

# ZONING 101


- Zoning tells you where homes, industrial plants, stores, and other uses can exist
- The entire City of Dallas' land is divided by zoning districts
  - Find your zoning district here: <https://gis.dallascityhall.com/zoningweb/>
- Zoning can impact what you see, hear, smell, and the air you breathe

**Zoning should promote the public health, safety and the general welfare of all – regardless of someone's race, ethnicity or socioeconomic status.**



Each zoning district will have rules such as but not limited to:

• Front setbacks	• Floor Area Ratio (FAR)
• Side setbacks	• Height
• Rear setbacks	• Lot coverage / Lot size
• Dwelling unit density	• Stories



## Learn more! Watch free online videos to learn about zoning:

- What is zoning?  <https://vimeo.com/user53337099>
- How does zoning work?  Search on Youtube:
- How does zoning change?  "ICP InclusiveCommunitiesProject"

ICP's Voices for Opportunity Advocacy Training initiative assists community members in their advocacy efforts on this topic and other neighborhood equity issues.

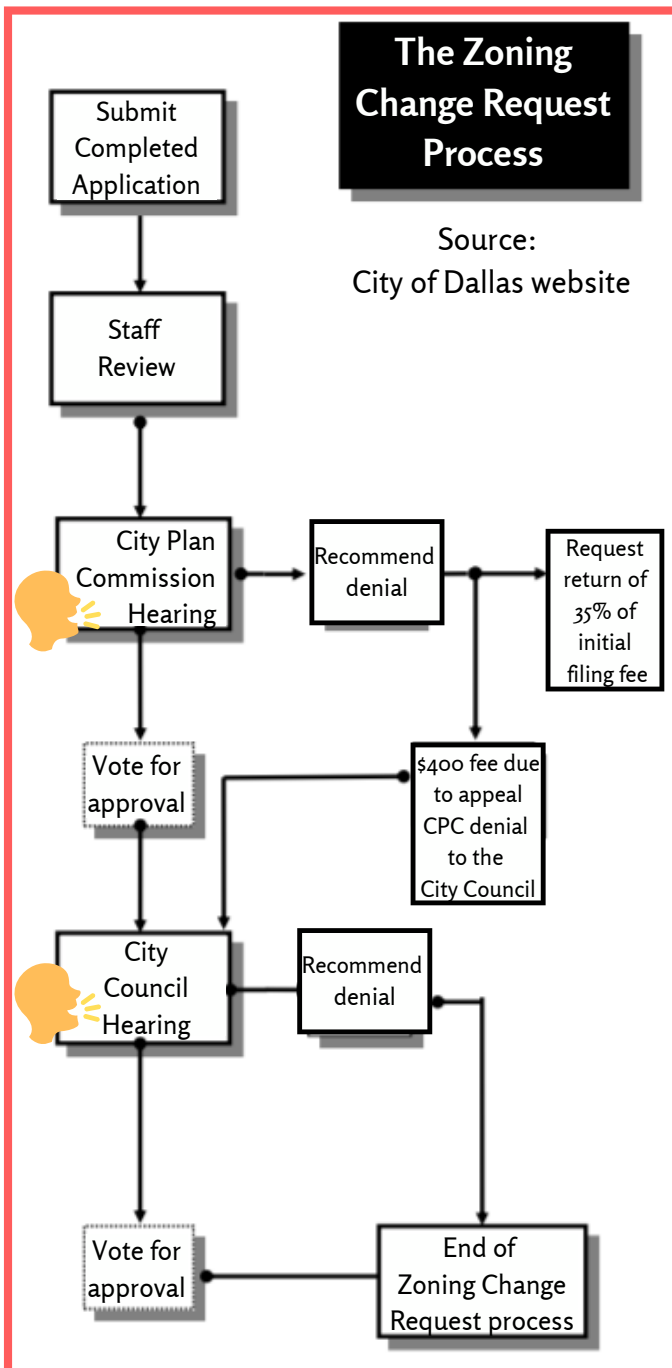
Phone: 214-939-9239  
Email: [equity@inclusivecommunities.net](mailto:equity@inclusivecommunities.net)

 @ICPDallas  
 @inclusivecommunitiesproject  
 @ICPDallasTX

# How does zoning work?

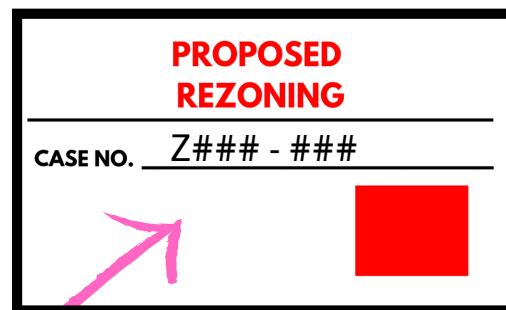
- 1 City of Dallas Codes: <https://dallascityhall.com/government/Pages/city-codes.aspx>
- 2 Zoning Map: <https://gis.dallascityhall.com/zoningweb/>
- 3 forwardDallas! Comprehensive Plan: <https://dallascityhall.com/departments/pnv/Pages/comprehensive-plan.aspx>

## How does zoning change? Part 1



### Be in the know:

If you find a sign like this in your neighborhood...



Write down the letter and number of the sign and use the website below or call the Current Planning Division to learn about the proposed zoning change.

<https://developmentdata.dallascityhall.com>

### How can you stay up to date on zoning changes in your community?

- Get on the early notification list for zoning applications by calling:  
City of Dallas: Current Planning Division  
(214) 670-4209
- You can also use the website below:  
<https://developmentdata.dallascityhall.com>

## How does zoning change? Part 2

### Authorized Hearing:

- A process that can be started to determine the proper zoning of an area.
- It is initiated with a majority vote at the City Council or City Plan Commission public hearing.
- To be placed on a public hearing agenda it requires:
  - Five-member memo from City Council **OR**
  - Three-member memo from City Plan Commission

## How can residents lift their voice during local decisions?

### Zoning Change Request Process:

- Be in the know of zoning change applications in the neighborhood
- If there is an active application:
  - Reach out to the City's planner assigned on the case (name found on the application) with your questions
  - Share your questions/comments with your council district's City Plan Commission representative
  - Participate and speak up during the public hearings

### Authorized Hearing:

- Only the City Council or City Plan Commission can initiate the authorized hearing process for an area/neighborhood
- Therefore, you would need to reach out to your Council Member and/or City Plan Commissioner

### Neighborhood Plan:

- Also called: Comprehensive Area Plan or Land Use Plan
- A neighborhood plan provides greater detail than the forwardDallas! Comprehensive plan
- Is an opportunity for the neighborhood to share its vision, include topics important to the neighborhood such as fair and affordable housing, but also outline necessary steps and partners to help implement the plan.
- Can guide future zoning and land development decisions

## Stay informed:

- City of Dallas Website:
  - <https://dallascityhall.com/Pages/default.aspx>
- Watch public hearings live or later:
  - <https://dallascityhall.com/government/Pages/Live.aspx>
- City Council:
  - <https://dallascityhall.com/government/Pages/city-council.aspx>
- City Plan Commission (makes recommendations to City Council):
  - <https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx>
- Zoning Change Application:
  - <https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/zoning.aspx>

## What is your vision?

- If you were asked to create a vision statement for your neighborhood what would it be?
  - Think about what you want your neighborhood to have and for who.



- Neighborhoods should have opportunities and resources for everyone to thrive – regardless of someone’s race, ethnicity or socioeconomic background. In order to promote fair housing and neighborhood equity, what opportunities and resources do you think a neighborhood should have?