

**DISCLAIMER: THE BELOW AND ATTACHED HAS BEEN CREATED FOR INFORMATIONAL PURPOSES ONLY. PLEASE READ THE DRAFT ORDINANCE IN ITS ENTIRETY ALONG WITH THE EXISTING CD-2 ORDINANCE ALONG WITH THE CITY OF DALLAS BUILDING CODE. THIS SUMMARY IS NOT INTENDED TO PRESENT EVERY REGULATION THAT COULD IMPACT PROPERTY OWNERS IN THE PROPOSED "EXPANDED" CD-2. ANY ERRORS IN THE BELOW AND ATTACHED ARE UNINTENTIONAL.**

**PLEASE NOTE: "None" as used below means (i) there is no mention of the specific topic and/or (ii) there is no difference between existing City of Dallas Development Code for R7.5(a) Zoning and (a) Existing CD2 regulations or (b) Proposed draft ordinance regulations.**

**THE DRAFT ORDINANCE CAN BE LOCATED AT <https://dallascityhall.com/departments/pnv/Pages/Lakewood-Expansion.aspx>.**

| CATEGORY   | ORIGINAL CD-2  | "EXPANDED" CD-2  | DRAFT ORDINANCE SECTION REFERENCE | COMMENTS  |
|--|--|--|-----------------------------------|---|
| Total Length (in pages, excl. Exhibits)                    | 17   | 33   | N/A                               |   |
| Purpose  | <i>"This district is established to provide a means of conserving the Lakewood neighborhood and to protect and enhance its significant architectural and cultural attributes"</i>                            | None Provided<br><br>[Comment from City: The purpose statement is for CD-2, which the expansion area will become a part of so no new purpose statement necessary.]   | N/A                               |   |
| # of Definitions   | 14   | 45   | Section 1(b)<br><br>page 1        | <i>Significantly more definitions in "Expansion" draft ordinance</i><br><br><i>Words are defined differently between Original CD-2 ordinance and draft "Expansion" ordinance (e.g. "Documented Assurance", "(Building) Height", etc.)</i>   |
| Development Standards/ Regulations (per Table of Contents) | <ul style="list-style-type: none"> <li>- Uses</li> <li>- Lot size</li> <li>- Setbacks</li> <li>- Lot coverage</li> <li>- Building Height</li> <li>- Rebuilding of Damaged or Destroyed Structures</li> </ul> | <ul style="list-style-type: none"> <li>- Uses</li> <li>- Parking</li> <li>- Accessory Uses</li> <li>- Density</li> <li>- Slope and Drainage</li> <li>- Lot size</li> <li>- Lot coverage</li> <li>- Height</li> <li>- Height Looming</li> <li>- Stories</li> <li>- Setbacks</li> <li>- Materials</li> <li>- Garages, Carports, Accessory Structures</li> <li>- Foundations</li> <li>- Front Porches and Enclosures</li> <li>- Fences and Walls</li> <li>- Driveways Curbing and Parking</li> <li>- Walkways</li> <li>- Waterfall Steps</li> <li>- Landscaping</li> <li>- Demolitions</li> <li>- Solar Panels</li> <li>- Paint and Paint Color</li> <li>- Windows and Doors</li> <li>- Dormers</li> <li>- Signs</li> </ul> | Table of Contents<br><br>page i   | <i>Development Standards should be read in conjunction with Architectural Standards as both will apply (depending on architectural style as deemed by the ordinance)</i><br><br><i>Note the introduction of numerous new standards that were previously unaddressed in original CD-2 including, but not limited to:</i><br><br><ul style="list-style-type: none"> <li>- Demolitions</li> <li>- Slope and Drainage</li> <li>- Waterfall Steps</li> <li>- Painting of bricks</li> <li>- Dormers</li> <li>- Foundations</li> <li>- Height Looming</li> </ul> |

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|---|---|--|--|--|
| <b>Architectural Standards/ Regulations (per Table of Contents)</b> | <ul style="list-style-type: none"> <li>- Regulation of architectural styles (4)               <ul style="list-style-type: none"> <li>- Tudor</li> <li>- Spanish Eclectic</li> <li>- French Eclectic</li> <li>- Colonial/Georgian Revival</li> </ul> </li> <li>- Garages and accessory structures</li> <li>- Street façade width</li> <li>- Roofs</li> <li>- Glass</li> <li>- Enclosures</li> <li>- Screen and storm doors and windows</li> <li>- Color</li> </ul> | <ul style="list-style-type: none"> <li>- Non-Contributing Structures</li> <li>- New Construction</li> <li>- Remodeling</li> <li>- Reconstruction</li> <li>- Architectural Styles (11)               <ul style="list-style-type: none"> <li>- Tudors</li> <li>- Spanish Revival/Eclectic</li> <li>- French Eclectic</li> <li>- Colonial Revival</li> <li>- Neoclassical</li> <li>- Ranch</li> <li>- Monterrey</li> <li>- Minimal Traditional</li> <li>- Mid-Century/Contemporary</li> <li>- American Vernacular</li> <li>- New Traditional</li> </ul> </li> </ul> | Table of Contents<br><br>page i and ii | <p><i>Architectural Standards should be read in conjunction with Development Standards as both will apply (depending on architectural style as determined by the ordinance)</i></p> <p><b>PLEASE READ SPECIFICS OF ARCHITECTURAL STANDARDS APPLICABLE TO EACH DESIGNATED STYLE OF HOUSE. Each style is NOT discussed herein.</b></p>                 |
| <b>SETBACKS</b>   |   |  |  |  |
| <b>Front Yard</b>   | TRACT 1: 40' minimum setback<br><br>TRACT 2: 50' minium setback<br><br>TRACT 3: 60' minimum setback<br><br>Some lots may have building line per plat. Setback is whichever is most restrictive.   | ORIGINAL homes and CONTRIBUTING homes are deemed to be conforming as to Front Yard setbacks<br><br>ORIGINAL homes (if Demo'd): UNKNOWN as reference to Paragraph (B) is unclear.<br><br>CONTRIBUTING homes (if Demo'd): UNKNOWN as reference to Paragraph (B) is unclear.<br><br>NEW CONSTRUCTION:<br>- Minimum front yard setback is equal to the average of the adjacent lot as determined by a state licensed architect, land surveyor, or engineer<br>- The maximum setback may not be more than 10 feet further back than the average.                      | Section 4(o)(1)<br><br>page 8          | <p><i>Setbacks no longer determined based on uniform standard</i></p> <p><i>Determination of homeowner's setback will be impacted based on neighboring properties and, potentially, decisions they make regarding their own property.</i></p> <p><i>Unclear as what paragraph (B) refers to</i></p>  |
| <b>Side Yard</b>  | <u>Tract 1 and 2:</u><br>- Minimum Side Yard setback: 5 ft.<br><br><u>Tract 3:</u><br>- Minimum Side Yard setback: 6 ft.<br><br>AND:<br><br><u>IF YOU LIVE ON CORNER LOT:</u><br>- Minimum CORNERSIDE Setback: 15ft.  | <u>Lot Size (&lt;10,000 sq. ft.) - (73 lots):</u><br>- Minimum DRIVEWAY Side Yard setback: 10 ft.<br>- Mininum Non-DRIVEWAY Side Yard setback: 5 ft.<br><br><u>Lot Size (≥10,000 sq. ft) (202 lots):</u><br>- Minimum DRIVEWAY Side Yard setback: 11 ft.<br>- Minimum Non-DRIVEWAY Side Yard setback: 6 ft.<br><br><b>AND:</b><br><br><u>IF YOU LIVE ON CORNER LOT:</u><br>- Minimum CORNERSIDE Setback: 15 ft.  | Section 4(o)(2)<br><br>page 8          | <p><i>Note that existing Side Yard and Rear Yard Setbacks for existing homes are NOT deemed to be conforming while Front Yard setbacks are.</i></p> <p><i>Note increased restrictions on Driveway and add incremental restrictions to Side Yard</i></p> <p><i>Increase in setbacks result in decrease in usable lot size for all properties.</i></p> |

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|-----------------------------|---|--|--|---|
| <b>SETBACKS (cont'd)</b>    |   |  |  |   |
| <b>Rear Yard</b>            | <p><u>Tract 1 and 2:</u><br/>- Minimum Rear Yard setback: 5 ft.</p> <p><u>Tract 3:</u><br/>- Minimum Rear Yard setback: 6 ft.</p> | <p>Minimum Rear Yard Setback is 20 ft. for EVERYONE in "Expansion Area" EXCEPT for:</p> <p>6844 Avalon<br/>6850 Avalon<br/>6858 Avalon</p>   | <p>Section 4(o)(3)<br/><br/>page 8</p> | <p><i>Material Increase in setbacks results in decrease in usable lot size for all properties</i></p> <p><i>Specific exclusion/carveout of 3 homes with no consideration for others with homes that are currently outside of newly proposed limits.</i></p> |
| <b>All</b>                  | None  | - Setbacks must be open and unobstructed and shall be measured to the first portion of any structure that exceeds six inches above the grade except those architectural features called out in Sec. 51A-4.401, 4.402, and 4.403, as amended.   | <p>Section 4(o)(4)<br/><br/>page 8</p> |   |
| <b>HEIGHT &amp; STORIES</b> |   |  |  |   |
| <b>Height</b>               | - Maximum structure height is 30 ft. UNLESS it's an existing structure  | <p>- Maximum structure height is 30 ft. UNLESS it's an existing structure</p> <p>- New structures may be built to within minus 5% of the maximum height of an existing CONTRIBUTING or SIGNIFICANT house on adjacent lot with the same number of stories as the new structure (even if that height exceeds the maximum height of 30 ft.</p>  | <p>Section 4(l)<br/><br/>page 7</p>    | <p><i>Why minus 5%? Why not equal height as adjacent neighbors?</i></p> <p><i>What happens if neighboring home is a single story and homeowner wants to build a 2 story? The provision is not clear.</i></p>  |
| <b>Height Looming</b>       | None  | <p>- The highest point of a building element (wall, parapet, dormer, etc.) shall not be taller than three times its distance from a side property line. Chimneys excluded.</p> <p>- The maximum height of that portion of the structure may NOT be greater than three times the distance from the ground level of the side property line, with the height looming being measured from ground level at the side property line</p> <p>- No portion of a building or structure greater than 24 ft in height may be located above the height looming slope which extends vertically and is calculated by multiplying the distance from a side property line by three</p> | <p>Section 4(m)<br/><br/>page 7</p>    | <p><i>More hurdles to meet when attempting to build or remodel a house on unique lot</i></p> <p><i>How many existing homes in the proposed "Expansion" area would violate this provision today?</i></p>   |
| <b>Stories</b>              | None  | - The maximum number of stories above grade is 2 (Attic stories are allowed only for Tudor, French Eclectic, Colonial Revival and Neoclassical style structures.   | <p>Section 4(n)<br/><br/>page 7</p>    | <p><i>Why do the numbers of stories need to be limited if height is already limited?</i></p> <p><i>What about split level homes? How do they get accounted for?</i></p>   |

| CATEGORY                                 | ORIGINAL CD-2   | "EXPANDED"<br>CD-2  | DRAFT<br>ORDINANCE<br>SECTION<br>REFERENCE | COMMENTS  |
|--|---|---|--|---|
| <b>SLOPE AND DRAINAGE</b>                |   |   |  |   |
| <b>Total Lot Restrictions</b>            | None  | - No lot-to-lot drainage is allowed<br><br>- Existing slope of lot MUST be maintained (excluding minor grading necessary to allow construction, prevent lot-to-lot drainage or match the slope of contiguous lots)  | Section 4(h)<br><br>page 6                 | <i>How is a homeowner supposed to practically prevent lot-to-lot drainage? The hills and varied topography in the proposed "expansion" area makes this a virtually impossible task.</i><br><br><i>What is the reason that a homeowner cannot change the slope of their lot?</i> |
| <b>NEW CONSTRUCTION &amp; REMODELING</b> |   |   |  |   |
| <b>New Construction</b>                  | - New construction on vacant lots or on lots where structures have been willfully demolished MUST comply with one of the 4 architectural styles | - All new construction MUST be built in compliance with architectural standards of one of the 5 CONTRIBUTING styles with architectural standards applying to the front and wrap around<br><br>[Comment from City: If a NONCONTRIBUTING style (not one of the 5) is demoed, a house of that same style as the one demolished CAN also be built.] | Section 5(d)<br><br>page 15                | <i>Note that the draft ordinance identifies 11 distinct architectural styles. In reality, there are many more (18 as determined by Willis Winters). Why does the draft ordinance want to limit this to just 5 styles.</i>   |

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|--|---|--|--|--|
| <p style="text-align: center;"><b>Remodeling</b></p> | <p>- All remodeling, reconstruction, or alteration of an existing contributing structure MUST comply with the requirements of the contributing structure's designated style</p> <p>- Existing noncontributing structures may be remodeled or altered without complying with the architectural styles listed</p> | <p>- Architectural standards for REMODELING apply only to the front façade and wrap-around</p> <p>- If a structure of a CONTRIBUTING style (5 styles) is remodeled, the remodeling MUST be compatible with the standards for its architectural style for that element of the structure being remodeled</p> <p>- The following architectural design features MUST be maintained or replicated. These architectural design features MAY be relocated within the front facade or wrap-around:</p> <ul style="list-style-type: none"> <li>- Balustrades</li> <li>- Chimneys</li> <li>- Dormers</li> <li>- Exterior stained and leaded glass</li> <li>- Front porches or porticos with columns</li> <li>- Porte-cocheres</li> <li>- Roof eaves</li> <li>- Turrets and towers</li> <li>- Window and door openings</li> </ul> <p>NOTE: THE IMMEDIATELY PRECEDING BULLET DOES NOT DIFFERENTIATE BETWEEN CONTRIBUTING AND NONCONTRIBUTING structures</p> <p>- If a NONCONTRIBUTING structure is REMODELED, the remodeling MUST be compatible with the standards for its existing architectural style OR one of the 5 CONTRIBUTING STYLES for that element of the structure being remodeled. FURTHER, all subsequent remodeling MUST be in the same architectural style as the first remodeling in the CONTRIBUTING style.</p> | <p style="text-align: center;">Section 5(e)<br/>page 15-16</p> | <p><i>Remodeling restrictions place significant hurdles to homeowners wanting to expand existing structures to meet modern-day requirements (e.g. increased square footage)</i></p> <p><i>Potential for disagreement on architectural styles (e.g. "New Traditional", "Minimal Traditional", "Contemporary", etc.) Architectural standards as provided in the draft ordinance have overlaps and inconsistent particulars that may result in disagreement between homeowners and architects and city officials.</i></p> |

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|--|--|---|---|---|
| <b>PAINT &amp; COLOR</b>                                     |  |   |   |   |
| <b>Limitations on Color</b>                                  | <ul style="list-style-type: none"> <li>- A building façade facing a Cornerside or Front Yard may NOT be painted with more than one body Color and two trim colors.</li> <li>- Fluorescent colors and the use of black as a body Color on a structure are PROHIBITED</li> </ul> | <ul style="list-style-type: none"> <li>- A building facade MAY NOT be painted with more than one body color and can only have a maximum of three trim colors</li> <li>- Fluorescent and metallic colors are PROHIBITED</li> <li>- The use of black as a main body color are NOT PERMITTED on the exterior of any structure in this district.</li> </ul>   | <p style="text-align: center;">Section 4(aa)<br/>page 13</p>    | <p><i>Note that the City and Neighborhood commission have proposed a regulation that restricts paint colors around the ENTIRE HOUSE vs. the Front Yard and Cornerside</i></p> <p><i>Who determines what is "black"?</i></p>   |
| <b>Limitations on Ability to Paint Surfaces</b>              | None   | <ul style="list-style-type: none"> <li>- Brick and stone surfaces not painted on (day approved by City Council) MAY NOT be painted UNLESS the applicant establishes that:               <ul style="list-style-type: none"> <li>- The color and texture of the replacement brick cannot be matched with that of the existing brick surface;</li> <li>- The brick is not original or compatible with the style and period of the main building and the district; <b>AND</b></li> <li>- Painting is the only method by which the brick may be restored or preserved</li> </ul> </li> </ul>   | <p style="text-align: center;">Section 4(aa)<br/>page 13-14</p> | <p><i>Note that the carve-out/exception standard requires meeting of all three standards (as they are linked by "AND")</i></p> <p><i>Numerous houses in the proposed area, including those of neighborhood committee members, have painted brick.</i></p>   |
| <b>DEMOLITION</b>  |  |   |   |   |
| <b>Requirements to Receive Demo Permit</b>                   | None   | <ul style="list-style-type: none"> <li>- Original houses identified as one of the 5 permitted architectural style OR those designated as "Significant" per Exhibit B, may only be demolished IF:               <ul style="list-style-type: none"> <li>- The cost of bringing the house into compliance with Section 27-11 "Minimum Property Standards; Responsibility of Owner" of the Dallas City Code using materials similar to the Original materials is greater than 80% of the value of Improvements according to the Dallas Central Appraisal District</li> </ul> </li> <li>- Applicant is required to demonstrate the need for demolition by providing:               <ul style="list-style-type: none"> <li>- Building Inspection report</li> <li>- Engineer's report</li> <li>- Itemized list of required repairs, broken down into labor and material costs</li> </ul> </li> </ul> | <p style="text-align: center;">Section 4(y)<br/>page 13</p>     | <p><i>High standard for demolition coupled with incremental costs required to analyze to City standards restricts homeowner ability to decide what is best for the subject property</i></p> <p><i>This will impact the ability of existing homeowner to sell their property; new buyer would have to receive a favorable ruling on demolition prior to buying</i></p> |
| <b>Requirements for New Construction of Demolished Homes</b> | <ul style="list-style-type: none"> <li>- New construction on vacant lots or on lots where structures have been willfully demolished MUST comply with one of the 4 architectural styles</li> </ul>  | <ul style="list-style-type: none"> <li>- All structures not covered under the above of this section may be demolished BUT any new construction on those lots MUST be in either the style of the main building to be demolished OR one of the 5 contributing styles.</li> </ul>  | <p style="text-align: center;">Section 4(y)<br/>page 13</p>     | <p><i>Note this restriction requires one to build to one of five conforming architectural styles despite the fact that there are 11 architectural styles as denoted in the draft ordinance (or more properly, 18 styles, as determined by Willis Winters)</i></p>   |

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|--|--|---|--|--|
| <b>LANDSCAPING / FENCES &amp; WALLS</b>  |  |   |  |  |
| <b>Fences &amp; Walls: FRONT YARD</b>    | No fences / walls in FRONT YARD EXCEPT for:<br>- Balustrades<br>- Porch rails<br>- Hand rails; and<br>- Retaining walls with heights LOWER than 6" above grade | No fences / walls in FRONT YARD EXCEPT for:<br>- Retaining walls  | Section 4(t)(1)<br><br>page 10             | <i>Many existing homes in the proposed "expansion" area contain a variety of walls and fences.<br/><br/>Ordinance takes "blanket" approach without regard to lot by lot dynamics</i> |
| <b>Fences &amp; Walls: SIDE YARD</b>     | None   | - Fences and walls in a Side Yard may NOT exceed 6 ft. in height  | Section 4(t)(5)<br><br>page 10             | <i>Note difference between Side Yard and Rear Yard height restrictions</i>   |
| <b>Fences &amp; Walls: REAR YARD</b>     | None   | - Fences and walls in a Rear Yard may NOT exceed 8 ft. in height  | Section 4(t)(6)<br><br>page 10             | <i>Note difference between Side Yard and Rear Yard height restrictions</i>   |
| <b>Fences &amp; Walls: OTHER</b>         | None   | - Courtyard walls may NOT project into the required front yard<br><br>- Solid fences MUST be set back a minimum of 5 ft. from the corner of the front façade of a main building nearest the side property line, excluding porches<br><br>- Fences that are at least 70% open may be located flush to the corner of the front facade, excluding porches.<br><br>- Fences and walls in a Cornerside Yard may NOT exceed 8 ft. in height<br><br>- Retaining walls may NOT exceed 6 in. above any soil being retained.<br><br>- Fences may be made of brick that matches the main structure, stone, wood, wrought iron or materials that look like wrought iron or a combination of these materials.<br><br>- Chain link is PROHIBITED. | Section 4(t)<br><br>page 10-11             | <i>Ordinance takes "blanket" approach without regard to lot-by-lot dynamics.<br/><br/>Required setbacks further impacting usable lot area</i>  |
| <b>Materials/Composition: FRONT YARD</b> | None   | - Artificial or synthetic grasses or artificial ground cover is prohibited in a required front yard and parkway.  | Section 4(x)(1)<br><br>page 12             |  |
| <b>Coverage: FRONT YARD</b>              | - No more than 30% of the front yard may be covered with non-permeable paving material   | - No more than 35% of the front yard may be paved or hardscaped   | Section 4(x)(2)<br><br>page 12             |  |

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|---|---|---|--|--|
| <b>LANDSCAPING (cont'd)</b>                             |   |   |  |  |
| <p><b>Tree Mitigation: FRONT YARD &amp; PARKWAY</b></p> | <p>None</p>   | <ul style="list-style-type: none"> <li>- A mature tree in the Front Yard of a lot with a single family use is deemed to be PROTECTED</li> <li>- CD2 provision controls over existing Dallas City Code</li> <li>- Tree removal application MUST be approved by the building official before removal or serious injury to a Mature tree</li> <li>- Tree replacement for a Mature tree removed in the Front Yard of a lot with a single family use MUST be replaced according to Division 51A-10.130 requirements</li> <li>- The exception for unrestricted zones with building permits for construction of a single family or duplex dwelling DOES NOT apply for the Front Yard of the lot to the front property line</li> <li>- Defenses to prosecution in Division 51A-10-130 apply to Mature trees in Front Yards on lots with single family uses.</li> <li>- The provision of professionally-assessed direct evidence identifying substantial damage to an existing structure originating from a Mature tree shall be a consideration by the director for the removal of a Mature tree under Section 51A-10.140(b)(6).</li> </ul> | <p>Section 4(x)(3)<br/>page 12-13</p>      | <p><i>Mature tree defined as "any species of tree identified as being a minimum of 15 caliper inches (diameter) or more when measured 4.5 feet above grade on the uphill slope of the lot"</i></p> <p><i>Unauthorized tree removal punishable by fine of \$2,000 per tree.</i></p> <p><i>New construction not allowed to remove tree without City of Dallas authorization</i></p> <p><i>Rights of trees are greater than those of homeowner?</i></p> |
| <b>DRIVEWAYS, CURBING &amp; PARKING</b>                 |   |   |  |  |
| <p><b>Composition</b></p>                               | <ul style="list-style-type: none"> <li>- All driveways and curbing located between main structure and the front or cornerside lot line MUST be constructed of a permanent outdoor paving material such as concrete, interlocking concrete paving block, or brick and stone pavers.</li> <li>- Loose aggregate pavement such as gravel and bark mulch are NOT permitted in this area.</li> </ul> | <ul style="list-style-type: none"> <li>- Driveways MUST be constructed of brick, brush finished concrete, stone, permeable pavers or similar materials</li> <li>- Gravel is an allowable material ONLY when used between ribbons in ribbon driveways</li> <li>- Tinted or colored concrete is PROHIBITED except to match an existing drive</li> <li>- Brick, stone or paver color MUST be compatible with materials found on an Original house within the district</li> <li>- Asphalt is PROHIBITED</li> </ul>  | <p>Section 4(u)(5)<br/>page 11</p>         |  |



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|--|--|---|--|--|
| <b>DRIVEWAYS, CURBING &amp; PARKING (cont'd)</b> |  |   |  |  |
| <b>Measurements</b>                              | <ul style="list-style-type: none"> <li>- Driveways are limited to one curb cut per lot UNLESS:               <ul style="list-style-type: none"> <li>- Main structures face Abrams Road or Gaston Avenue</li> </ul> </li> <li>- Driveways may NOT exceed 24 ft. in width</li> </ul> | <ul style="list-style-type: none"> <li>- Driveway from the front street MUST be between 8 and 12 ft. wide</li> <li>- Lots with new construction must have driveway access from the front street, and the driveway MUST extend at least 20 ft. beyond the required Front Yard setback</li> <li>- A corner lot may have driveway access from either the front street or a side street BUT NOT BOTH</li> <li>- Side street access driveways MAY NOT exceed 20 feet in width withing the Cornerside Yard setback</li> <li>- Except as noted below, circular driveways are NOT allowed</li> <li>- Any nonconforming driveways (as determined by certain standards above) may be repaired or replaced within its existing footprint but MUST NOT be expanded. FURTHER, Documented Assurance by a surveyor, architect, or engineer is REQUIRED. FURTHER, once a nonconforming driveway is constructed all rights to the previous degree of nonconformity are lost</li> </ul> | Section 4(u)<br><br>page 11                | <p><i>Standard driveways found throughout Lakewood proposed "expansion" area (e.g. circular driveways)</i></p> <p><i>Incremental costs borne by homeowner due to requirement of Documented Assurance</i></p> <p><i>Incremental limitations on ability to change or improve driveway layout</i></p> |
| <b>WALKWAYS</b>                                  |  |   |  |  |
| <b>Composition</b>                               | -Sidewalks located interior to the lot line may be constructed of any legal material   | <ul style="list-style-type: none"> <li>- Walkways MUST be constructed of brush finished concrete, brick, stone, or a similar material.</li> <li>- Gravel and asphalt are PROHIBITED</li> <li>- Tinted or colored concrete is PROHIBITED except to match an existing walkway</li> <li>- Brick, stone or paver color must be compatible with materials found on an Original house within the district</li> </ul>  | Section 4(v)<br><br>page 11-12             | <p><i>Restrictions on walkways (sidewalks?) on homeowner's lot with no distinction as to location or applicability</i></p> <p><i>No definition of "walkway" provided</i></p>   |
| <b>Orientation</b>                               | None   | <ul style="list-style-type: none"> <li>- Walkways MUST BE continuous with no separation</li> <li>- Walkway MUST BE separated by a minimum of 2 ft. from the driveway if running parallel to one another.</li> </ul>   | Section 4(v)<br><br>page 11-12             | <p><i>Restrictions on walkways (sidewalks?) on homeowner's lot with no distinction as to location or applicability</i></p>   |

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|-----------------------------------|--|---|-----------------------------------|--|
| <b>WATERFALL STEPS</b>            |  |   |                                   |  |
| Maintenance/Repair/Replacement    | None   | <ul style="list-style-type: none"> <li>- Original rolling or "waterfall steps" leading from the sidewalk to the main building SHOULD BE retained. Where original rolling or waterfall steps are damaged and must be replaced, the replacement MUST MATCH the original waterfall steps design</li> </ul>   | Section 4(w)<br>page 12           | <p><i>Proposed "Expansion" area is flush with waterfall steps that have been replaced either by owner choice or due to crumbling concrete.</i></p> <p><i>Replacement "waterfall steps" are virtually impossible to match in color and texture.</i></p>   |
| <b>SOLAR PANELS</b>               |  |   |                                   |  |
| Location and Appearance           | None   | <ul style="list-style-type: none"> <li>- Solar panels may only be located on the rear 50% of the roof of a main building</li> <li>- Solar panels are allowed on 100% of the accessory structure roof</li> <li>- Solar panels that are compatible in appearance to a traditional shingle or tile within the District may be approved for use on 100% of a main building</li> <li>- The intent of this paragraph is to allow for advancements in technology that mimic the appearance of typical roofing material (i.e. MUST NOT be glossy, shiny, shimmering) in appearance</li> </ul>   | Section 4(z)<br>page 13           | <p><i>Note that the city is allowing solar panels which were clearly not around prior to 1961.</i></p> <p><i>How is it that solar panels do not directly conflict with the architectural standards of any of the 5 contributing styles?</i></p>  |
| <b>WINDOWS &amp; DOORS</b>        |  |   |                                   |  |
| Windows: Construction / Materials | <ul style="list-style-type: none"> <li>- Only transparent, translucent or stained glass is permitted in a window opening facing a Front Yard or Cornerside Yard</li> <li>- Reflective, mirrored or opaque glass is PROHIBITED except that a bathroom window facing a street may consist of opaque glass</li> <li>- New materials used in reglazing stained and leaded glass MUST reproduce the appearance of the original glass</li> </ul> | <p>BELOW RESTRICTIONS APPLY TO WINDOWS AND DOORS ON FRONT FACADE AND <del>SIDE FACADES</del> THE WRAP AROUND (FRONT 50%):</p> <ul style="list-style-type: none"> <li>- Only transparent, stained, or leaded glass is allowed in windows and doors, EXCEPT that bathroom windows located on side facades may be frosted, translucent, or opaque.</li> <li>- All windows MUST fit the wall opening. Infill surrounding the window is NOT allowed.</li> <li>- Metal window frames must be painted or factory finished. Bare metal is PROHIBITED.</li> <li>- Window sash, muntins and mullions MUST project a minimum of one-quarter inch above the exterior glass surface.</li> <li>- Stained and leaded glass MUST be constructed of individual pieces of glass joined together by lead, zinc or other metal caming.</li> </ul> | Section 4(bb)<br>page 14          | <p><i>Further restrictions limit choice of window style along with potential for increased costs due to need for custom windows</i></p> <p><i>Note that the Architectural Standards (not provided here) have further restrictions regarding remodeling, new construction depending on designated architectural style</i></p> |

| CATEGORY                              | ORIGINAL CD-2   | "EXPANDED"<br>CD-2  | DRAFT<br>ORDINANCE<br>SECTION<br>REFERENCE | COMMENTS  |
|---------------------------------------|---|---|--|---|
| <b>WINDOWS &amp; DOORS (cont'd)</b>   |   |   |  |   |
| <b>Windows: Removal / Replacement</b> | - UNLESS structure is scheduled for complete demolition, stained and leaded glass may only be removed from a contributing structure on a temporary basis for replacement with comparable stained or leaded glass or for repair and maintenance.   | <b>!!! See DRAFT ORDINANCE for Architectural Standards Restrictions on Windows and Doors according to designated Architectural Styles !!!</b>   | Section 5                                  | <i>Note that the Architectural Standards (not provided here) have further restrictions regarding remodeling, new construction depending on designated architectural style</i> |
| <b>Windows &amp; Doors: Other</b>     | - Screen and storm doors are allowed in this district   | - Window screens, storm windows, screen doors, and storm doors are permitted.   | Section 4(bb)(5)<br>page 14                |   |
| <b>DORMERS</b>                        |   |   |  |   |
| <b>Measurements &amp; Location</b>    | None  | - Dormers on a street-facing façade MAY NOT exceed 6 ft. in width<br><br>- Dormers MUST be typical in form, size, and proportions for the architectural style of the structure  | Section 4(cc)<br>page 14                   | <i>More restrictions on architectural design</i>  |
| <b>FRONT PORCHES &amp; ENCLOSURES</b> |   |   |  |   |
| <b>Composition / Appearance</b>       | - Only glass, screen, and framing and glazing installation materials may be used to enclose porches of a new structure on a vacant lot or in the construction or remodeling of a porch of a contributing structure<br><br>- Porte-cocheres MAY NOT be enclosed with any building material | - Porch enclosures MUST have a minimum of 75% glass or screen AND be transparent<br><br>- The use of a solar screen is PROHIBITED<br><br>- Porch infill MUST be inset a minimum of 2 in. within the existing openings to maintain the appearance of the porch<br><br>- Infill materials MUST match the existing materials in color, texture, dimension AND coursing<br><br>- Porte-cocheres MAY NOT be enclosed | Section 4(s)<br>page 10                    | - Restrictive design choices<br><br><i>-Solar screens and other sun-shading alternatives can be retracted and unseen from the street</i>                                      |
| <b>FOUNDATION</b>                     |   |   |  |   |
| <b>Level</b>                          | None  | - Finished floor level for main buildings must be at least 12 inches above average grade to mimic raised pier and beam foundations  | Section 4(r)<br>page 10                    | - Added incremental costs in design and CONSTRUCTION<br><br><i>- No consideration for soil content, Lot layout, distance from street, etc.</i>                                |

| CATEGORY  | ORIGINAL CD-2   | "EXPANDED"<br>CD-2  | DRAFT<br>ORDINANCE<br>SECTION<br>REFERENCE | COMMENTS   |
|---|---|---|--|--|
| <b>GARAGES, CARPORTS &amp; ACCESSORY STRUCTURES</b> |   |   |  |  |
| <b>Location</b>                                     | <ul style="list-style-type: none"> <li>- Garages and accessory structures MUST be located at the rear of the main structure</li> </ul>  | <ul style="list-style-type: none"> <li>- Structures MUST be located behind the rearmost façade of a main building</li> <li>- Attached garages are PROHIBITED within the wrap-around</li> <li>- Garage doors MAY NOT face the front street</li> <li>- Swimming Pools may be located in a required Side Yard in front of the rearmost façade as long as no portion of the pool exceeds 6 in. above grade within the required Side Yard</li> </ul> | Section 4(q)<br><br>page 9-10              | <p><i>Many existing homes have front garages</i></p> <p><i>No consideration for older homes on large lots with homes set close to corners of lot lines</i></p> |
| <b>Style and Materials</b>                          | <ul style="list-style-type: none"> <li>- Garages and accessory structures may be constructed of any legal building material and in any architectural style</li> </ul>                                     | <ul style="list-style-type: none"> <li>- The color, style, design and materials of structures that are visible from a street MUST be compatible with the:               <ul style="list-style-type: none"> <li>- Color of the main building,</li> <li>- Architectural style of the main building,</li> <li>- Design of the main building, AND</li> <li>- Materials of the main building</li> </ul> </li> </ul>                                  | Section 4(q)(1)<br><br>page 9              | <p><i>City official given the authority to decide what colors, design and materials are "compatible" with the main building.</i></p>                           |
| <b>Roof</b>   | <ul style="list-style-type: none"> <li>- New construction of a roof on a garage or an accessory structure MUST consist of a hipped, side-gabled, gambreled, mansard, or cross-gabled roof form</li> </ul> | <ul style="list-style-type: none"> <li>- If structure is visible from the street, the slope of the roof MUST either:               <ul style="list-style-type: none"> <li>- Match the roof slope of the main building,</li> <li>- Be compatible with the architectural style of the main building; OR</li> <li>- Be compatible with the roof slope of original garages</li> </ul> </li> </ul>   | Section 4(q)(2)<br><br>page 9              |  |

| CATEGORY   | ORIGINAL CD-2   | "EXPANDED"<br>CD-2   | DRAFT<br>ORDINANCE<br>SECTION<br>REFERENCE | COMMENTS  |
|--|---|--|--|---|
| <b>GARAGES, CARPORTS &amp; ACCESSORY STRUCTURES (cont'd)</b> |   |  |  |   |
| <b>Setbacks</b>  | <p>- All garage and accessory structures are exempt from Side and Rear Yard setback requirements and may extend along the entire distance of the rear lot line provided that:</p> <ul style="list-style-type: none"> <li>- No portion of the garage or accessory structure extends into the front half of the area between the rear lot line and the primary rear facade of the main structure</li> <li>- The 2nd floor of any such structure DOES NOT extend along the width of the lot for a distance greater than (i) forty feet or (ii) 60% of the length of the rear lot line</li> </ul> <p>- All eaves and overhangs of all accessory structures must be located within the confines of the lot</p> <p>- Any new construction of a wall of a building located less than three feet from an adjacent lot is required to meet a one-hour fire rating as described in the City of Dallas Code as amended with such walls not permitted to have window or door openings</p> <p>'- No side yard setback is required for (i) a new or existing one story porte-cochere or (ii) an existing porto-cochere with more than one story provided that stormwater runoff from the roof of the porte-cochere is not directed onto an adjacent lot</p> | <p><u>For structures ≤24 ft. in height:</u></p> <ul style="list-style-type: none"> <li>- Minimum Side Yard setback is 1ft.</li> <li>- There is no minimum Rear Yard setback</li> <li>- All eaves and overhangs must be located within the confines of the lot</li> <li>- Walls built within 3ft. of an interior side property line require a one-hour fire-rated wall as described by the City of Dallas Building Code, as amended</li> </ul> <p><u>For structures &gt;24 ft.:</u></p> <ul style="list-style-type: none"> <li>- Minimum required Side Yard is 5 ft.</li> <li>- Minimum required Rear Yard is 5 ft.</li> </ul> <p>For structures on corner lots:</p> <ul style="list-style-type: none"> <li>- Accessory structure MAY NOT be closer to the Cornerside Yard lot line than the main building</li> </ul> | <p>Section 4(q)(3)<br/><br/>page 9</p>     | <p><i>Different standards established (all based on height) compared to original CD-2 ordinance</i></p>   |
| <b>MATERIALS</b>   |   |  |  |   |
| <b>Composition and Style</b>                                 | <p>None specific to home/building construction. See other topics such as "Driveways, Curbing &amp; Parking"</p>   | <ul style="list-style-type: none"> <li>- The first story of main buildings must be brick or stone, or a combination of the two</li> <li>- Wood, materials that look like wood, cast stone, wrought iron or stucco with half-timbering may be applied in a manner and location typical of original houses in the district</li> <li>- Vinyl and aluminum siding are PROHIBITED</li> <li>- On a front facade and within the wrap-around, ALL materials and their application MUST be typical of the period and architectural style, or be compatible with original main buildings designated the same architectural style in the district.</li> </ul>   | <p>Section 4(p)<br/><br/>page 8</p>        | <p><i>Regulation provides that "ALL" materials MUST be typical of the period. How is this even be possible?</i></p> <p><i>Who gets to decide what is 'typical'?</i></p> |

| CATEGORY                       | ORIGINAL CD-2   | "EXPANDED"<br>CD-2  | DRAFT<br>ORDINANCE<br>SECTION<br>REFERENCE | COMMENTS  |           |                        |       |       |        |                     |     |     |     |                     |    |    |    |               |                            |  |
|--------------------------------|---|---|--|---|-----------|------------------------|-------|-------|--------|---------------------|-----|-----|-----|---------------------|----|----|----|---------------|----------------------------|--|
| <b>LOT SIZE &amp; COVERAGE</b> |   |   |  |   |           |                        |       |       |        |                     |     |     |     |                     |    |    |    |               |                            |  |
| <b>Minimum Size</b>            | <table border="1"> <thead> <tr> <th>Requirement</th> <th>Tract I</th> <th>Tract II</th> <th>Tract III</th> </tr> </thead> <tbody> <tr> <td>Minimum area (sq. ft.)</td> <td>5,000</td> <td>7,500</td> <td>10,000</td> </tr> <tr> <td>Minimum depth (ft.)</td> <td>100</td> <td>150</td> <td>150</td> </tr> <tr> <td>Minimum width (ft.)</td> <td>50</td> <td>50</td> <td>70</td> </tr> </tbody> </table> | Requirement   | Tract I                                    | Tract II  | Tract III | Minimum area (sq. ft.) | 5,000 | 7,500 | 10,000 | Minimum depth (ft.) | 100 | 150 | 150 | Minimum width (ft.) | 50 | 50 | 70 | 7,500 sq. ft. | Section 4(i)<br><br>page 6 | <i>Why different than existing CD-2?</i> |
| Requirement                    | Tract I   | Tract II  | Tract III                                  |   |           |                        |       |       |        |                     |     |     |     |                     |    |    |    |               |                            |  |
| Minimum area (sq. ft.)         | 5,000   | 7,500   | 10,000                                     |   |           |                        |       |       |        |                     |     |     |     |                     |    |    |    |               |                            |  |
| Minimum depth (ft.)            | 100   | 150   | 150  |   |           |                        |       |       |        |                     |     |     |     |                     |    |    |    |               |                            |  |
| Minimum width (ft.)            | 50  | 50  | 70   |   |           |                        |       |       |        |                     |     |     |     |                     |    |    |    |               |                            |  |
| <b>Lot Coverage</b>            | Maximum of 45%  | <ul style="list-style-type: none"> <li>- Maximum lot coverage for original structures is 45%</li> <li>- Maximum lot coverage for NEW CONSTRUCTION is 40%</li> </ul> | Section 4(j)<br><br>page 6                 | <i>Why is new construction getting penalized by 5% and original construction benefitting by 5%?</i> |           |                        |       |       |        |                     |     |     |     |                     |    |    |    |               |                            |  |