C	C	C					C		Sec. 8.3.G
Cemetery																			P	
Children's Home																			P	
Commercial Kitchen											P	P	P	C	P		P		P	
Community Center	C	C	C	C	C	C	C	C			P	P	P						P	
Community Garden	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P	Sec. 8.3.H
Community Service Center										C	P	P	P	P				P		
Convention Center														C					C	
Cottage Court Development				P	P	P	P	P												Sec. 8.3.I
Cultural Facility									P	P	P	P	P	P				P	P	
Data Center															C	C				Sec. 8.3.J



# Code Diagnostic Overview

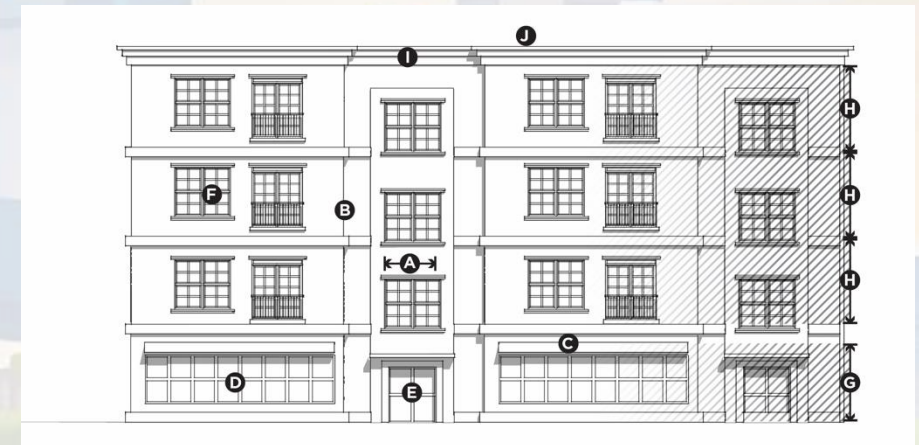
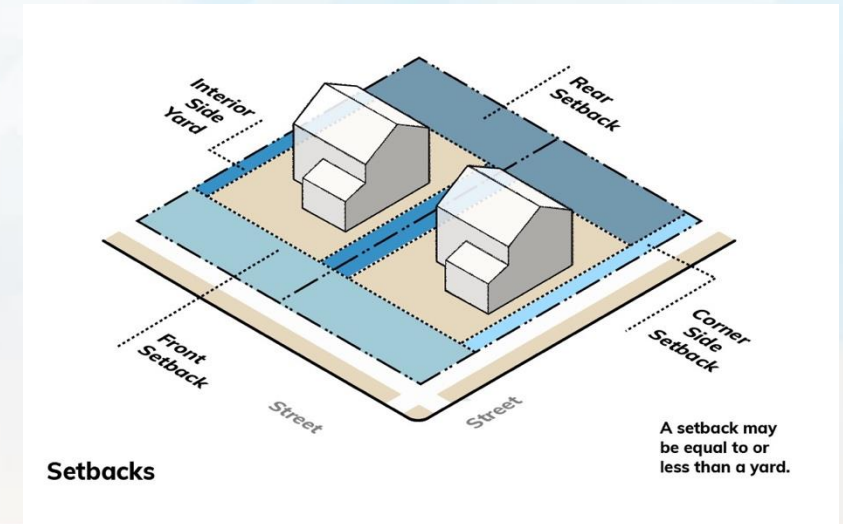
Certain recommendations within the Code Diagnostic may be impacted by recent TX legislation

## District Controls

- Clearly define building setbacks + yards
- Add limits on impervious surface to help manage stormwater
- Replace “residential proximity slope” with context-based transition rules
- Remove outdated measures like dwelling units per acre, FAR
- Add design standards to the districts

## General Development Standards

- Add standards for exterior lighting
- Create a full set of standards for accessory structures
- Align new parking reform standards
- Ensure landscape requirements are comprehensive + consistent
- Regulate signs by type + location to fit each district’s form + function





# Code Diagnostic Overview

Certain recommendations within the Code Diagnostic may be impacted by recent TX legislation

## Administrative Regulations

- Remove limits on what types of variances can be granted
- Add an option for small administrative modification
- Review when + how site plan review is required
- Ensure the subdivision process is objective + predictable

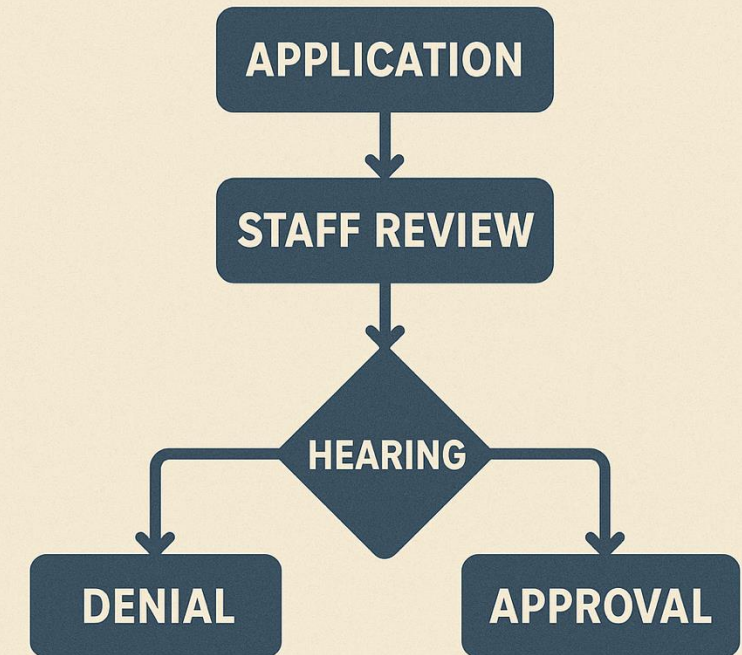
## Planned Development

- Reduce reliance on planned development

## Nonconformities

- Provide clear rules for each type of nonconforming situation
- Allow some limited flexibilities for existing nonconforming single-family homes

## DALLAS ZONING APPROVAL



## Engagement to Date

Code Diagnostic Released March 2025

- Presentation to ZOAC – March 2025
- Presentations to CPC (2) – June 2025
- Public Meetings (7) – June, July 2025

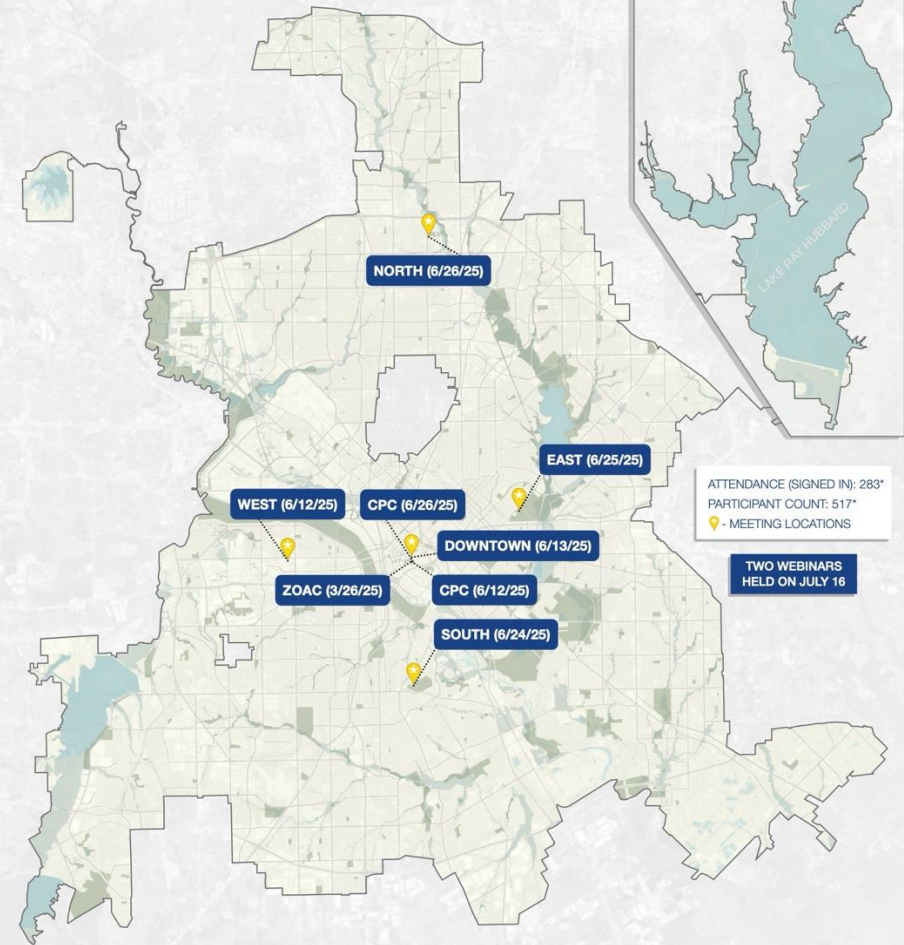
Attendance (All Meetings + Webinar): 517 Persons

Continue to receive comments through form + email

*To date:*

- *Written comments at meeting: 70*
- *Emails: 27 (as of 7/25)*
- *Form Comments: 15 commenters (as of 8/12)*

### CODE DIAGNOSTIC PUBLIC MEETINGS ALL MEETING LOCATIONS



\*These maps use graduated symbols to represent the number of attendees from each zip code, based on sign-in data voluntarily provided by participants. Not all participants chose to sign in or provide their zip code, so some areas may be underrepresented. The participant count number is based on a headcount and is a general estimate of the actual number of people attending.



## Key Feedback Received to Date

- Process should be transparent
- Concern regarding protections for existing single-family neighborhoods; protect character
- Support for more housing options, gentle density
- Support + concern regarding allowing ADUs by-right
- Support + concern regarding elimination of Residential Proximity Slope + how transitions to single-family would be handled
- Support + concern regarding the elimination of SUP renewal requirements + potential administrative approvals
- Concern regarding heavy industrial in close proximity to residential
- Concern regarding the relationship to Forward Dallas; frustration with Forward Dallas process + outcome



# Ongoing Engagement

## Immediate Steps:

- **NEW - “September Series”**
  - Listening series open to the public
  - Repeats the format of Dec. 2023 Stakeholder meetings
  - September 9, 11, 16
- Release informational material – for example:
  - *What is zoning?*
  - *What is the Zoning Map?*
  - Both written + multimedia material
- Comment period on Code Diagnostic
  - Close on Oct 3<sup>rd</sup>; comments posted shortly after on project website





# Timeline

## CD Released March 2025

Initial Public Engagement  
“September Series”  
Informational Material

**PHASE 1:**  
Code Diagnostic

**PHASE 2:**  
Drafting, Public Review, +  
Revision

**PHASE 3:**  
Council  
Consideration  
for Approval

## March 2025 – Oct. 2025

Close comments Oct 3<sup>rd</sup> on  
Code Diagnostic

*\* Comment form/email remain open,  
and comments will continue to be  
accepted throughout the process*



Dallas Zoning Reform  
Simple. Clear. Future Ready.



camiros

# Timeline

**Fall 2025 –  
Spring 2026**

**Spring/  
Summer 2026**

**Fall/  
Winter 2026**

**PHASE 1:**  
Code Diagnostic

- Code drafting
- Release of informational material

**PHASE 2:**  
Drafting, Public Review, +  
Revision

- Public Draft 1.0
- Open houses, engagement
- Information material

**PHASE 3:**  
Council  
Consideration  
for Approval

- Public Draft 2.0 (Redline)
- Workshops, engagement
- Information material





# Timeline

**Winter 2026/2027**

**PHASE 1:**  
Code Diagnostic

**PHASE 2:**  
Drafting, Public Review, +  
Revision

**PHASE 3:**  
Council  
Consideration  
for Approval

Begin public hearings  
+ adoption process



Dallas Zoning Reform  
Simple. Clear. Future Ready.



camiros

# Communications Plan (Zoe Comm)

## Goal

Build trust and increase understanding of zoning reform by connecting it to residents' everyday lives through consistent, community-centered communication.

## Challenges

- Create understanding of the role of zoning
- Assuage residual concerns from Forward Dallas
- Make sure the process is transparent
- Ensure engagement is meaningful

## Messaging

Zoning reform is city-building done right and done together.

- Affirm identity (“Your voice matters”)
- Simplify zoning concepts
- Normalize confusion
- Highlight local voices/stories
- Promote community agency
- Emphasize shared ownership



# Communications Plan (Zoe Comm)

**In addition to formal events (meetings, workshops, open houses), engagement will include:**

## **Phase 1: “Zoning 101 – What It Means for You”**

**Timing:** Code Diagnostic + internal drafting

- Zoning 101 handouts + videos
- Zoning mythbusters (handouts + videos)
- Social media engagement

## **Phase 2: “Zoning in Your City”**

**Timing:** Pre-release/Release of Public Draft 1.0

- Pop-ups (“Zoning Tour”)
- Community storytelling (zoning concerns)
- Listening sessions/meetings with groups

## **Phase 3: “You Have a Say – Let’s Shape the Future”**

**Timing:** Public Review of Draft 1.0

- Virtual meetings
- Zoning Champions program
- Interactive activities for community stories



# Dallas Zoning Reform

## Simple. Clear. Future Ready.

***Dallas Zoning Reform***

***Dallas City Council***

*Presented by Camiros (August 20, 2025)*

August 2025