

Glossary

BDA	<p>The <i>Board of Adjustment (BDA, also known as B.O.A.)</i> is responsible for hearing and deciding special exceptions to the terms of a zoning ordinance and to authorize such variance from the terms of the ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the zoning ordinance will result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice done. The board consists of fifteen members and six alternates appointed by the City Council for a term of two years and is divided into three panels of five members each.</p>
Building Permit	<p>A <i>building permit</i> from the City is needed for work involving structural elements of a building. Permits are not required for certain construction work. Historic or conservation districts have special requirements for work on the exterior of properties.</p>
City Staff	<p><i>City Staff</i> refers to planners and members of the City of Dallas Sustainable Development and Construction Department. The department is a combination of former departments and divisions within other departments that provided strategic planning, permit and plan review, approval, and inspection services for private development.</p>
CO	<p>A <i>certificate of occupancy (CO)</i> is a document issued by the City Building Inspection office, which permits land, and/or buildings to be used for the purpose(s) listed on the CO. COs are required prior to occupancy of a building or land.</p>
Conservation Zoning District	<p>A <i>conservation district</i> is a designation that preserves the status quo and requires that all changes conform to the historic character of the area. Development standards such as height, setbacks, and allowed uses are contained within the ordinance written specifically for the district.</p>
CPC	<p>The <i>City Plan Commission (C.P.C.)</i> is responsible for making recommendations to the City Council regarding planning and zoning matters, and for administering Chapter 212 of the Texas Local Government Code regarding the platting and recording of subdivisions and additions. The commission members are by the City Council and serve a two-year term.</p>
Historic Zoning District	<p>A <i>historic district</i> is a designation that preserves the status quo and requires that all changes conform to the historic character of the</p>

area. Development standards such as height, setbacks, and allowed uses are contained within the ordinance written specifically for the district. Exterior work on property and structures located within City of Dallas designated historic districts requires approval of a certificate of appropriateness prior to commencement of work.

Envelope	The <i>envelope</i> is the area of building in three dimensions: the height, width, and depth.
FAR	The <i>Floor Area Ratio (FAR)</i> is the ratio of a building's total floor area to the size of the parcel of land upon which it is built. For example, an FAR of 2.0 indicates that the total floor area of a building is two times the gross area of the plot on which it is constructed, as would be found in a multiple-story building.
Footprint	The <i>footprint</i> is the size of the perimeter of a building on the ground.
Landmark Commission	The <i>Landmark Commission</i> is responsible for making decisions regarding Certificate of Appropriateness applications within all City of Dallas historic districts and individually designated structures. The Landmark Commission, a quasi-judicial body, is made up of fifteen members and three alternates, all appointed by City Council.
Mixed Use Project	A <i>mixed-use project</i> is a development with more than one use, such as office/retail/residential or any combination.
Overlay PD or PDD	A <i>Planned Development District (PDD)</i> is a customized zoning district intended for larger scale, mixed use development which would not be possible within any of the standard zoning districts. Development standards such as height, setbacks, and allowed uses are contained within the ordinance written specifically for the PDD. These ordinances are available online . The Oak Lawn PD area is PDD 193.
PID	A <i>Public Improvement District</i> is a special assessment area created at the request of the property owners in the district. These owners pay a supplemental assessment with their taxes, which the PID uses for services above and beyond existing City services. The Uptown portion of Oak Lawn is a designated PID.
Scale	The <i>scale</i> is the measurement of one thing against another. In Oak Lawn planning, we refer to the "human scale" or the "pedestrian scale" as the way a building or development relates to people on foot rather than in automobiles.
Setback	The setback is the number of feet from property line in accordance with specific zoning. Setbacks, described as "required front, side and rear yards" in the Dallas Development Code, are areas adjacent to

the property lines that must remain clear and unobstructed except for fences. Generally, setback requirements are standards contained within the requirements of the various zoning districts.

SUP	The <i>Specific Use Permit (S.U.P.)</i> allows compatible use not permitted by existing zoning and may have a time limit. An application must be submitted to the CPC who, upon approval, submits to the City Council for a vote.
TIF	A <i>Tax Increment Financing</i> district is a special purpose district where added tax revenue from new development is invested back into the area where it originated. The TIF program is used to finance new public improvements in designated areas. Cityplace Area TIF District is located on the both sides of Central Expressway, between Lemmon Avenue on the west, Haskell Avenue on the south, and Peak Street on the north.
Transfer of Development Rights	A transfer of development rights is moving allowable square footage from one property to another by agreement and/or sale, according to a predetermined formula.
Urbanization	<i>Urbanization</i> refers to a change to an area so that it becomes more densely populated and has more mixed uses.
Variance	A <i>variance</i> is a Board of Adjustment action, based on hardship, which allows greater density or height, less setback, less parking, or a change to other requirements related to zoning.
ZOC	The <i>Zoning Ordinance Committee (ZOC)</i> is an advisory body appointed by the City Plan Commission. ZOC is made up of 3 Plan Commissioners and 5 citizens. ZOC is responsible for reviewing potential amendments to the City's Development Code.
Zoning	<i>Zoning</i> is a device of land use planning used by local governments. The word is derived from the practice of designating permitted uses of land based on mapped zones which separate one set of land uses from another. Zoning may be use-based regulating the uses to which land may be put, or it may regulate building height, lot coverage, and similar characteristics, or some combination of these. <i>Back-zoning</i> is changing to lower density. <i>Up-zoning</i> is changing to a higher density