Dallas Zoning Reform

Dallas City Council

Presented by Camiros (August 20, 2025)

August 2025

Dallas Zoning Reform - Goals

City of Dallas

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.

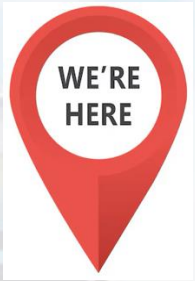
Designed for the Dallas we're becoming, not the Dallas of yesterday.

Dallas Zoning Reform - 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



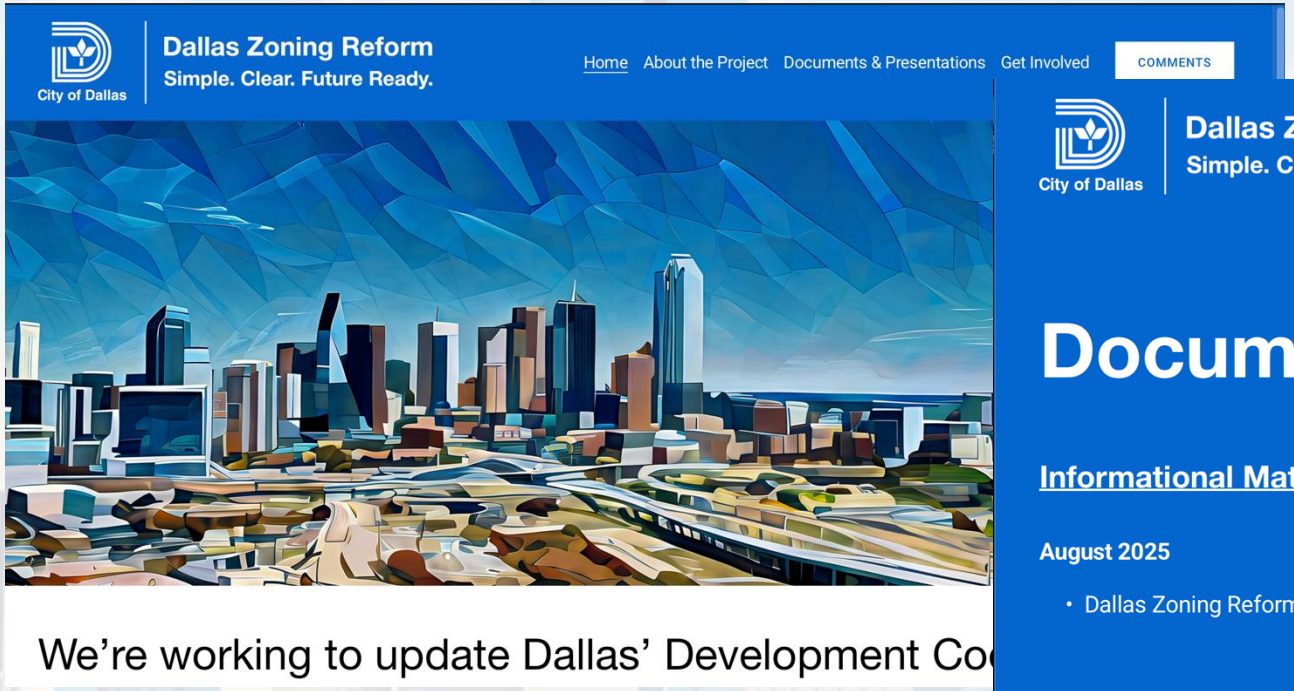
PHASE 1:
Code Diagnostic

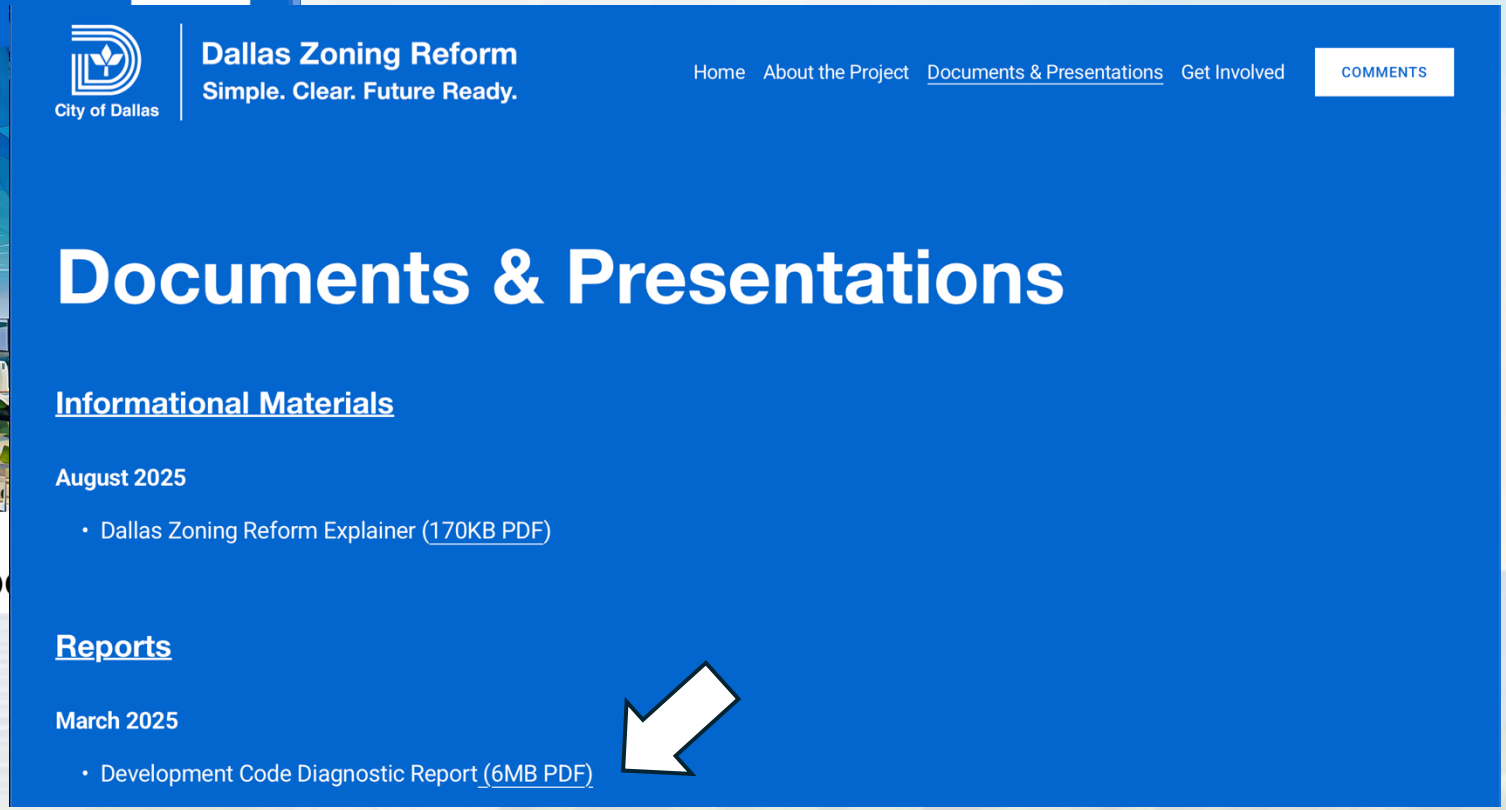
PHASE 2:
Drafting, Public Review, + Revision

PHASE 3:
Council Consideration for Approval

Website/Code Diagnostic

www.DallasZoningReform.com





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

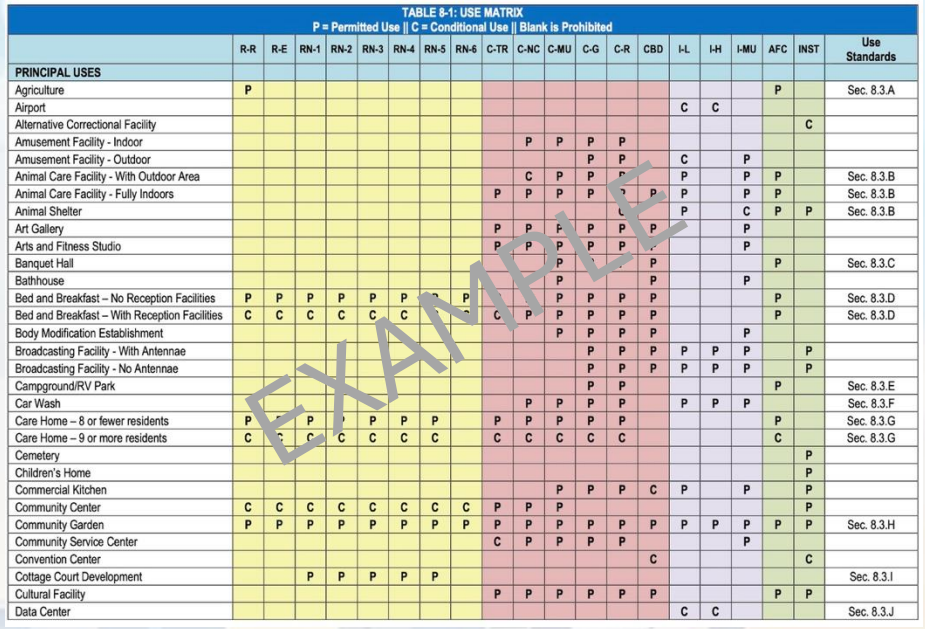


TABLE 8-1: USE MATRIX
P = Permitted Use || C = Conditional Use || Blank is Prohibited

	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		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		P	P		Sec. 8.3.B
Animal Shelter															P		C	P	P	Sec. 8.3.B
Art Gallery									P	P	P	P	P	P			P			
Arts and Fitness Studio									P	P	P	P	P				P			
Banquet Hall											P			P				P		Sec. 8.3.C
Bathhouse											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	C	P	P	P	P	P				P		Sec. 8.3.D
Body Modification Establishment											P	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					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	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

EXAMPLE

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

Code Diagnostic Overview

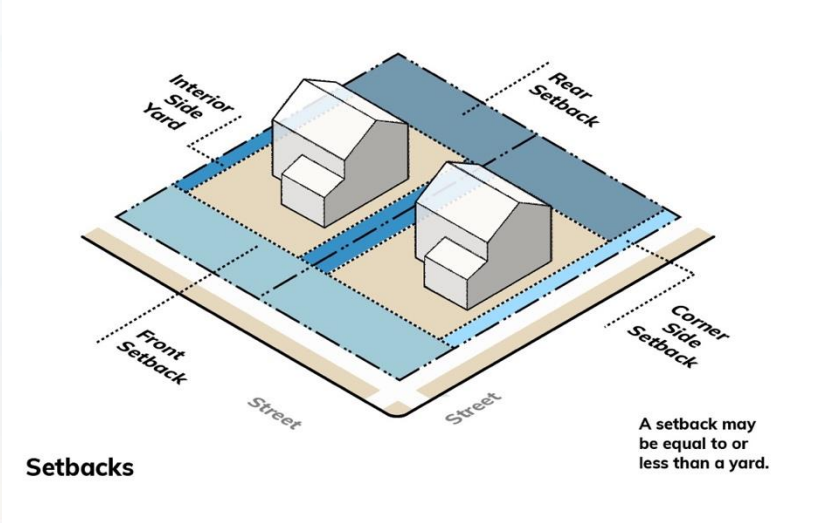
Certain recommendations within the Code Diagnostic may be impacted by recent TX legislation

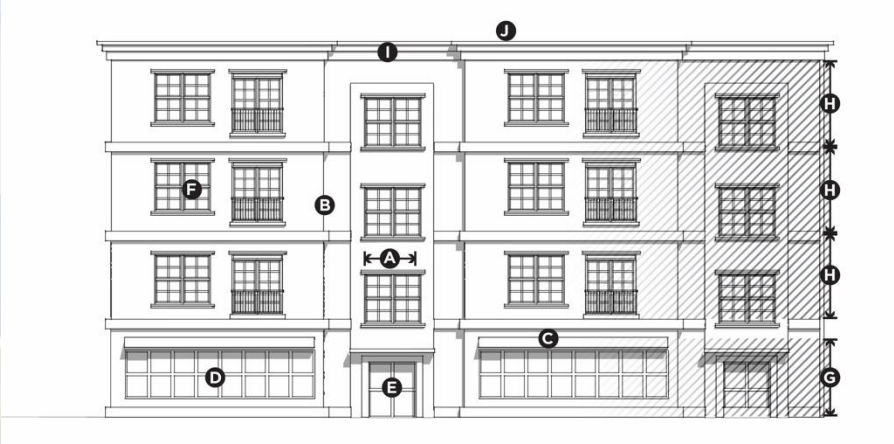
District Controls

- 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

Engagement to Date

Code Diagnostic Released March 2025

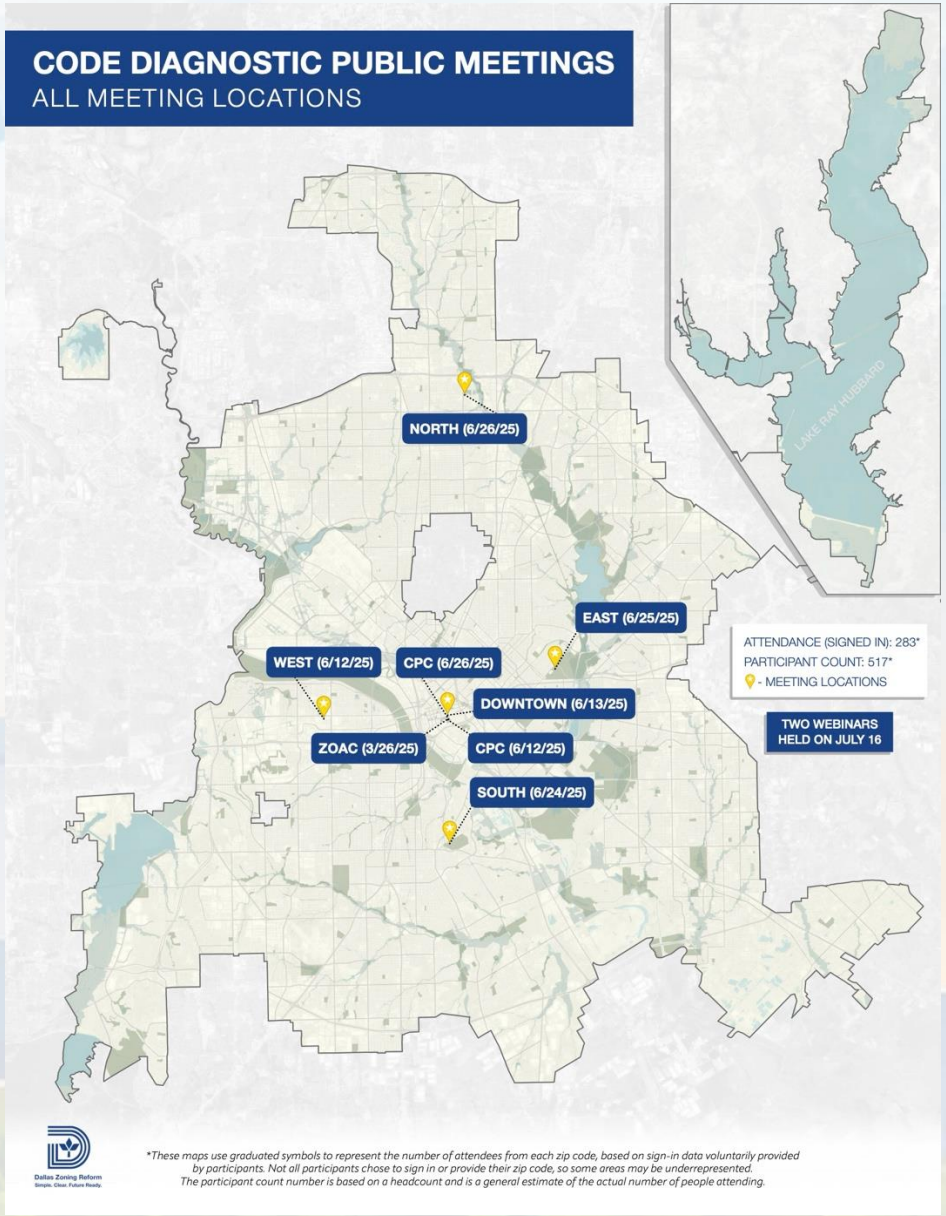
- Presentation to ZOAC – March 2025
- Presentations to CPC (2) – June 2025
- Public Meetings (7) – June, July 2025

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)*



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 3rd; comments posted shortly after on project website

Timeline

CD Released March 2025
Initial Public Engagement
"September Series"
Informational Material

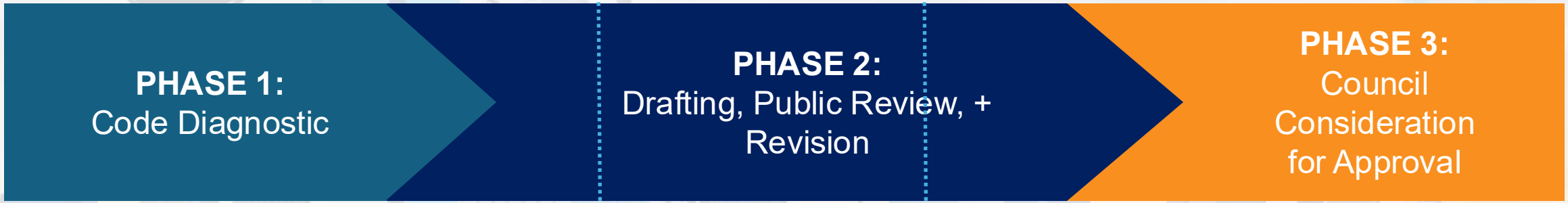
PHASE 1:
Code Diagnostic

PHASE 2:
Drafting, Public Review, + Revision

PHASE 3:
Council Consideration for Approval

March 2025 – Oct. 2025
Close comments Oct 3rd on Code Diagnostic
** Comment form/email remain open, and comments will continue to be accepted throughout the process*

Timeline



- Code drafting
- Release of informational material

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

- 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

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

Dallas City Council

Presented by Camiros (August 20, 2025)

August 2025