



Camp Bowie Boulevard Revitalization Code

Adopted May 21, 2012

Prepared for the Camp Bowie District, Inc.
and the City of Fort Worth by
Gateway Planning Group, Inc.



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I. Introduction

1.1 Authority

This Camp Bowie Boulevard Revitalization Code (hereinafter, “the CBR Code”) is enacted as one of the instruments for implementing the public purposes and objectives of the adopted City of Fort Worth 2010 Comprehensive Plan, and more specifically the Central City Commercial Corridors Revitalization Strategy. The Code is declared to be consistent with the 2010 Comprehensive Plan, and except as noted herein, supplants the application of all provisions of the City of Fort Worth Zoning Ordinance as it pertained to land within the boundaries of the Camp Bowie Corridor (hereinafter, “the Corridor”) prior to the effective date of this CBR Code.

1.2 Purpose & Intent

The purpose of the Corridor is to support economic development and reinvestment along this aging commercial corridor. East of Alta Mere, the CBR Code implements specific development nodes with a pedestrian-oriented mix of uses with convenient access between area neighborhoods and shopping, employment, housing and neighborhood retail services. West of Alta Mere, the CBR Code implements a vision for employment-oriented development in addition to a mix of light-industrial and art-oriented uses. The intent is to revitalize Camp Bowie Boulevard to be an attractive, vibrant commercial corridor in the community. Therefore, the goals of the CBR Code are to promote provide a more functional and attractive community through the use of recognized principles of urban design and allow property owners flexibility in land use, while prescribing a higher level of detail in building design and form.

1.3 Economic Development

The Corridor and corresponding standards are created to support economic development, sustainable tax base, and job creation by establishing adjacency predictability of private development that supports and leverages investment in and around Camp Bowie Boulevard.

1.4 Establishment of Specific Development Standards

The CBR Code implements the vision for the Corridor as established in the Illustrative Concept Plan (Appendix B). The Illustrative Concept Plan shall provide general guidance to property owners, developers, and the City on the form, character, and intensity of future development within key locations along the corridor. Creation of different Character Zones within the Corridor enables specific site and locational standards to be enumerated and applied. Clear graphic standards are provided for location, height, and building elements. Such standards promote adjacency predictability, flexibility in land use, walkable mixed-use development, transitions to existing neighborhoods, and transportation choice.

II. Components of the CBR Code

2.1 The Regulating Plan (Character Zone Map)

The Regulating Plan for the Corridor shall be the official zoning map. It shall establish the development standards for all lots within the Corridor including:

2.1.1 Character Zones– The Corridor is distinguished into different “Character Zones”. Each Character Zone is intended to create a distinct urban form different from other Character Zones. Each Character Zone shall establish use and building standards including height, bulk, building and parking location, and

functional design. The Regulating Plan classifies all lots with the Corridor into one of seven Character Zones.

2.1.2 Street Designations – The Street Designations on the Regulating Plan include Neighborhood Street, Boulevard, and Local Street within the Corridor.

2.1.3 Recommended Street and Alley Vacations – The Recommended Street Vacations indicate where public rights-of-way may be abandoned for private development.

2.2 Development Standards: The CBR Code (the text portion of this Code) enumerates the development standards with text and graphics for Character Zones, Frontage Types, building form, landscape, building design, signage, and lighting.

2.3 Using This Code

The following basic steps should be followed to determine the uses and development standards applicable on property within the Camp Bowie Corridor:

2.3.1 Review the Table 3.1 to evaluate the applicability of the CBR Code based on scope of the proposed development.

2.3.2 Locate the subject property on Camp Bowie Corridor Regulating Plan (Appendix A).

2.3.3 Identify:
(i) the Character Zone in which the property is located; and,
(ii) the Street Type designation along all its street frontages.

2.3.4 Review the Schedule of Uses by Character Zone as listed in Table 5.1 to determine allowed uses.

2.3.5 Examine the corresponding zone standards in the Building Form and Development Standards in Section 6 to determine the applicable development standards and any Special Frontage standards.

2.3.6 Refer to Section 8 for Building Design Standards.

The information listed from the above listed steps explains where the building will sit on the lot, the limits on its three dimensional form, the range of uses, and the palette of materials that will cover it. For more specific dimensions and standards applicable to a particular property, consult with city staff.

III. Administration

3.1 Applicability

3.1.1 The uses and buildings on all land within the Camp Bowie Corridor zoning classification shall conform exclusively to this CBR Code. Table 3.1 shall determine which sections of the code apply to any proposed development based on the type and scope of the proposed development.

3.1.2 Provisions of this CBR Code are activated by “shall” when required; “should” when recommended; and “may” when optional.

3.1.3 The provisions of this CBR Code, when in conflict, shall take precedence over those of other City of Fort Worth codes, ordinances, regulations and standards as amended except as noted herein.

- 3.1.4 The development standards under Chapter 6 the City of Fort Worth Zoning Ordinance, as amended, shall not apply to the Camp Bowie Corridor except as specifically referenced herein. Development standards not addressed in this ordinance shall be governed by the City of Fort Worth Zoning Ordinance to the extent they are not in conflict with the intent or text of the CBR Code.
- 3.1.5 Sign Standards under Chapter 6, Article 4 as amended, of the City of Fort Worth Zoning Ordinance, shall not apply to the District except as specifically referenced herein. Signs specifically prohibited in the Zoning Ordinance or by City Code are prohibited in the Camp Bowie Zoning Districts.
- 3.1.6 Terms used throughout this Code are defined in *Section 11. Definitions*. For those terms not defined in *Section 11. Definitions*, Chapter 9, Definitions of

the City of Fort Worth Zoning Ordinance shall apply. For terms not defined in either section, they shall be accorded commonly accepted meanings. In the event of conflict, the definitions of this Code shall take precedence.

- 3.1.7 Where in conflict, numerical metrics shall take precedence over graphic metrics.
- 3.1.8 Projects Subject to Review: All private development and redevelopment projects are subject to review by the Planning and Development Department and/or the Urban Design Commission (UDC) for compliance with the Code. All buildings, streets, and public spaces by public entities are also subject to review. Table 3.1 establishes the standards for the applicability of this Code to all development and redevelopment.

Table 3.1 Camp Bowie Revitalization Code Applicability Matrix

	Land Use Matrix	Building Form - Placement	Building Form - Height	Building Form - Parking & Service	Building Form - Street Screen	Building Form - Encroachments	Building Form - Residential Transition	Building Design Standards	Landscaping	Streetscaping	Lighting	Signage	Civic/Open Space
Type of Development													
Commercial (retail, office, restaurant), lodging, mixed use building, apartment/multi-family building (3 or more units per lot), and live-work buildings													
New Construction	X	X	X	X	X	X	X	X	X	X	X	X	X
Change of Use/Expansion of use*	X			X	X								
Expansion of Building Area													
0% - 49% increase in building area • Standards in applicable sections shall apply only to the expansions	X	X	X	X	X	X	X	X	X			X	X
Any increase in building value with NO increase in building area	X												
50% or greater increase in building area AND less than both (i) 65% increase in building value or (ii) \$100,000 cumulative value of improvements over a 3-year period • Standards in applicable sections shall apply only to the expansions	X	X	X	X	X	X	X	X	X			X	X
50% or greater increase of building area AND more than either (i) 65% increase in building value or (ii) \$100,000 cumulative value of improvements over a 3-year period • Standards in applicable sections shall apply the entire building including retrofitting of the existing building if non-conforming	X	X	X	X	X	X	X	X	X	X	X	X	X
Expansion of parking area only (not in conjunction with a building or use expansion)													
Up to 10 spaces				X	X								
11 or more additional spaces				X	X				X				
Façade changes to existing buildings													
Neighborhood Street façade (only building design standards impacting the façade along that street shall apply)								X				X	
All other street facades													
Signage													
Refacing or changing a panel on an existing sign													
Modification of an existing sign where the cost of the modification is valued at <u>less than</u> 50% of the replacement value of the sign													
Modification of an existing sign where the cost of the modification is valued at <u>more than</u> 50% of the replacement value of the sign												X	

X- denotes required compliance with that section of the code

* with no expansion of building

Table 3.1 Camp Bowie Revitalization Code Applicability Matrix

New sign or complete replacement of an existing sign													X	
Residential Buildings (single family attached and detached buildings)														
New construction	X	X	X	X	X	X		X	X	X	X	X	X	X
Change of Use*	X			X	X									
Expansion of use/structure (any building addition, deck, porch, etc.)	X	X				X		X						
Expansion of use/structure (new accessory building/structure on the lot or pool)	X	X												
Façade changes														
Neighborhood Street façade (only building design standards impacting the façade along that street shall apply)								X						
All other street facades														

X- denotes required compliance with that section of the code

* with no expansion of building

3.2 Development Review Process

3.2.1 Administrative Review versus UDC Review: Projects that clearly comply with all standards of the Code shall be processed administratively by the Planning and Development Director without UDC review. The UDC shall review projects that require interpretation or discretionary judgment with respect to the project’s compliance with standards. The Planning and Development Director shall be responsible for the following:

- (i) Reviewing site plan applications for compliance with the requirements of CBR Code.
- (ii) Approving site plan applications that are in compliance with the requirements of the CBR Code.
- (iii) Approving revisions to previously approved site plans that comply with this Code and all applicable city ordinances.
- (iv) Approving any minor modifications to the approved Regulating Plan and Code per Section 3.2.2.
- (v) Forwarding any appeals to the decision of the Planning and Development Director and/or major modifications to the UDC.

3.2.2 Minor Modifications to the CBR Code: The Planning and Development Director shall have the authority to approve a request for minor modifications to CBR Code that:

- (i) Does not materially change the circulation and building location on the site;
- (ii) Does not increase the building area permitted under this Code;
- (iii) Does not change the relationship between the buildings and the street;

- (iv) Does not allow greater height of any building or reduction of any parking requirement established in this Code; or
- (v) Change any required element of the Regulating Plan beyond the thresholds established in Table 3.2 below

Any appeals to the decisions of the Planning and Development Director on minor modifications shall be heard by the UDC.

3.2.3 Certificates of Appropriateness: The Planning and Development Director or UDC will issue a Certificate of Appropriateness (COA) for approved public and private projects. In exceptional cases the UDC may approve a COA if a project is clearly consistent with applicable development standard(s). The COA for such projects shall describe the projects’ compliance with the purpose and intent. Within the Corridor, issuance of a COA reflecting compliance with the Code is required as a condition for the following:

- (i) Acceptance by the Planning and Development Department of an application for a building permit for construction of a new structure;
- (ii) Acceptance by the Planning and Development Department of an application for a building permit for expansion of an existing structure;
- (iii) Acceptance by the Planning and Development Department of an application for a building permit for exterior renovation, remodeling or other alteration of existing structure; and
- (iv) Construction of a surface parking lot.
- (v) Acceptance by the Planning and Development Department of an application for a sign permit.

Table 3.2 Minor Modifications Allowed

Standard	Minor Modification Allowed	Criteria
Area/boundary of Character Zones	No more than a 15% change (increase or decrease) in the area of any Character Zone (aggregate or per block)	<ul style="list-style-type: none"> • Shall not eliminate any Character Zone • Shall not change the overall boundary of the Regulating Plan • 15% measurement shall be based on the total area of that specific Character Zone within the entire Corridor
Building Form and Development Standards		
<ul style="list-style-type: none"> • Build to zones/setbacks 	No more than a 20% change in the maximum or minimum setback.	<ul style="list-style-type: none"> • Changes to the build to zones and setbacks may only be due to any changes to the street cross sections or changes in the width of a sidewalk. • In no case shall the sidewalk be less than 6 feet in width
<ul style="list-style-type: none"> • Building Frontage 	No more than a 15% reduction in the required building frontage along each block of a Neighborhood Street.	<ul style="list-style-type: none"> • Any reduction in the required building frontage shall be to accommodate porte-cocheres for drop-off and pick-up.
<ul style="list-style-type: none"> • Street screen 	Waiver of street screen requirement along the Boulevard.	<ul style="list-style-type: none"> • Requirement for a street screen may only be waived along the Boulevard along the frontage of any interim surface parking lot (off-street) that is intended to be in-filled with a parking structure. • In no case shall any portion of the surface parking have frontage along a Neighborhood Street without a required street screen • In no case shall the (off-street) surface parking lot be located at a street intersection for a minimum depth of 20' along each street (regardless of the Street Type).
Streetscape standards	Street tree planting, street lighting, and other streetscape standards may be adjusted based on the development context and street cross section.	<ul style="list-style-type: none"> • Any changes to the streetscape standards shall be based on specific development context such as vegetation, natural features, drainage, and fire access and is subject to approval by the City.

3.2.4 Required Information: The full list of required materials is included in the Camp Bowie Boulevard Corridor COA application available from the City's Planning and Development Department, www.fortworthgov.org/planning, 817-392-8000. In general, the following information is required, as applicable:

- (i) Site Plan
- (ii) Building Plans and Elevations
- (iii) Landscape Plan
- (iv) Material Specifications
- (v) Plans and Specifications for Proposed Signs
- (vi) Description of Proposed Scope of Work
- (vii) Photographs of Site and Existing Conditions

3.2.5 Review of Phased Projects: To minimize review steps for phased projects, the UDC may approve a COA for all phases provided that the applicant submits drawings that depict the initial phase as well as all future phases. The COA is valid for two years from the date of the approval.

3.2.6 Conceptual Phase Discussions: One of the UDC's most important roles is to provide informal guidance to developers of significant projects during the conceptual design phase. These discussions take place during monthly UDC work sessions, and provide an opportunity for early UDC and staff input that should facilitate timely design review and approval of the final design phase. City staff encourages all public and private developers of significant projects to present their conceptual plans during a UDC work session.

3.2.7 Waivers to the Camp Bowie Revitalization Code: The UDC is authorized to approve appropriate exceptions to the Code, provided a project complies with the

purpose and intent. The UDC may allow additional flexibility for projects of exceptional civic or environmental design. Any waiver of basic property development standards related to building heights or setbacks, however, requires a variance approved by the Board of Adjustment.

3.3 Non-Conforming Uses, Buildings, and Signs:

3.3.1 Regardless of transfer of ownership, existing Non-Conforming Buildings with a Non-Conforming Use that do not conform to the provisions of this Code may continue as they are until:

- (i) the building is reconstructed or substantially modified such that the collective reconstructions or modifications within any continuous three (3) year period are valued at more than either \$100,000 or a total of sixty-five (65) % of the assessed tax value of the structure in the most recently certified tax rolls, whichever is greater; or
- (ii) any building façade on a designated Neighborhood Street or Boulevard is changed. These may include changes to architectural elements, windows, doors, or any other feature that alters that façade (excluding façade colors, window/glass replacement and maintenance of existing signage). Only sections in the CBR code that affect the façade design of a building in Section VI and VIII shall apply when Neighborhood Street or Boulevard facades are modified.

3.3.2 Regardless of transfer of ownership, existing non-conforming buildings that do not conform to the provisions of this Code may change use within the same building, provided the new use is permitted in Table 5.1 in this Code until:

- (i) the building is reconstructed or substantially modified such that the collective reconstructions or modifications within any continuous three (3) year period are valued at more than either \$100,000 or a total of sixty-five (65) % of the assessed tax value of the structure in the most recently certified tax rolls, whichever is greater; or
- (ii) any building façade on a designated Neighborhood Street or Boulevard is changed. These may include changes to architectural elements, windows, doors, or any other feature that alters that façade (excluding façade colors, window/glass replacement and maintenance of existing signage). Only sections in the CBR code that affect the façade design of a building in Section VI and VIII shall apply when Neighborhood Street or Boulevard facades are modified.

3.3.4 Regardless of transfer of ownership, existing Non-Conforming Buildings and Non-Conforming Uses that have lost their Non-Conforming status shall meet the standards in Chapter 7 of the City of Fort Worth Zoning Ordinance.

3.3.5 Any reconstruction or modification of or change to a Neighborhood Street or Boulevard façade of a non-conforming building or non-conforming sign shall meet the provisions of this Code that affect the façade design of a building in Section VI and VIII unless a Design Exception is granted by the UDC. In granting or denying Design Exception for such modifications, the UDC shall evaluate the extent to which the proposed modifications result in greater or lesser conformance with the specifications of this

Code and the extent to which the modifications meet the vision and intent of this CBR Code.

3.3.6 For all improvements over either \$100,000 or 65% of the assessed tax value of the structure, any changes to non-conforming buildings that do not comply with the provisions of this Code shall only be approved if a COA is granted by the UDC. In reviewing the COA application the UDC shall grant the COA based on the extent to which standards in this CBR Code can feasibly be met.

3.4 Amendments to the Regulating Plan and/or Zoning Text: Amendments and changes to the Regulating Plan, text and property boundaries shall be considered by the UDC and Zoning Commission and may be approved by the City Council in accordance with the procedure set out in Chapter 3, Article 5 of the City of Fort Worth Zoning Ordinance.

IV. The Regulating Plan

4.1 Adoption of the Regulating Plan: The Camp Bowie Corridor Regulating Plan (Appendix A) is hereby adopted as the official zoning map for the Corridor. Within any area subject to the approved Regulating Plan, this CBR Code becomes the exclusive and mandatory regulation.

4.2 Establishment of Character Zones

The following Character Zones are established. The designation of the specific Character Zone shall be established in the Regulating Plan (Appendix A).

- 4.2.1 Highway Commercial – The Highway Commercial Zone is intended to provide an appropriate transition into the Camp Bowie Corridor from I-30 access road. This area is also intended for large format retail and office development. Development within the Highway Commercial Zone shall meet the Building Form and Development Standards in Section 6.1 of this CBR Code.
- 4.2.2 Ridglea Gateway – The Ridglea Gateway Zone is intended to be the gateway into the Camp Bowie Corridor west of I-30. This area is intended for smaller scale neighborhood oriented retail and office development with gateway elements at key intersections such as Horne Street and Bryant Irvin Street. Development within the Ridglea Gateway Zone shall meet the Building Form and Development Standards in Section 6.2 of this CBR Code.
- 4.2.3 Ridglea Urban Village Core North – The Ridglea Urban Village Core North Zone is intended to implement the city’s vision for an urban village at this location north of Camp Bowie Boulevard. In addition to preserving existing architecturally significant buildings, development in this zone is intended to be a mix of destination retail, restaurant and urban residential uses. Development within the Ridglea Urban Village North Zone shall be lower in intensity and scale as compared to the South due to the depth of the lots and the size of the blocks north of Camp Bowie Boulevard. Development in the zone shall meet the Building Form and Development Standards in Section 6.3 of this CBR Code.
- 4.2.4 Ridglea Urban Village Core South – The Ridglea Urban Village Core South Zone is intended to implement the city’s vision for an urban village at this location south of Camp Bowie Boulevard.
- Development in this zone is intended to be a mix of destination retail, restaurant and urban residential uses. Development within the Ridglea Urban Village South Zone shall be higher in intensity and scale as compared to the North due to the depth of the lots and the size of the blocks south of Camp Bowie Boulevard. Development within the Ridglea Urban Village South Zone shall meet the Building Form and Development Standards in Section 6.4 of this CBR Code.
- 4.2.5 General Corridor Mixed-Use – The General Corridor Mixed Use Zone is intended to provide the most flexibility of use and development standards along the section of Camp Bowie from Edgell Road to Alta Mere Drive. Development within the General Corridor Mixed Use Zone shall meet the Building Form and Development Standards in Section 6.5 of this CBR Code.
- 4.2.6 Industrial Art – The Industrial Art Zone is intended to provide for a wide range of commercial uses including light industrial, manufacturing and assembly uses with a special focus on cottage industrial uses that support artists and art studios. Due to its location within the 65 decibel airport noise contour zone, residential uses shall not be permitted within this zone. Development within the Industrial Art Zone shall meet the Building Form and Development Standards in Section 6.6 of this CBR Code.
- 4.2.7 Western Business – The Western Business Zone is intended to provide for the redevelopment of large underutilized and vacant lots along Camp Bowie West into a major employment center with office and supporting retail uses. Development within the Western Business Zone shall meet the Building Form

and Development Standards in Section 6.7 of this CBR Code.

4.2.8 Transition – The Transition Zone is intended to provide for building scale and use transitions from the more commercial, auto-oriented uses along the Camp Bowie frontage to the adjoining neighborhoods along some critical neighborhood connectors. This zone is intended for smaller scale office, neighborhood retail, live-work, and townhome uses. Development within the Transition Zone shall meet the Building Form and Development Standards in Section 6.8 of this CBR Code.

4.3 Street Designations – The following Street Designations shall be established for all streets within the Corridor:

4.3.1 Neighborhood Streets Established – Neighborhood Streets are intended to provide the most pedestrian friendly development context. Buildings along Neighborhood Streets shall be held to the highest standard of pedestrian-oriented design. These streets are the main neighborhood connectors as identified in the Regulating Plan.

4.3.2 Boulevard Designation Established – The Boulevard designation is intended to balance pedestrian orientation with automobile accommodation. Typically, the Boulevard shall establish a hybrid development context that has a more pedestrian friendly development context at street intersections and accommodates auto-related functions and surface parking in the middle of the block. Surface parking shall be screened from the roadway with a street or living fence. Camp Bowie Boulevard shall be the designated Boulevard within the Corridor.

4.3.3 Local Streets Established – Local Streets are intended to accommodate a more auto-oriented uses, surface parking, and service functions on a site with automobile orientation. The Local Streets shall be all streets that are not designated as Neighborhood Streets or as the Boulevard.

4.4 Recommended Street and Alley Vacations – The Recommended Street Vacations are indicated on the Regulating Plan where public rights-of-way may be abandoned for private development. The Recommended Street and Alley Vacations shall follow the City's Subdivision Regulations for Plat/Street Vacations. These streets or alleys have been identified for vacations due to:

- (i) the lack of any public utilities or easements and
- (ii) availability of adequate street and driveway access to more than one street even after the vacation.

4.4.1 Other street and alley vacations and any waivers of subdivision requirements may be considered on a case by case basis. Such requests shall be review by city staff and be considered by the UDC prior to following the City's Subdivision Regulations.

V. Schedule of Permitted Uses

5.1 Applicability: Due to the emphasis on urban form over land uses in the District, general use categories have been identified by Character Zone. Uses not listed in the following schedule (Table 5.1), but are substantially similar, may be permitted upon approval of the Planning and Development Director or his/her designee, subject to City Council appeal.

Table 5.1 – Schedule of Uses								
Character Zone	Highway Commercial	Ridglea Gateway	Ridglea Urban Village Core - North	Ridglea Urban Village Core - South	General Corridor Mixed-Use	Industrial Art	Western Business	Transition
Land Use								
Commercial Uses (Office, Retail, Sales and Service Uses)								
Retail Sales or Service (personal service uses) with <u>no drive through facility</u> (includes alcohol sales). Excluded from this category are retail sales and service establishments geared towards the automobile	P	P	P	P	P	P	P	P
Auto-related Sales or Service establishments	P/C	P/C	P/C	P/C	P/C	P/C	P/C	NP
Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services, <u>with no drive through facility</u>	P	P	P	P	P	P	P	P
Offices for business, professional, administrative, and technical services such as accountants, architects, lawyers, doctors, etc.	P	P	P	P	P	P	P	P
Research laboratory headquarters, laboratories and associated facilities	P	P	P	P	P	P	P	NP
Food Service Uses such as full-service restaurants, cafeterias, bakeries and snack bars with <u>no drive through facilities</u> . Included in this category is café seating within a public or private sidewalk area with no obstruction of pedestrian circulation. Also included in this category is the sale of alcoholic beverages (with food service).	P	P	P	P	P	P	P	P
Bars	P	NP	NP	NP	NP	NP	NP	NP
Pet and animal sales or service (incl. vet clinic)	P	P	P	P	P	P	P	NP
Any permitted use with a drive through facility	P/C	P/C	P/C	P/C	P/C	P/C	P/C	NP

P= Permitted by right

NP= Not Permitted

P/C = Permitted with Specific Criteria as established in Table 5.2

P/A = Permitted Accessory Use

NA= Not applicable

P/A/C = Permitted Accessory Use with Specific Criteria as established in Table 5.2

A* = Accessory use to not exceed 25% of the primary use building square footage

P* = Residential not permitted within the 65 decibel or greater zone.

P/SEU = Permitted with a Special Exception Use Permit by BOA

Table 5.1 – Schedule of Uses								
Character Zone	Highway Commercial	Ridglea Gateway	Ridglea Urban Village Core	Ridglea Urban Village Core	General Corridor Mixed-Use	Industrial Art	Western Business	Transition
Arts, Entertainment, and Recreation Uses								
Amusement or theme park establishment (indoor) including bowling alleys, bingo parlor, games arcades, skating, etc.	P	P	P	P	P	P	P	NP
Amusement or theme park establishment (outdoor) including miniature golf, go-cart tracks, etc.	P/SEU	NP	NP	NP	P/SEU	P/SEU	P/SEU	NP
Art galleries	P	P	P	P	P	P	P	P
Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)	P	P	P	P	P	P	P	P
Theater, cinema, dance, or music establishment	P	P	P	P	P	P	P	NP
Museums and other special purpose recreational institutions	P	P	P	P	P	P	P	NP
Fitness, recreational sports, gym, or athletic club	P	P	P	P	P	P	P	NP
Parks, greens, plazas, squares, and playgrounds	P	P	P	P	P	P	P	P
Educational, Public Administration, Health Care and Other Institutional Uses								
Business associations and professional membership organizations	P	P	P	P	P	P	P	NP
Child day care and preschools	P	P	P	P	P	P	P	P
Schools, libraries, and community halls	P	P	P	P	P	P	P	P
Universities and Colleges	P	P	P	P	P	P	P	NP
Technical, trade, and specialty schools	P	P	P	P	P	P	P	NP
Hospitals and nursing establishments	P	P	P	P	P	P	P	NP
Civic uses	P	P	P	P	P	P	P	P
Social and fraternal organizations	P	P	P	P	P	P	P	NP
Social services and philanthropic organizations	P	P	P	P	P	P	P	NP
Public administration uses (including local, state, and federal government uses, public safety, health and human services)	P	P	P	P	P	P	P	NP
Religious Institutions	P	P	P	P	P	P	P	P
Funeral homes	P	P	P	P	P	P	P	NP
Residential Uses								
Home Occupations	P/A	P/A	P/A	P/A	P/A	P*/A	NA	P/A
Multi-family residential								
Ground floor	P/C	P/C	P/C	P/C	P*/C	P*/C	P*/C	P
Upper floors	P	P	P	P	P*	P*	P*	P
Residential Lofts	P	P	P	P	P*	NP	P*	P
Single-family residential attached dwelling unit (Townhomes)	NP	NP	NP	NP	NP	P*	NP	P
Accessory residential unit	NA	NA	NA	NA	NA	NA	NA	P/A
Live-work unit	P	P	P	P	P*	P*	P*	P

P= Permitted by right

NP= Not Permitted

P/C = Permitted with Specific Criteria as established in Table 5.2

P/A = Permitted Accessory Use

NA= Not applicable

P/A/C = Permitted Accessory Use with Specific Criteria as established in Table 5.2

P/SEU = Permitted with a Special Exception Use Permit by ZBA

A* = Accessory use to not exceed 25% of the primary use building square footage

P* = Residential not permitted within the 65 decibel or greater zone.

Table 5.1 – Schedule of Uses								
Character Zone	Highway Commercial	Ridglea Gateway	Ridglea Urban Village Core - North	Ridglea Urban Village Core - South	General Corridor Mixed-Use	Industrial Art	Western Business	Transition
Manufacturing, transportation, communication, and utility Uses								
Cottage Manufacturing uses	NP	NP	NP	P/C	P/C	P	P	NP
Food and textile product manufacturing	NP	NP	NP	NP	P	P	P	NP
Wood, paper, and printing products manufacturing	NP	NP	NP	NP	P	P	P	NP
Machinery, electronics, and transportation equipment manufacturing	NP	NP	NP	NP	NP	P	P	NP
Miscellaneous manufacturing and assembly (included in this category are jewelry, silverware, equipment, electronics, personal metal goods, flatware, dolls, toys, games, musical instruments, office supplies, and signs.)	NP	NP	NP	NP	P	P	P	NP
Wholesale trade establishment	NP	NP	NP	NP	P	P	P	NP
Warehouse and storage services	NP	NP	NP	NP	P	P	P	NP
Transportation services (air, rail, road, truck and freight)	NP	NP	NP	NP	P	P	P	NP
Publishing (newspaper, books, periodicals, software)	P	P	P	P	P	P	P	NP
Motion picture and sound recording	P	P	P	P	P	P	P	NP
Telecommunications and broadcasting (radio, TV, cable, wireless communications, including stealth telecommunications towers, telephone, etc)	P	P	P	P	P	P	P	NP
Telecommunications Tower	NP	NP	NP	NP	NP	NP	NP	NP
Information services and data processing	P	P	P	P	P	P	P	NP
Other Uses								
Hotels/Motels	P	P	P	P	P	P	P	P
Parking, surface (primary use of property)	P	P/C	P/C	P/C	P/C	P	P/C	NP
Parking, surface (accessory use of property)	P	P	P	P	P	P	P	P
Parking, structured	P	P	P	P	P	P	P	P
Private attached garage	NP	NP	NP	NP	NP	NP	NP	P/A
Private detached garage	NP	NP	NP	NP	NP	NP	NP	P/A
Sales from kiosks (for food vendors other city ordinances apply)	NP	P	P	P	P	P	P	P
Veterinary clinic	P/C	P/C	P/C	P/C	P/C	P/C	P/C	NP
Community garden	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C
Incidental Outdoor Display (subject to standards in Section 7 of the Code)	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Antennas including cell, accessory, and mounted on top of buildings.	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Wind energy equipment	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Solar energy equipment	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Special Event (subject to City’s Special Events Ordinance)	P	P	P	P	P	P	P	P

P= Permitted by right

NP= Not Permitted

P/C = Permitted with Specific Criteria as established in Table 5.2

P/A = Permitted Accessory Use

NA= Not applicable

P/A/C = Permitted Accessory Use with Specific Criteria as established in Table 5.2

P/SEU = Permitted with a Special Exception Use Permit by ZBA

A* = Accessory use to not exceed 25% of the primary use building square footage

P* = Residential not permitted within the 65 decibel or greater zone.

All uses listed as P/C in Table 5.1 shall also meet the following standards in Table 5.2

Table 5.2 – Use Criteria		
<i>Use</i>	<i>Zone</i>	<i>Location & Design Criteria</i>
Non-Residential Uses		
Auto-related Sales and Service	Ridglea Gateway and Ridglea Urban Village Core (North and South)	<ul style="list-style-type: none"> Gas pumps, canopies, and/or service bays shall not be located along any Neighborhood Street frontage. No more than 50% of a lot’s frontage along the Boulevard shall be occupied by gas pumps, canopies, and/or service bays. Any buildings associated with the use shall also have a pedestrian entrance at a Neighborhood Street and/or the Boulevard. No outdoor storage of vehicles or other products sold shall be permitted along Neighborhood Streets and the Boulevard. All auto-related sales display shall be inside storefronts or along Local Streets.
	Highway Commercial, General Corridor Mixed Use, and Western Business District	<ul style="list-style-type: none"> Gas pumps, canopies, and/or service bays shall not be located along any Neighborhood Street frontage. No more than 50% of a lot’s frontage along the Boulevard shall be occupied by gas pumps, canopies, and/or service bays. Any buildings associated with the use shall also have a pedestrian entrance at a Neighborhood Street and/or the Boulevard. Outdoor storage of vehicles or other products sold shall not be permitted along Neighborhood Streets. Along the Boulevard, outdoor storage of vehicles or other products sold shall not exceed 50% of a lot’s frontage along the Boulevard. There shall be no such limitation along Local Streets or the Highway frontage.
Any permitted use with a drive through facility	All Zones	<ul style="list-style-type: none"> All drive through access (driveways) shall be from the Boulevard only if the lot has no access to any Local Street or Highway. Drive through lanes and/or canopies shall not have frontage along on or be located along any Neighborhood Street. Drive through areas screened by a 4’ high Street Screen along the Boulevard Drive through facilities shall meet the design standards in Section VIII of this code.
Residential Uses		
Multi-family residential Ground Floor	Highway Commercial, Ridglea Gateway, Ridglea Urban Village Core (North and South), General Corridor Mixed Use, and Western Business District	<ul style="list-style-type: none"> No residential uses shall be permitted on the ground floors of buildings with direct frontage along Camp Bowie Boulevard. Residential uses are permitted on the ground floors of buildings with all other street and interior driveway frontages. All ground floors of buildings with Neighborhood Street frontage shall be built to Commercial Ready standards.

Table 5.2 – Use Criteria		
Other Uses		•
Cottage industrial uses	Ridglea Urban Village Core South and General Corridor Mixed Use	<ul style="list-style-type: none"> • Shall be limited to 10,000 sq.ft. buildings. • Service bays, loading, and unloading shall be along Local Street frontages only.
Parking, surface (primary use of property)	Ridglea Gateway, Ridglea Urban Village Core (North and South), General Corridor Mixed Use, and Western Business District	<ul style="list-style-type: none"> • Applications for new surface lots shall include in-fill building concepts on the lot • New surface parking shall be set back a minimum of 30’ from the edge of the right-of-way of Neighborhood Streets. • New surface parking shall not be located at a street intersection for minimum of 30’ along each street.
Veterinary Clinic	Ridglea Gateway, Ridglea Urban Village Core (North and South), General Corridor Mixed Use,	<ul style="list-style-type: none"> • Indoor kennels only. • Noise and odors created by the activities within the building shall not be perceptible beyond the property line. • No animal shall be kept outside the building at any time.
	Highway Commercial, Industrial Art, Western Business	<ul style="list-style-type: none"> • No outdoor kennel permitted within 100-feet of any residential use.
Community Garden	All Zones	<ul style="list-style-type: none"> • Shall be no larger than 1.0 acre. • Gardens shall be enclosed by a fence on all open sides. • Fences should be installed straight and plumb, with vertical supports at a minimum of 8' on center. Chicken wire, if used, should be continuously supported along all edges. • Fencing Materials: <ul style="list-style-type: none"> ○ <u>Permitted</u>: pressure treated wood (must be painted or stained medium to dark color), chicken wire, wrought iron, painted galvanized steel ○ <u>Not permitted</u>: chain link, bobbed wire, vinyl, un-painted/stained pressure treated wood, plywood
Antennas including cell, accessory and mounted (Excluded from this category are freestanding and commercial antennas and equipment buildings)	All Zones	<ul style="list-style-type: none"> • Antennas shall be permitted on rooftops. • Antennas shall be screened entirely with a screen of same color as the principal building. • Antennas shall not be visible from adjacent Neighborhood Streets.
Wind and solar energy equipment	All Zones	<ul style="list-style-type: none"> • Equipment may not be installed with direct frontage along Neighborhood Streets or along the Boulevard. • Height of any wind energy equipment shall be limited by either the building height standard in the specific character zone or shall be established by any other city ordinance(s) regulating wind energy equipment (whichever is greater in case of a conflict).

VI. Building Form and Development Standards

6.1 Highway Commercial

6.1.1 Illustrations and Intent

Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Building Form and Development Standards.

The Highway Commercial Zone form and development standards are intended to address development along the I-30 access road. Development standards in this frontage type are intended to take advantage of the visibility along the highway for more auto-oriented development while transitioning towards a more pedestrian-oriented frontage along Camp Bowie Boulevard.

Generally, this frontage type may accommodate large-format retail or office sites with surface parking along the site’s highway frontage. The goal is to minimize the impact of large, surface parking lots and discourage the “big-box” look.

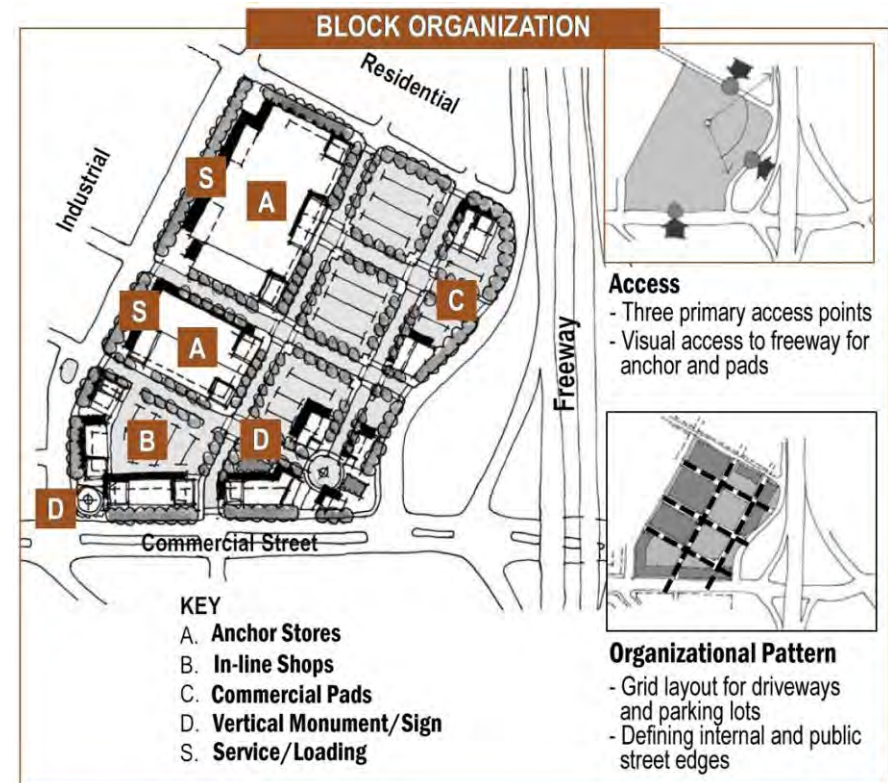
In addition, the site shall be planned in such a manner as to facilitate a more urban block infill development pattern with respect to building pads, parking, driveways, and service areas.



Image of big-box that is articulated appropriately to break down the mass of the building.

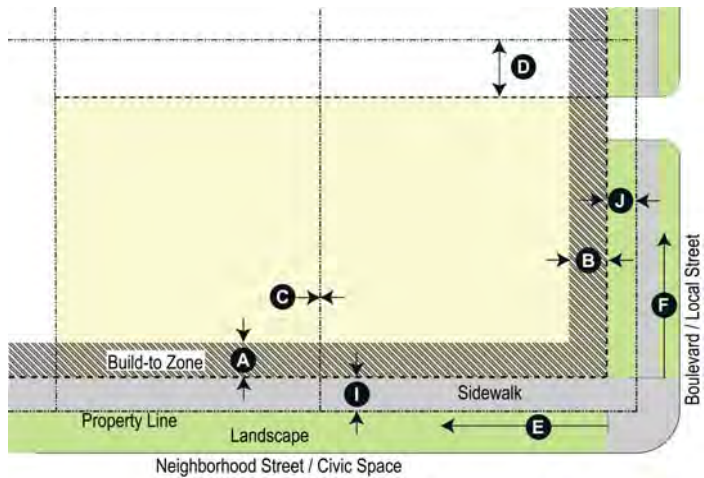


Images of large-format retail and office development with appropriate frontages along I-30.



Highway Frontage – Recommended Block and Building Site Layout

6.1.2 Building Placement



Legend



(i) Build-to Zone (BTZ)

Front (Neighborhood Street /Civic Space)	10' – 20' (see #1)	A
Front (Boulevard/Local Street/ Highway)	10' –40' (see #2)	B

(ii) Setback

Front (Neighborhood Street / Civic Space)	10' (min.) 20' (max.)	I
Front (Boulevard/Local Street/ Highway)	10' (min.) 40' (max.)	J
Side and Rear (from property line)	0' (see #3 and 6.1.7(iii))	C D

(iii) Building Frontage

% of building built to Neighborhood Street BTZ	70% (min.) (see #4 and #7)	E
% of building built to Highway/Boulevard /Local Street BTZ	25% (min.) (see #4 and #7)	F

Notes

- #1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.
- #2 – The area between the building and the edge of the BTZ at the public sidewalk shall include a 6' wide (min.) landscaping strip with street trees planted at 40' on center (average), except at street intersections, where paving is optional up to 50' along the building façade. Species of the street trees shall be selected from the Planting List in the Zoning Ordinance.
- #3 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
- #4 – Corner building street facades shall be built to the BTZ for a minimum of 40' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.
- #5 – Floor to floor heights shall not apply to parking structures.
- #6 – Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.

6.1.3 Block Standards

Block Face Dimensions	250' (min.) 800' (max.)
Block Perimeter	2800' (max.)

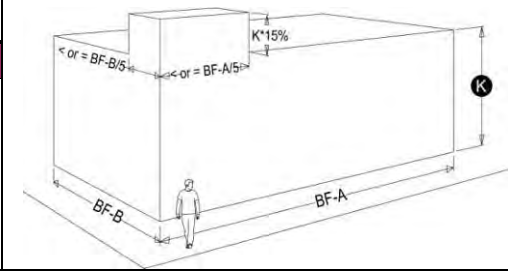
Principal Building Standards

Building Maximum	6 stories (max.) (see #6 and #8)	K
First floor to floor height	15' (min.) (see #5)	M
Ground floor finish level	12 inches max. above sidewalk (for ground floor Commercial Ready buildings)	L
Upper floor to floor height	10' (min.) (see #5)	N

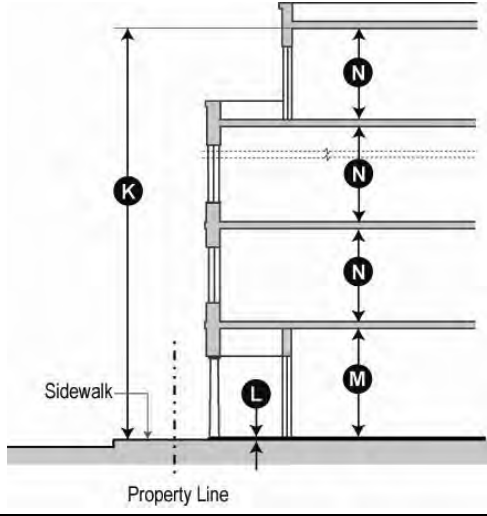
6.1.5 Commercial Frontage Standards

Ground floors of all buildings fronting on Camp Bowie Blvd. shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

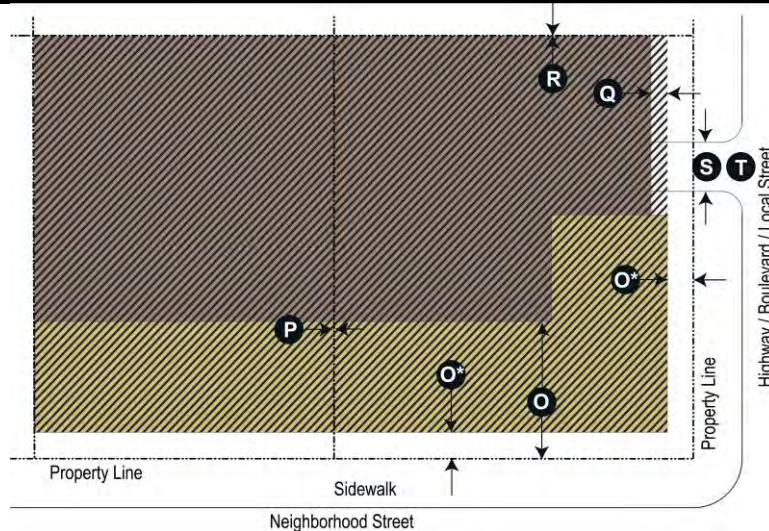
- #7 – Any frontage along all Neighborhood Streets and the Boulevard not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen. Furthermore, along all streets (Neighborhood Streets, Boulevard and Local Streets) service areas shall be defined by a Street Screen that is at least as high as the service equipment being screened. Required Street Screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Planting List in Table 6.8 Table A in Chapter 6 Development Standards of the City of Fort Worth Zoning Ordinance. The required Street Screen shall be located at the setback line along the corresponding frontage.
- #8 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.



6.1.4 Building Height



6.1.6 Parking and Service Areas **6.1.7 Other Standards**



6.1.8 Façade Elements

- (i) Doors and Windows:
1. There shall be no blank walls greater than 50 ft. in width along any Highway street, Neighborhood Street, and Boulevard façade of any building. Along all other streets, there shall be no blank walls greater than 100 feet in width.
 2. Doors and windows on ground floor of all buildings shall be a minimum of 25% of the ground floor façade area along all Neighborhood Streets and the Boulevard. There shall be no requirement along all other streets.
 3. Windows and doors on facades directly facing towards a lot line shared by any single-family residential lot and less than 10 ft. from the lot line shall have sills higher than 6 ft. on the ground floor unless a privacy fence (masonry or vegetative) or wall of at least 6 ft. in height is constructed to obscure any direct views into adjacent properties.
 4. Primary entrance doors for all buildings shall be on the Highway façade only if the building has no frontage on a Neighborhood Street or the Boulevard.
 5. Windows and doors on facades directly facing towards a lot line shared by any single-family residential lot and less than 10 ft. from the lot line shall have sills higher than 6 ft. on the ground floor unless a privacy fence (masonry or vegetative) or wall of at least 6 ft. in height is constructed to obscure any direct views into adjacent properties.
- (ii) Façade Articulation: Along the Highway and/or Boulevard façade there shall be a prominent entrance or corner element, articulated by a horizontal break of 3' max.

(i) Parking Location

Surface/At Grade Parking		
Neighborhood Street and Civic Space setback	Shall be located behind the principal building	O
Highway/Boulevard or Local Street setback	Min. of 3 feet behind the building façade line along that street	Q
Side and Rear setback (distance from property line)	0' (min.) (see #3 and 6.1.7(iii))	P R
Above Grade Parking		
Setback along Neighborhood Streets, Highway, Boulevard, Local Street, or Civic Space	May be built up to the building façade line along that street	O*
Side and Rear setback (distance from property line)	0' (min.) (see #3 and 6.1.7(iii))	P R

(ii) Required Off-Street Parking Spaces**

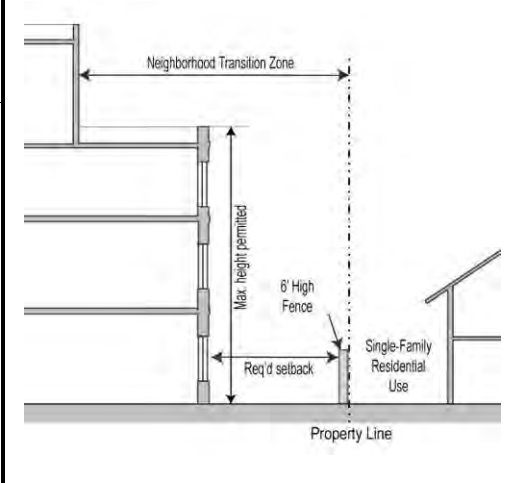
Non-residential uses within 250' of single-family residential	1 space per every 300 square feet (gross)
Residential Uses	1.5 space/unit
**Uses within historically significant buildings are exempt.	

(iii) Driveways and Service areas

Driveway Widths	TxDOT Standards on Camp Bowie and I-30 Access Road and 24 feet max. on all other streets	S
Driveways and off-street loading and unloading shall not be located on Neighborhood Streets. Porte cocheres may be permitted on Neighborhood Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. If driveway and/or off-street service loading and unloading access is provided from Neighborhood Street, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.		T

6.1.7 Other Standards

- (i) Encroachments
1. Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.
 2. Building projections on all other facades may not be closer than 5' to any adjacent property line.
 3. Encroachments must be approved either administratively or by the City Council.
- (ii) Arcades and Colonnades:
1. Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6' in depth.
 2. The minimum interior clearance height within an arcade or colonnade shall be 12'.
- (iii) Neighborhood Transitions:
1. A Neighborhood Transition Zone shall be established for all properties within the Highway Commercial Zone 25' parallel to any lot line that is common with a single-family residential lot.
 2. Building height within this Neighborhood Transition Zone shall not exceed 3 floors. This standard shall apply to any parking structures located within the Neighborhood Transition Zone.
 3. A privacy fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies.



6.2 Ridglea Gateway

6.2.1 Illustrations and Intent

Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Building Form and Development Standards.

The Ridglea Gateway Zone building form and development standards are intended to address development along Camp Bowie between Horne Street to Bryant Irvin Road. Development standards in this character zone are intended to take advantage of its location as the gateway to the Camp Bowie corridor west of I-30.

Generally, this character zone accommodates development on triangular blocks and odd shaped lots created by the intersection of the traditional city grid with Camp Bowie Boulevard that runs diagonally through the zone. The goal is to provide for feasible development options on these blocks with awkward and small parcels by allowing consolidation of driveways and some street or alley vacations to make development more feasible within this zone.

In addition, the site shall be planned in such a manner as to facilitate a more urban block infill development pattern with respect to building pads, parking, driveways, and service areas.



Tower element at a corner

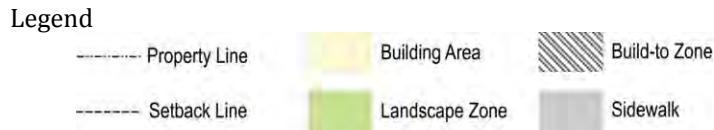
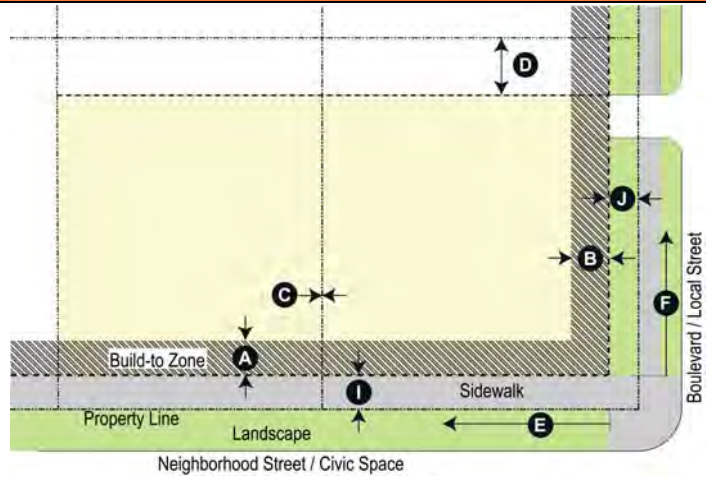


A corner store with façade facing the intersection (left) and two corner buildings with tower elements to signify the entrance into a significant area (right).

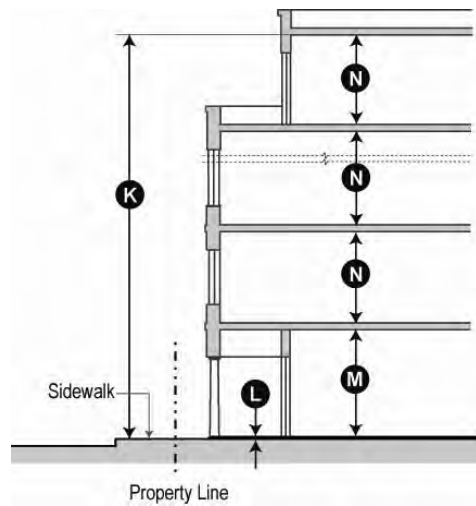


Ridglea Gateway Zone – Recommended Block and Building Site Layout

6.2.2 Building Placement **(i) Build-To-Zone (BTZ)**



6.2.4 Height Standards **(ii) Setback**



(i) Build-To-Zone (BTZ)

Front (Neighborhood Street /Civic Space)	5' – 10' (see #1)	A
Front (Boulevard/Local Street/ Highway)	10' – 30' (see #2)	B

(ii) Setback

Front (Neighborhood Street / Civic Space)	10' (min.) 20' (max.)	I
Front (Boulevard/Local Street)	10' (min.) 30' (max.)	J
Side and Rear (from property line)	0' (see #3 and 6.2.7(iii))	C D

(iii) Building Frontage Required

% of building built to Neighborhood Street/Civic Space BTZ	75% (min.) (see #4 and #7)	E
% of building built to Boulevard or Local Street BTZ	30% (min.) (see #4 and #7)	F

6.2.3 Block Standards

Block Face Dimensions	250' (min.) 800' (max.)
Block Perimeter	2000' (max.)

Principal Building Standards

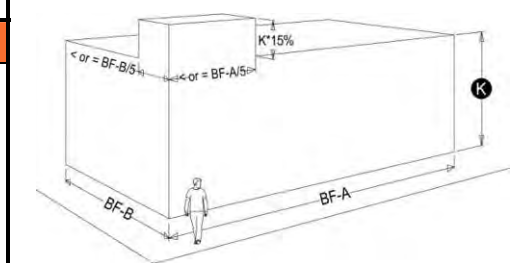
Building Maximum	5 stories (max.) (see #6 and #8)	K
First Floor to Floor Height	15' (min.) (see #5)	M
Ground Floor finish level	12 inches max. above sidewalk (for ground floor Commercial Ready buildings)	L
Upper floor to floor height	10' (min.) (see #5)	N

6.2.5 Commercial Frontage Requirements

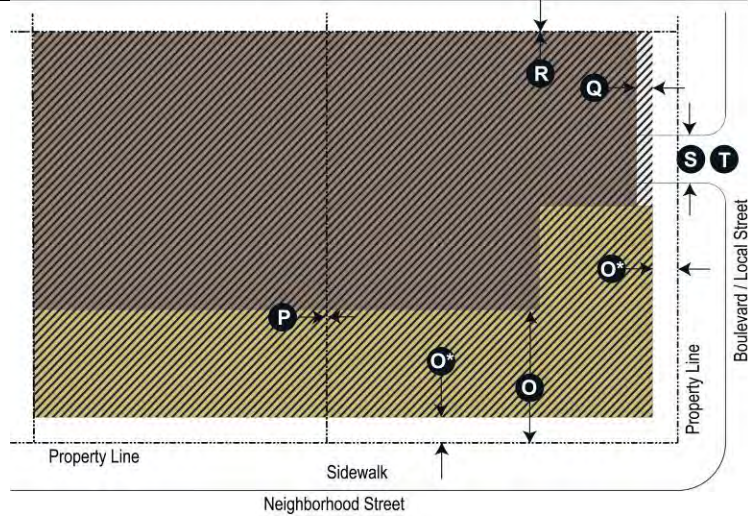
Ground floors of all buildings fronting on Camp Bowie Blvd. shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

Notes

- #1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.
- #2 – The area between the building and the edge of the BTZ at the public sidewalk shall include a 6' wide (min.) landscaping strip (I*) with street trees planted at 40' on center (average), except at street intersections, where paving is optional up to 50' along the building façade. Species of the street trees shall be selected from the Planting List in the Zoning Ordinance.
- #3 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
- #4 – Corner building street facades shall be built to the BTZ for a minimum of 30' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.
- #5 – Floor to floor heights shall not apply to parking structures.
- #6 – Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.
- #7 – Any frontage along all Neighborhood Streets and the Boulevard not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen. Furthermore, along all streets (Neighborhood Streets, Boulevard and Local Streets) service areas shall be defined by a Street Screen that is at least as high as the service equipment being screened. Required Street Screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Planting List in Table 6.8 Table A in Chapter 6 Development Standards of the City of Fort Worth Zoning Ordinance. The required Street Screen shall be located at the setback line along the corresponding frontage.
- #8 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.



6.2.6 Parking and Service Access **6.2.7 Other Standards**



6.2.8 Façade Elements

- (i) Doors and Windows:
1. There shall be no blank walls greater than 25 ft. in width of any building along Neighborhood Streets and the Boulevard only. For Local Streets there is no requirement.
 2. Doors and windows on ground floor of all buildings shall be between 50% and 90% of the ground floor façade area along all Neighborhood Streets and the Boulevard. Along Local Streets there is no requirement.
 3. Windows on the upper floors facades along all Neighborhood Streets and the Boulevard shall be a minimum of 25% of each upper floor façade area which is measured between 3ft. and 9ft. above each finished floor.
 4. Primary entrance doors for all buildings shall be on Neighborhood Streets or along the Boulevard.
 5. Windows and doors on facades directly facing towards a lot line shared by any single-family residential lot and less than 10 ft. from the lot line shall have sills higher than 6 ft. on the ground floor unless a privacy fence (masonry or vegetative) or wall of at least 6 ft. in height is constructed to obscure any direct views into adjacent properties.

(i) Parking Location

Surface/At Grade Parking		
Neighborhood Street and Civic Space setback	Shall be located behind the principal building	O
Boulevard or Local Street setback	Min. of 3 feet behind the building facade line along that street	Q
Side and Rear setback (distance from property line)	0' min. (see # 3 and 6.2.7(iii))	P R
Above Grade Parking		
Setback along Neighborhood Streets, Boulevard, Local Street, or Civic Space	May be built up to the building line	O+
Side and Rear setback (distance from property line)	0' min. (see # 3 and 6.2.7(iii))	P

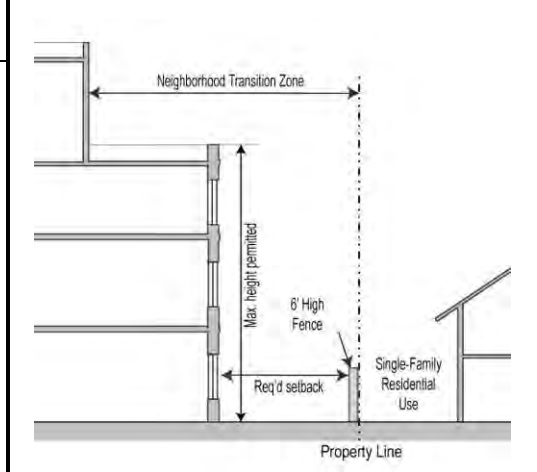
(ii) Required Off-Street Parking Spaces **

Non-residential uses within 250' of single-family residential	1 space per every 300 square feet (gross)
Residential Units	1.5 spaces/unit**Uses within historically significant buildings are exempt.

(ii) Driveways and Service Access

Parking driveway width	TxDOT standards on Arterial Roadways and 24 feet max. on all other streets	S
Driveways and off-street loading and unloading	shall not be located on Neighborhood Streets. Porte cocheres may be permitted on Neighborhood Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. If driveway and/or off-street service loading and unloading access is provided from Neighborhood Street, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.	T

- (i) Encroachments
1. Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.
 2. Building projections on all other facades may not be closer than 5' to any adjacent property line.
 3. Encroachments must be approved either administratively or by the City Council.
- (ii) Arcades and Colonnades:
1. Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6' in depth.
 2. The minimum interior clearance height within an arcade or colonnade shall be 12'.
- (iii) Neighborhood Transitions:
1. A Neighborhood Transition Zone shall be established on all development sites adjacent to single family sites at 25' parallel to any lot line that is common with a single-family residential lot.
 2. Building height within this Neighborhood Transition Zone shall not exceed 2 floors. This standard shall apply to any parking structures located within the Neighborhood Transition Zone.
 3. A privacy fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies.



6.3 Ridglea Urban Village Core - North

6.3.1 Illustrations and Intent

Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Building Form and Development Standards.

The Ridglea Urban Village Core North Zone building form and development standards are intended to address development along the northern edge of Camp Bowie between Bryant Irvin Road and Hilldale Road. Development standards in this character zone are intended to take advantage of its location as the “historic core” of the Camp Bowie corridor west of I-30.

Generally, this character zone accommodates development of neighborhood serving and destination retail. It also reinforces the existing historical character and architectural elements such as roofs, brick, balconies for new development and redevelopment. The goal is to encourage neighborhood serving retail, service, and urban residential at cross streets to connect neighborhoods to the corridor, retain existing off-street parking and create a street edge with trees along the property line when parking lots are fronting on the Boulevard. Due to the shallow lots and blocks along the northern side of Camp Bowie Boulevard, this zone is intended to be lower in intensity than the Ridglea Urban Village Core South Zone.

In addition, the site shall be planned in such a manner as to accentuate the intersections with taller buildings that are closer to the street.

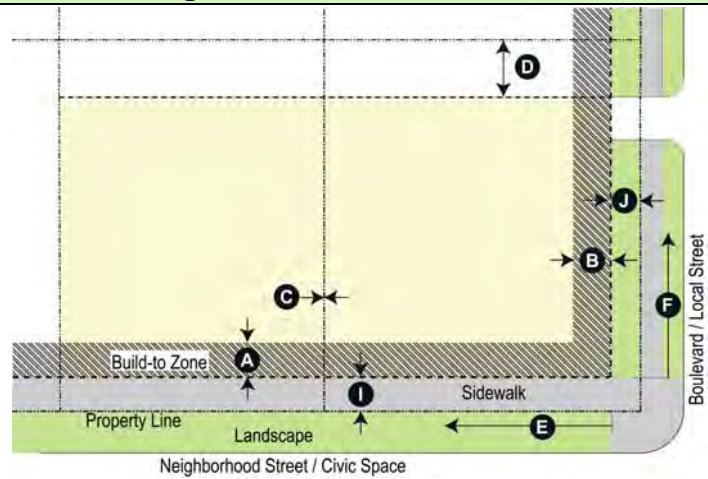


2 to 3-story mixed-use within the urban village core north. Varying heights, setbacks and architectural features give these frontages distinct character and allows for an array of uses.



A corner store with façade facing the intersection (left) and typical architectural features of the Ridglea Urban Village Core (right).

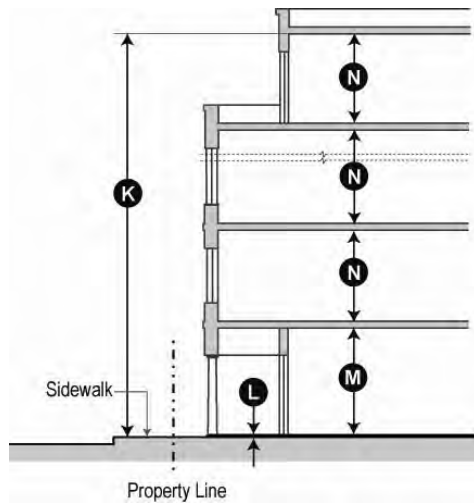
6.3.2 Building Placement



Legend



6.3.4 Height Standards



(i) Build-To-Zone (BTZ)

Front - Neighborhood Street and Civic Space	5' - 10' (see #1)	A
Front - Boulevard and Local Streets	10' - 75' (see #2)	B

(ii) Setback

Front (Neighborhood Street and Civic Space)	5' (min.) 10' (max.)	I
Front (Boulevard and Local Streets)	10' (min.) 75' (max.)	J
Side or Rear (distance from property line)	0' (see #3 and 6.3.7(iii))	C D

(iii) Building Frontage Required

% of building built to Neighborhood Street/Civic Space BTZ	80% (min.) (see #4 and #7)	E
% of building built to Boulevard or Local Street BTZ	30% (min.) (see #4 and #7)	F

6.3.3 Block Standards

Block Face Dimensions	250' (min.); 800' (max.)
Block Perimeter	2800' (max.)

Principal Building Standards

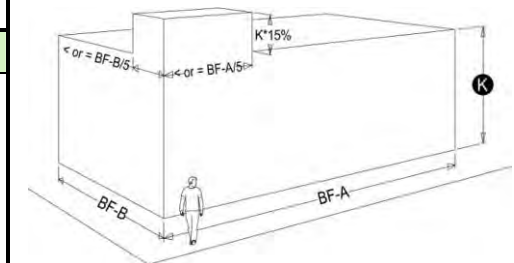
Building Maximum	3 stories (max.) (see #6 and #8)	K
First Floor to Floor Height	15' (min.) (see #5)	M
Ground Floor finish level	12 inches max. above sidewalk (for ground floor Commercial Ready buildings)	L
Upper floor to floor height	10' (min.) (see #5)	N

6.3.5 Commercial Frontage Requirements

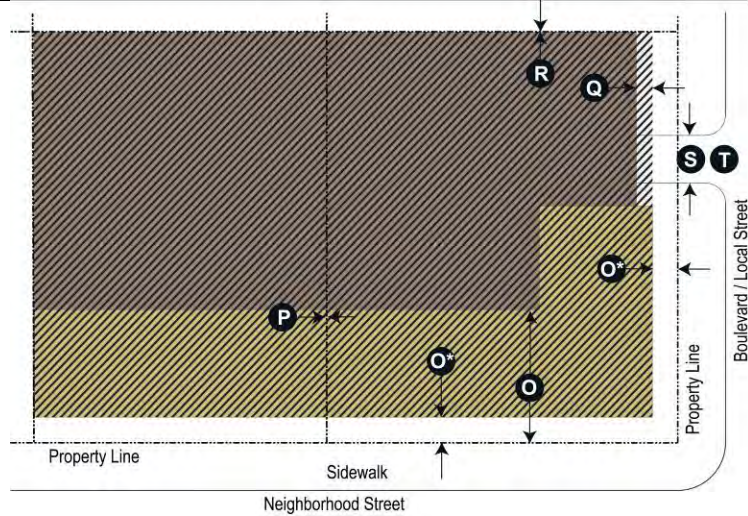
Ground floors of all buildings fronting on Camp Bowie Blvd. shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

Notes

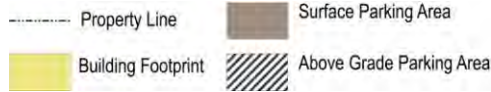
- #1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.
- #2 – The area between the building and the edge of the BTZ at the public sidewalk shall include a 6' wide (min.) landscaping strip (1*) with street trees planted at 40' on center (average), except at street intersections, where paving is optional up to 60' along the building façade. Species of the street trees shall be selected from the Planting List in the Zoning Ordinance.
- #3 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
- #4 – Corner building street facades shall be built to the BTZ for a minimum of 30' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.
- #5 – Floor to floor heights shall not apply to parking structures.
- #6 – Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.
- #7 – Any frontage along all Neighborhood Streets and the Boulevard not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen. Furthermore, along all streets (Neighborhood Streets, Boulevard and Local Streets) service areas shall be defined by a Street Screen that is at least as high as the service equipment being screened. Required Street Screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Planting List in Table 6.8 Table A in Chapter 6 Development Standards of the City of Fort Worth Zoning Ordinance. The required Street Screen shall be located at the setback line along the corresponding frontage.
- #8 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.



6.3.6 Parking and Service Access **6.3.7 Other Standards**



Legend



(i) Parking Location

Surface/At Grade Parking		
Neighborhood Street/ Civic Space setback	Shall be located behind the principal building	O
Boulevard or Local Street setback	Min. of 3 feet behind the building facade line along that street	Q
Side and Rear setback (distance from property line)	0' min. (see # 3 and 6.3.7(iii))	P R
Above Grade Parking		
Setback along Neighborhood Streets, Boulevard, Local Street, or Civic Space	May be built up to the building façade line along that street	O*
Side and Rear setbacks (distance from property line)	0' min. (see # 3 and 6.3.7(iii))	P
(ii) Required Off-Street Parking Spaces **		
Non-residential uses within 250' of single-family residential	1 space per every 300 square feet (gross)	
Residential Uses	1.5 spaces/unit	
**Uses within historically significant buildings exempt.		

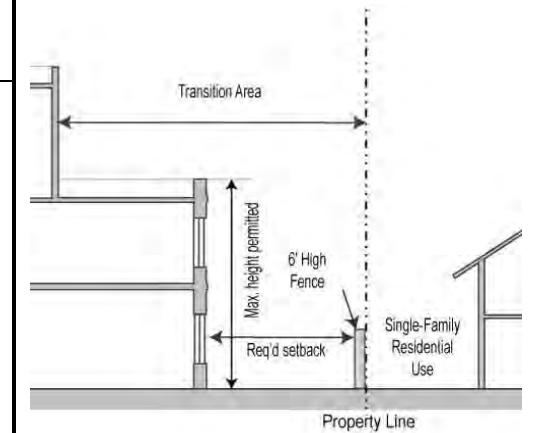
6.3.7 Other Standards

- (i) Encroachments
 - Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.
 - Building projections on all other facades may not be closer than 5' to any adjacent property line.
 - Encroachments must be approved either administratively or by the City Council.
- (ii) Arcades and Colonnades:
 - Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6' in depth.
 - The minimum interior clearance height within an arcade or colonnade shall be 12'.
- (iii) Neighborhood Transitions:
 - A Neighborhood Transition Zone shall be established on all development sites adjacent to single family sites at 25' parallel to any lot line that is common with a single-family residential lot.
 - Building height within this Neighborhood Transition Zone shall not exceed 2 floors. This standard shall apply to any parking structures located within the Neighborhood Transition Zone.
 - A privacy fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies.

6.3.8 Façade Elements **(ii) Driveways and Service Access**

- (i) Doors and Windows:
 - There shall be no blank walls greater than 25 ft. in width of any building along Neighborhood Streets and the Boulevard only. For Local Streets there is no requirement.
 - Doors and windows on ground floor of all buildings shall be between 50% and 90% of the ground floor façade area along all Neighborhood Streets and the Boulevard. Along Local Streets there is no requirement.
 - Windows on the upper floors facades along all Neighborhood Streets and the Boulevard shall be a minimum of 25% of each upper floor façade area which is measured between 3ft. and 9ft. above each finished floor.
 - Primary entrance doors for all buildings shall be on Neighborhood Streets or along the Boulevard.
 - Windows and doors on facades directly facing towards a lot line shared by any single-family residential lot and less than 10 ft. from the lot line shall have sills higher than 6 ft. on the ground floor unless a privacy fence (masonry or vegetative) or wall of at least 6 ft. in height is constructed to obscure any direct views into adjacent properties.

Parking driveway width	TxDOT standards on Arterial Roadways and 24 feet max. on all other streets	S
Driveways and off-street loading and unloading	shall not be located on Neighborhood Streets. Porte cocheres may be permitted on Neighborhood Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. If driveway and/or off-street service loading and unloading access is provided from Neighborhood Street, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.	T



6.4 Ridglea Urban Village Core – South*

6.4.1 Illustrations and Intent

Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Building Form and Development Standards.

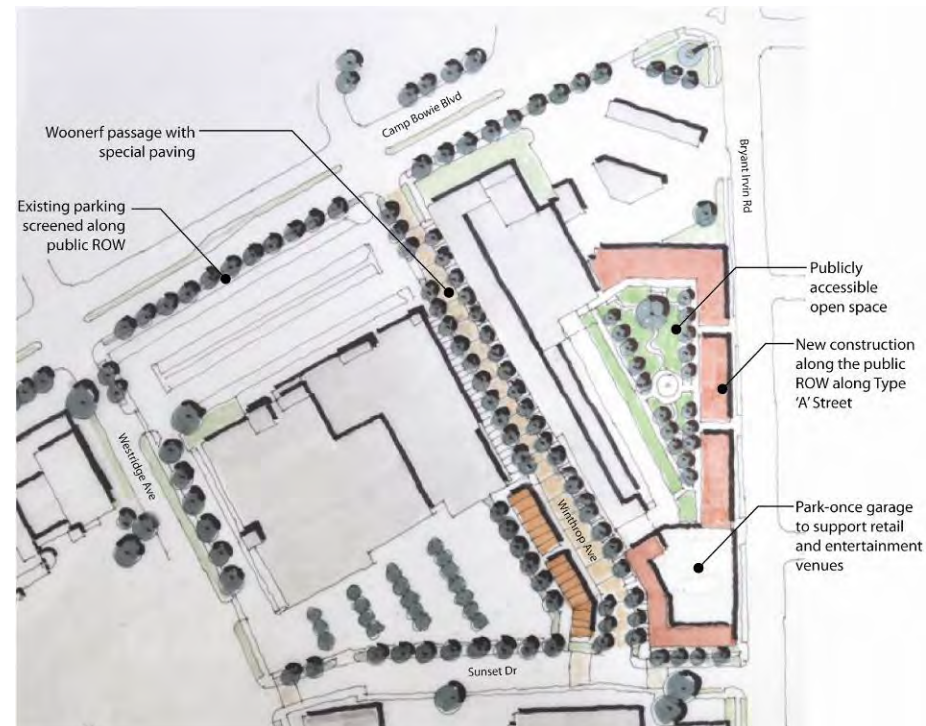
The Ridglea Urban Village Core South Zone building form and development standards are intended to address development along the south side of Camp Bowie between Bryant Irvin Road and Hilldale Road. Development standards in this character zone are intended to take advantage of its location as the “historic core” of the Camp Bowie corridor west of I-30. In addition, due to the large blocks and lots along this side of the Boulevard, this character zone may also accommodate the highest intensity of uses.

Generally, this character zone accommodates development of neighborhood serving and destination retail. Redevelopment in this zone should also reinforce the historical character and architectural elements within the Ridglea area such as roofs, brick, balconies, and other features. The goal is to encourage neighborhood serving retail, service, and urban residential at cross streets to connect neighborhoods to the corridor, retain existing off-street parking and create a street edge with trees along the property line when parking lots are fronting on the Boulevard.

In addition, the site shall be planned in such a manner as to accentuate the intersections with taller buildings that are closer to the street.



A corner store with façade facing the intersection (left) and typical architectural features of the Ridglea Urban Village Core (right).



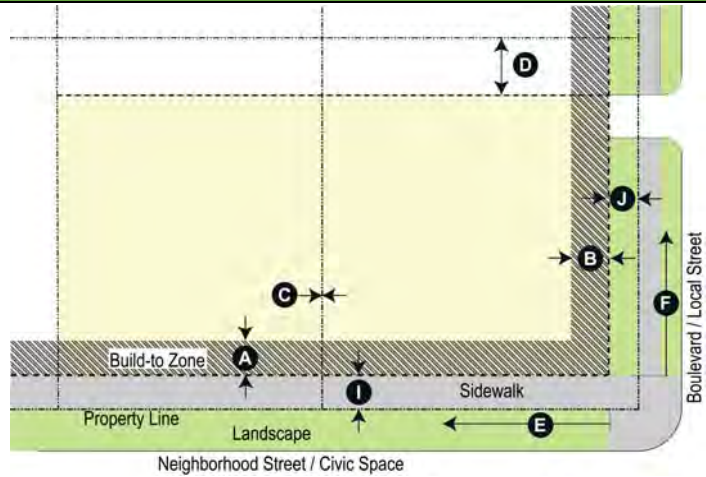
Ridglea Urban Village Core South Zone – Recommended Block and Building Site Layout

***NOTE: The Ridglea Urban Village Core South zone is still pending.**



2 to 3-story mixed-use within an urban village core. Varying heights, setbacks and architectural features give these frontages distinct character and allows for an array of uses.

6.4.2 Building Placement



Legend



(i) Build-To-Zone (BTZ)

Front - Neighborhood Street and Civic Space	5' – 10' (see #1)	A
Front - Boulevard and Local Streets	10' – 75' (see #2)	B

(ii) Setback

Front (Neighborhood Street and Civic Space)	5' (min.) 10' (max.)	I
Front (Boulevard and Local Streets)	10' (min.) 75' (max.)	J
Side or Rear (distance from property line)	0' (see #3 and 6.4.7(iii))	C D

(iii) Building Frontage Required

% of building built to Neighborhood Street/Civic Space BTZ	80% (min.) (see #4 and #7)	E
% of building built to Boulevard or Local Street BTZ	30% (min.) (see #4 and #7)	F

Notes

- #1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.
- #2 – The area between the building and the edge of the BTZ at the public sidewalk shall include a 6' wide (min.) landscaping strip (1*) with street trees planted at 40' on center (average), except at street intersections, where paving is optional up to 60' along the building façade. Species of the street trees shall be selected from the Planting List in the Zoning Ordinance.
- #3 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
- #4 – Corner building street facades shall be built to the BTZ for a minimum of 30' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.
- #5 – Floor to floor heights shall not apply to parking structures.
- #6 – Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.

6.4.3 Block Standards

Block Face Dimensions	250' (min.); 800' (max.)
Block Perimeter	2800' (max.)

Principal Building Standards

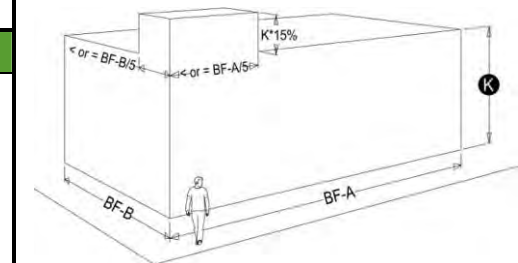
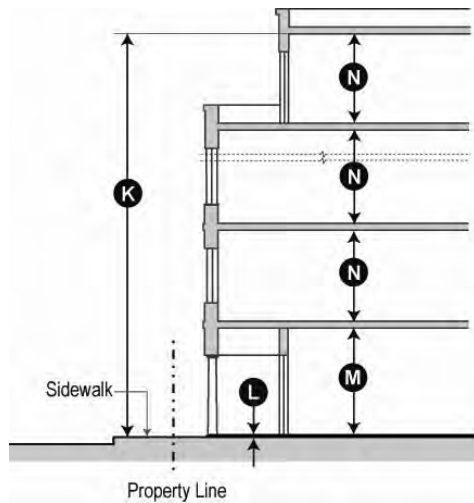
Building Maximum	10 stories (max.) (see #6 and #8)	K
First Floor to Floor Height	15' (min.) (see #5)	M
Ground Floor finish level	12 inches max. above sidewalk (for ground floor Commercial Ready buildings)	L
Upper floor to floor height	10' (min.) (see #5)	N

6.4.5 Commercial Frontage Requirements

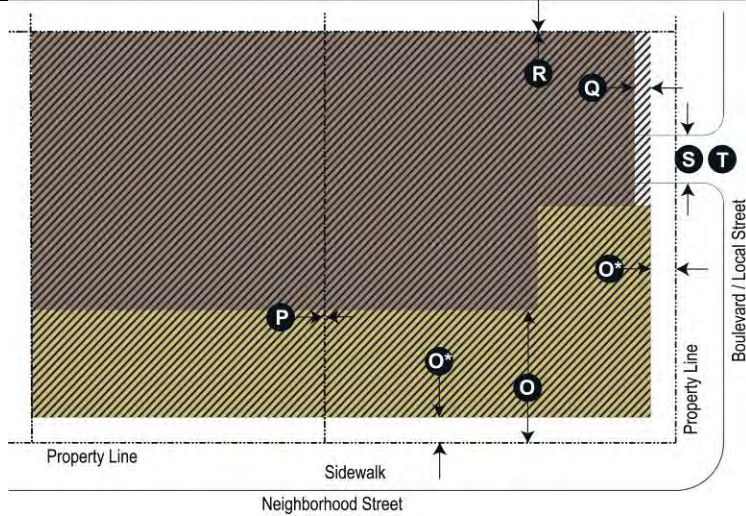
Ground floors of all buildings fronting on Camp Bowie Blvd. shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

- #7 – Any frontage along all Neighborhood Streets and the Boulevard not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen. Furthermore, along all streets (Neighborhood Streets, Boulevard and Local Streets) service areas shall be defined by a Street Screen that is at least as high as the service equipment being screened. Required Street Screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Planting List in Table 6.8 Table A in Chapter 6 Development Standards of the City of Fort Worth Zoning Ordinance. The required Street Screen shall be located at the setback line along the corresponding frontage.
- #8 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.

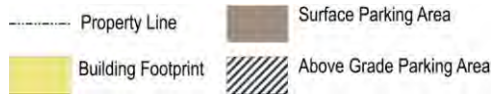
6.4.4 Height Standards



6.4.6 Parking and Service Access **6.4.7 Other Standards**



Legend



(i) Parking Location

Surface/At Grade Parking		
Neighborhood Street/ Civic Space setback	Shall be located behind the principal building	O
Boulevard or Local Street setback	Min. of 3 feet behind the building facade line along that street	Q
Side and Rear setback (distance from property line)	0' min. (see # 3 and 6.4.7(iii))	P R
Above Grade Parking		
Setback along Neighborhood Streets, Boulevard, Local Street, or Civic Space	May be built up to the building façade line along that street	O*
Side and Rear setbacks (distance from property line)	0' min. (see # 3 and 6.4.7(iii))	P

(ii) Required Off-Street Parking Spaces **

Non-residential uses within 250' of single-family residential	1 space per every 300 square feet (gross)
Residential Uses	1.5 spaces/unit

** Uses in historically significant buildings are exempt.

(ii) Driveways and Service Access

Parking driveway width	TxDOT standards on Arterial Roadways and 24 feet max. on all other streets	S
Driveways and off-street loading and unloading	shall not be located on Neighborhood Streets. Porte cocheres may be permitted on Neighborhood Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. If driveway and/or off-street service loading and unloading access is provided from Neighborhood Street, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.	T

(i) Encroachments

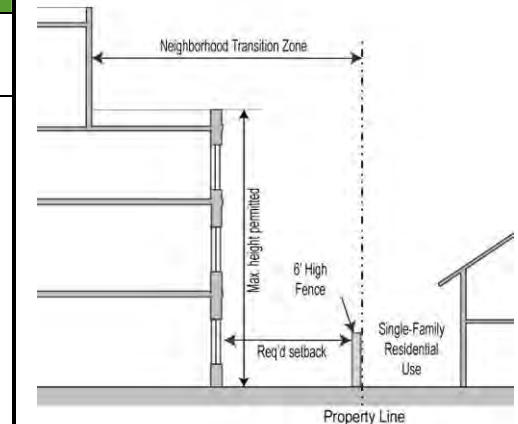
1. Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.
2. Building projections on all other facades may not be closer than 5' to any adjacent property line.
3. Encroachments must be approved administratively or by City Council.

(ii) Arcades and Colonnades:

1. Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6' in depth.
2. The minimum interior clearance height within an arcade or colonnade shall be 12'.

(iii) Neighborhood Transitions:

1. A Neighborhood Transition Zone shall be established on all development sites adjacent to single family sites at 50' parallel to any lot line that is common with a single-family residential lot.
2. Building height within this Neighborhood Transition Zone shall not exceed 3 floors. This standard shall apply to any parking structures located within the Neighborhood Transition Zone.
3. A privacy fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies.



6.4.8 Façade Elements

(i) Doors and Windows:

1. There shall be no blank walls greater than 25 ft. in width of any building along Neighborhood Streets and the Boulevard only. For Local Streets there is no requirement.
2. Doors and windows on ground floor of all buildings shall be between 50% and 90% of the ground floor façade area along all Neighborhood Streets and the Boulevard. Along Local Streets there is no requirement.
3. Windows on the upper floors facades along all Neighborhood Streets and the Boulevard shall be a minimum of 25% of each upper floor façade area which is measured between 3ft. and 9ft. above each finished floor.
4. Primary entrance doors for all buildings shall be on Neighborhood Streets or along the Boulevard.
5. Windows and doors on facades directly facing towards a lot line shared by any single-family residential lot and less than 10 ft. from the lot line shall have sills higher than 6 ft. on the ground floor unless a privacy fence (masonry or vegetative) or wall of at least 6 ft. in height is constructed to obscure any direct views into adjacent properties.

6.5 General Corridor Mixed-Use

6.5.1 Illustrations and Intent

Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Building Form and Development Standards.

The General Corridor Mixed-Use Zone building form and development standards are intended to address development along Camp Bowie Blvd between Hilldale Road and Alta Mere Drive. Development standards in this character zone are intended to address a variety of conditions along the Camp Bowie Corridor.

Generally, this character zone allows for a wide range of retail, office, service and light industrial. The goal is to encourage redevelopment to focus on creating new residential uses along cross streets and as transitions to adjoining neighborhoods.

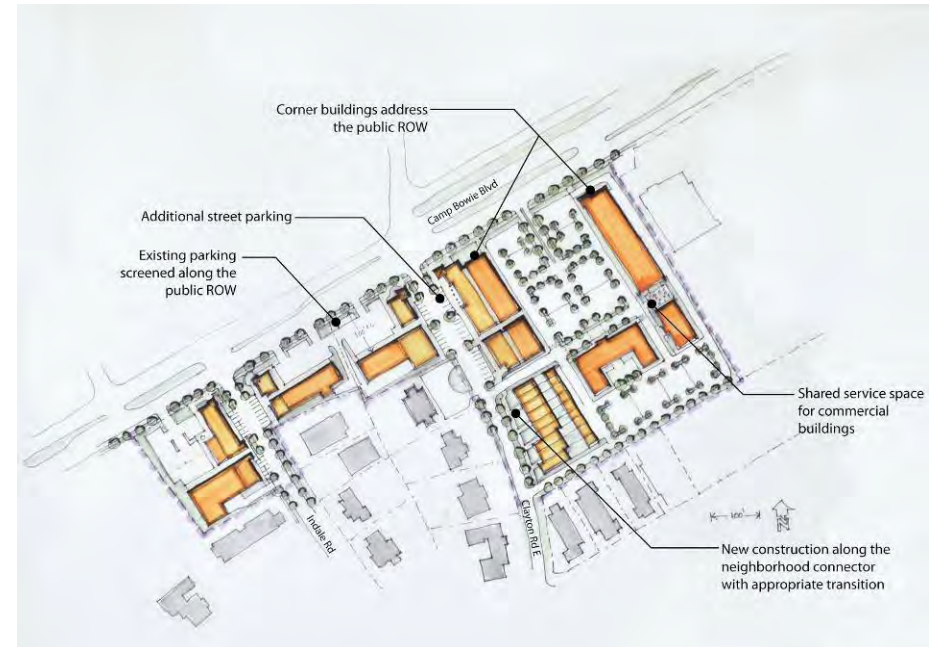
In addition, the site shall be planned in such a manner as to encourage buildings to be closer to the street at intersections.



A corner building of a commercial property. Building addresses the public ROW and parking is appropriately screened from the street.

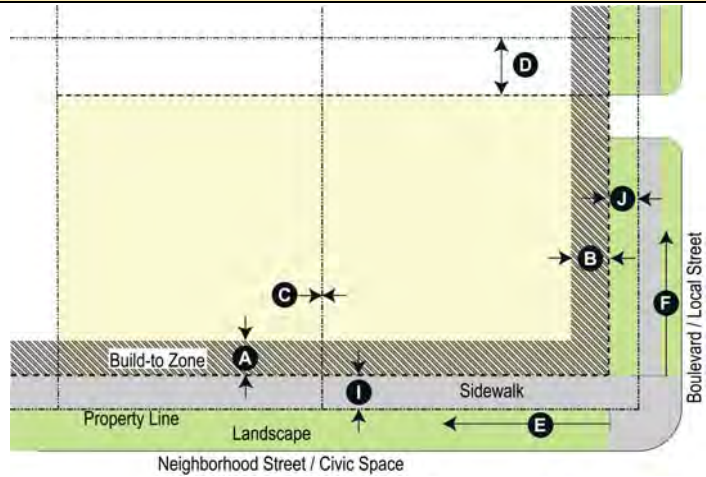


A corner building with architectural elements at a pedestrian scale.



General Corridor Mixed-Use Zone – Recommended Block and Building Site Layout

6.5.2 Building Placement



(i) Build-To-Zone (BTZ)

Front - Neighborhood Street/Civic Space	5' – 10' (see #1)	A
Front - Boulevard and Local Street	10' – 75' (see #2)	B

(ii) Setback

Front (Neighborhood Street / Civic Space)	10' (min.) 20' (max.)	I
Front (Boulevard / Local Street)	10' (min.) 75' (max.)	J
Side or Rear (distance from property line)	0' (see #3 and 6.5.7(iii))	C D

(iii) Building Frontage Required

% of building built to Neighborhood Street /Civic Space BTZ	60% (min.) (see #4 and #7)	E
% of building built to Boulevard / Local Street BTZ	25% (min.) (see #4 and #7)	F

Notes

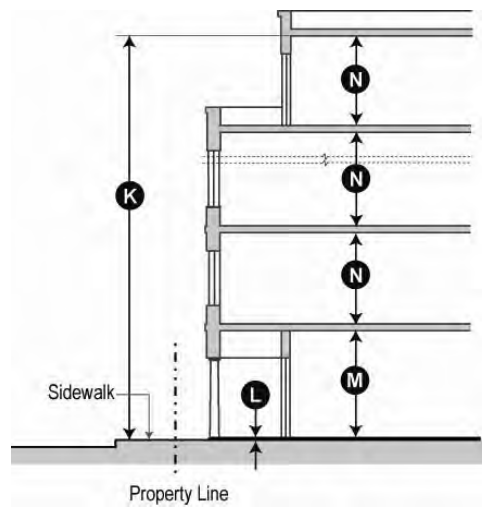
- #1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.
- #2 – The area between the building and the edge of the BTZ at the public sidewalk shall include a 6' wide (min.) landscaping strip with street trees planted at 40' on center (average), except at street intersections, where paving is optional up to 30' along the building façade. Species of the street trees shall be selected from the Planting List in the Zoning Ordinance.
- #3 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
- #4 – Corner building street facades shall be built to the BTZ for a minimum of 25' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.
- #5 – Floor to floor heights shall not apply to parking structures.
- #6 – Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.

6.5.3 Block Standards

Block Face Dimensions	250' (min.) 1000' (max.)
Block Perimeter	3000' (max.)

- #7 – Any frontage along all Neighborhood Streets and the Boulevard not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen. Furthermore, along all streets (Neighborhood Streets, Boulevard and Local Streets) service areas shall be defined by a Street Screen that is at least as high as the service equipment being screened. Required Street Screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Planting List in Table 6.8 Table A in Chapter 6 Development Standards of the City of Fort Worth Zoning Ordinance. The required Street Screen shall be located at the setback line along the corresponding frontage.

6.5.4 Height Standards



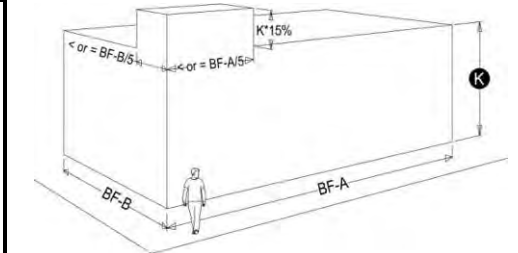
Principal Building Standards

Building Maximum	6 stories (max.) (see #6 and #8)	K
First Floor to Floor Height	15' (min.)	M
Ground Floor finish level	12 inches max. above sidewalk (for ground floor Commercial Ready buildings)	L
Upper floor to floor height	10' (min.) (see #5)	N

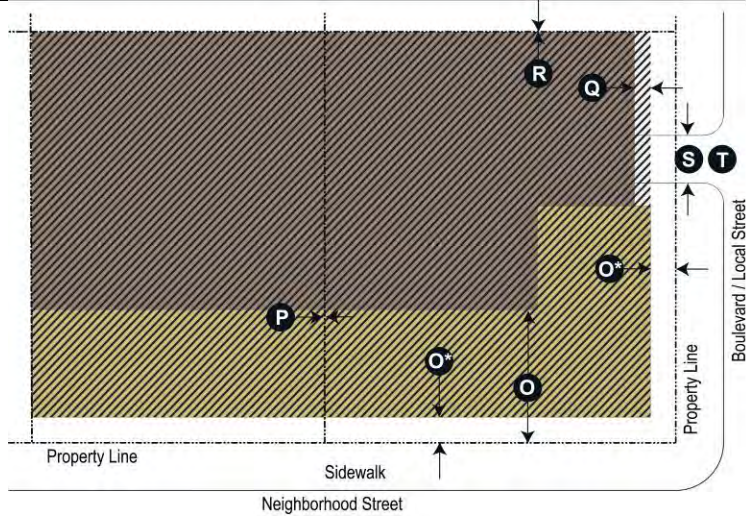
- #8 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.

6.5.5 Commercial Frontage Requirements

Ground floors of all buildings fronting on Camp Bowie Blvd. shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.



6.5.6 Parking and Service Access **6.5.7 Other Standards**



(i) Parking Location

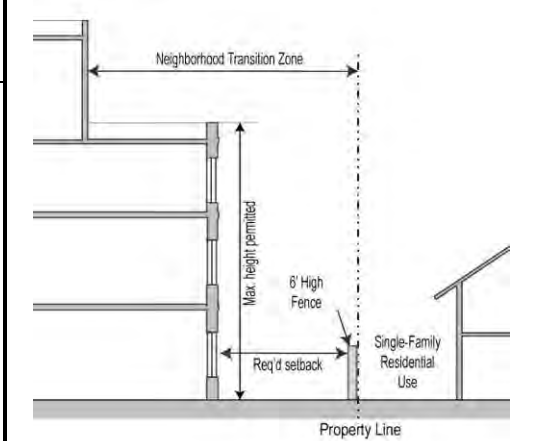
Surface/At Grade Parking		
Neighborhood Street and Civic Space setback	Shall be located behind the principal building	O
Boulevard or Local Street setback	Min. of 3 feet behind the building facade line along that street	Q
Side and Rear setback (distance from property line)	0' min. (see # 3 and 6.5.7(iii))	P R
Above Grade Parking		
Setback along Neighborhood Streets, Boulevard, Local Street, or Civic Space	May be built up to the building façade line along that street	O+
Side and Rear setbacks (distance from property line)	0' min. (see # 3 and 6.5.7(iii))	P
(ii) Required Off-Street Parking Spaces **		
Non-residential uses within 250'	1 space per every 300 square feet (gross)	
Residential Uses	1.5 space/unit	
** Uses in historically significant buildings are exempt		

- (i) Encroachments**
- Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.
 - Building projections on all other facades may not be closer than 5' to any adjacent property line.
 - Encroachments must be approved administratively or by City Council.
- (ii) Arcades and Colonnades:**
- Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6' in depth.
 - The minimum interior clearance height within an arcade or colonnade shall be 12'.
- (iii) Neighborhood Transitions:**
- A Neighborhood Transition Zone shall be established on all development sites adjacent to single family sites at 25' parallel to any lot line that is common with a single-family residential lot.
 - Building height within this Neighborhood Transition Zone shall not exceed 2 floors. This standard shall apply to any parking structures located within the Neighborhood Transition Zone.
 - A privacy fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies.

6.5.8 Façade Elements **(ii) Driveways and Service Access**

- (i) Doors and Windows:**
- There shall be no blank walls greater than 50 ft. in width of any building along Neighborhood Streets and the Boulevard only. For Local Streets there is no requirement.
 - Doors and windows on ground floor of all buildings shall be a minimum of 30% of the ground floor façade area along all Neighborhood Streets and the Boulevard. Along Local Streets there is no requirement.
 - Windows on the upper floors facades along all Neighborhood Streets and the Boulevard shall be a minimum of 20% of each upper floor façade area which is measured between 3ft. and 9ft. above each finished floor.
 - Primary entrance doors for all buildings shall be on Neighborhood Streets or along the Boulevard.
 - Windows and doors on facades directly facing towards a lot line shared by any single-family residential lot and less than 10 ft. from the lot line shall have sills higher than 6 ft. on the ground floor unless a privacy fence (masonry or vegetative) or wall of at least 6 ft. in height is constructed to obscure any direct views into adjacent properties.

Parking driveway width	TxDOT standards on Arterial Roadways and 24 feet max. on all other streets	S
Driveways and off-street loading and unloading shall not be located on Neighborhood Streets. Porte cocheres may be permitted on Neighborhood Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. If driveway and/or off-street service loading and unloading access is provided from Neighborhood Street, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.		T



6.6 Industrial Arts

6.6.1 Illustrations and Intent

Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Building Form and Development Standards.

The Industrial Arts Zone building form and development standards are intended to address development between Alta Mere Drive and S Cherry Lane along Camp Bowie Blvd. Development standards in this district are intended to allow both small incremental redevelopment and large redevelopment of the area with light, cottage industrial and art studio uses.

Generally, this district may accommodate low-rise 1 to 3 story buildings and permits a variety of building types. Residential uses are not permitted in areas within the 65 decibel or greater noise contour for the Joint Reserve Base.

In addition, the site shall be planned in such a manner as to locate buildings at corners of intersections to anchor that intersection with mid-block screened surface parking along the corridor.



Appropriate design and character of industrial buildings

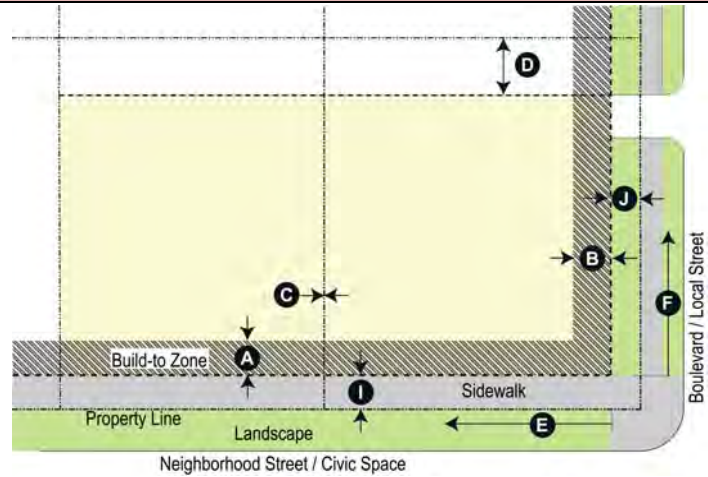


Above: These three diagrams illustrate desirable orientation for industrial corner, mid-block and multi-tenant development sites. Appropriate industrial site orientation for the Industrial Arts Zone.



Industrial Arts Zone – Recommended Block and Building Site Layout

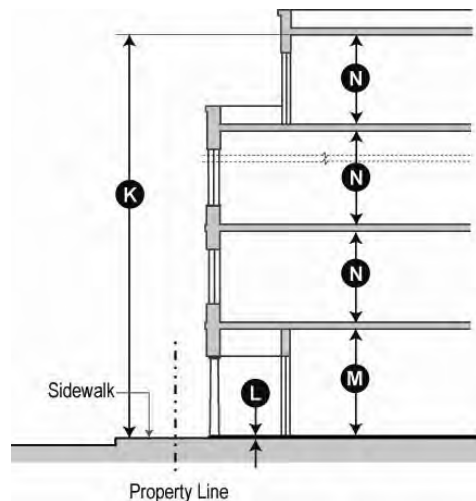
6.6.2 Building Placement



Legend



6.6.4 Height Standards



(i) Build-To-Zone (BTZ)

Front - Neighborhood Street / Civic Space	10' – 20' (see #1)	A
Front - Boulevard and Local Street	10' – 30' (see #2)	B

(ii) Setback

Front (Neighborhood Street / Civic Space)	10' (min.) 20' (max.)	I
Front (Boulevard and Local Street)	10' (min.) 30' (max.)	J
Side or Rear (distance from property line)	0' (see #3 and 6.6.7(iii))	C D

(iii) Building Frontage Required

% of building built to Neighborhood Street / Civic Space BTZ	50% (min.) (see #4 and #7)	E
% of building built Boulevard and Local Street BTZ	20% (min.) (see #4 and #7)	F

6.6.3 Block Standards

Block Face Dimensions	250' (min.) 1200' (max.)
Block Perimeter	4000' (max.)

Principal Building Standards

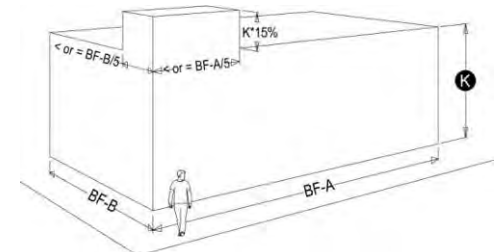
Building Maximum	5 stories (max.) (see #6 and #8)	K
First Floor to Floor Height	15' (min.)	M
Ground Floor finish level	12 inches max. above sidewalk (for ground floor Commercial Ready buildings)	L
Upper floor to floor height	10' (min.)	N

6.5.5 Commercial Frontage Requirements

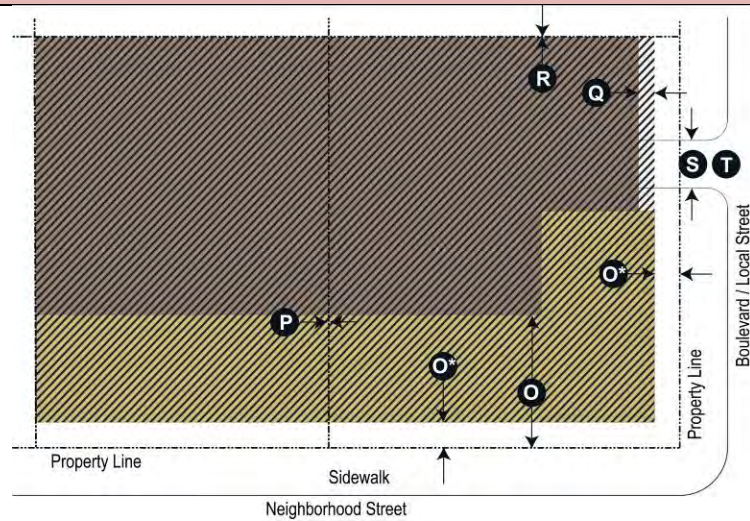
Ground floors of all buildings fronting on Camp Bowie Blvd. shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

Notes

- #1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.
- #2 – The area between the building and the edge of the BTZ at the public sidewalk shall include a 6' wide (min.) landscaping strip with street trees planted at 40' on center (average), except at street intersections, where paving is optional up to 25' along the building façade. Species of the street trees shall be selected from the Planting List in the Zoning Ordinance.
- #3 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
- #4 – Corner building street facades shall be built to the BTZ for a minimum of 25' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.
- #5 – Floor to floor heights shall not apply to parking structures.
- #6 – Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.
- #7 – Any frontage along all Neighborhood Streets and the Boulevard not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen. Furthermore, along all streets (Neighborhood Streets, Boulevard and Local Streets) service areas shall be defined by a Street Screen that is at least as high as the service equipment being screened. Required Street Screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Planting List in Table 6.8 Table A in Chapter 6 Development Standards of the City of Fort Worth Zoning Ordinance. The required Street Screen shall be located at the setback line along the corresponding frontage.
- #8 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.



6.6.6 Parking and Service Access



6.6.8 Façade Elements

- (i) Doors and Windows:
- There shall be no blank walls greater than 50 ft. in width of any building along Neighborhood Streets and the Boulevard only. For Local Streets there is no requirement.
 - Doors and windows on ground floor of all buildings shall be a minimum of 15% of the ground floor façade area along all Neighborhood Streets and the Boulevard. Along Local Streets there is no requirement.
 - Windows on the upper floors facades along all Neighborhood Streets and the Boulevard shall be a minimum of 10% of each upper floor façade area which is measured between 3ft. and 9ft. above each finished floor.
 - Windows and doors on facades directly facing towards a lot line shared by any single-family residential lot and less than 10 ft. from the lot line shall have sills higher than 6 ft. on the ground floor unless a privacy fence (masonry or vegetative) or wall of at least 6 ft. in height is constructed to obscure any direct views into adjacent properties.

(i) Parking Location

Surface/At Grade Parking		
Neighborhood Street and Civic Space setback	Shall be located behind the principal building	O
Boulevard or Local Street setback	Min. of 3 feet behind the building facade line along that street	Q
Side and Rear setback (distance from property line)	0' min. (see # 3 and 6.6.7(iii))	P R
Above Grade Parking		
Setback along Neighborhood Street, Boulevard, Local Street or Civic Space	May be built up to the building façade line along that street	O*
Side and Rear setbacks (distance from property line)	0' min. (see # 3 and 6.6.7(iii))	P

*(ii) Required Off-Street Parking Spaces ***

Non-residential uses within 250' of single-family residential	1 space per every 500 square feet (gross)
Residential Uses	1.5 space/unit

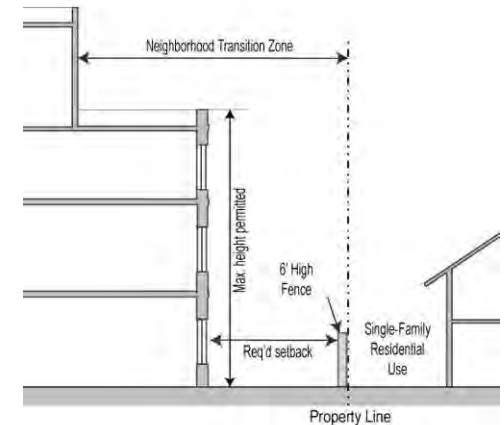
** Uses within historically significant buildings are exempt

(ii) Driveways and Service Access

Parking driveway width	TxDOT standards on Arterial Roadways and 24 feet max. on all other streets	S
Driveways and off-street loading and unloading shall not be located on Neighborhood Streets.		T
Porte cocheres may be permitted on Neighborhood Streets to provide drop-off and valet service.		
Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.		
If driveway and/or off-street service loading and unloading access is provided from Neighborhood Street, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.		

6.6.7 Other Standards

- (i) Encroachments
- Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.
 - Building projections on all other facades may not be closer than 5' to any adjacent property line.
 - Encroachments must be approved administratively or by City Council.
- (ii) Arcades and Colonnades:
- Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6' in depth.
 - The minimum interior clearance height within an arcade or colonnade shall be 12'.
- (iii) Neighborhood Transitions:
- A Neighborhood Transition Zone shall be established on all Highway Frontage Sites at 25' parallel to any lot line that is common with a single-family residential lot.
 - Building height within this Neighborhood Transition Zone shall not exceed 2 floors. This standard shall apply to any parking structures located within the Neighborhood Transition Zone.
 - A privacy fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single-family residential lot and shall be optional for all other agencies.



6.7 Western Business

6.7.1 Illustrations and Intent

Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Building Form and Development Standards.

The Western Business Zone building form and development standards are intended to address development along Camp Bowie West, between S. Cherry Road and Clovis Road/W Normandale Street. Development standards in this district are intended to take advantage of the large and underutilized parcels with access to regional connectors.

Generally, this district may accommodate large-format office sites with surface parking within the interior of the lot/block and screened from public view along Camp Bowie. The goal is to minimize the impact of large, surface parking lots and encourage the “office park” look.

In addition, the site shall be planned in such a manner as to facilitate a more urban block infill development pattern with respect to building pads, parking, driveways, and service areas, when the market can accommodate it.



A surface parking area, screened from the public realm with landscaping.

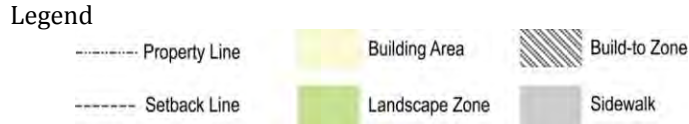
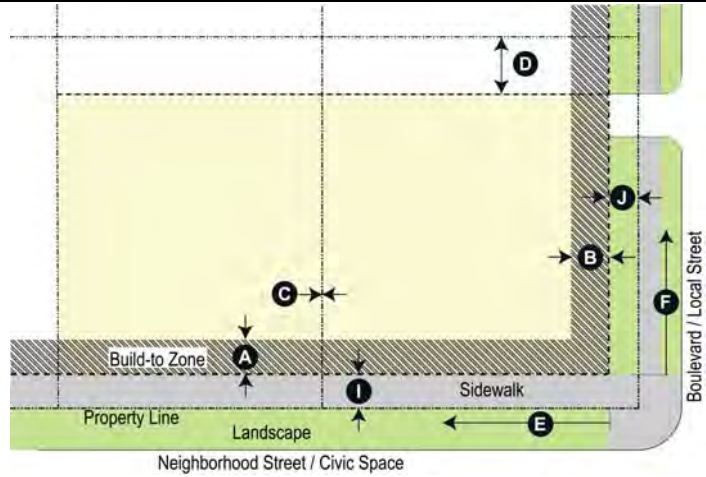


Western Business Zone – Recommended Block and Building Site Layout



An office development that has an accentuated entrance facing the public realm and is setback for a generous sidewalk and an office development with appropriate frontages along Camp Bowie Blvd.

6.7.2 Building Placement



(i) Build-To-Zone (BTZ)

Front - Neighborhood Street / Civic Space	10' – 20' (see #1)	A
Front - Boulevard and Local Streets	10' – 75' (see #2)	B

(ii) Setback

Front (Neighborhood Street and Civic Space)	10' (min.) 20' (max.)	I
Front (Boulevard or Local Streets)	10' (min.) 75' (max.)	J
Side and Rear (distance from property line)	0' (see #2 and 6.7.7 (iii))	C D

(iii) Building Frontage Required

% of building built to Neighborhood Street / Civic Space BTZ	50% (min.) (see #4 and #7)	E
% of building built to Boulevard or Local Streets BTZ	25% (min.) (see #4 and #7)	F

6.7.3 Block Standards

Block Face Dimensions	250' (min.) 1200' (max.)
Block Perimeter	4000' (max.)

Principal Building Standards

Building Maximum	5 stories (max.) (see #6 and #8)	K
First Floor to Floor Height	15' (min.)	M
Ground Floor finish level	12 inches max. above sidewalk (for ground floor Commercial Ready buildings)	L
Upper floor to floor height	10' (min.) (see #5)	N

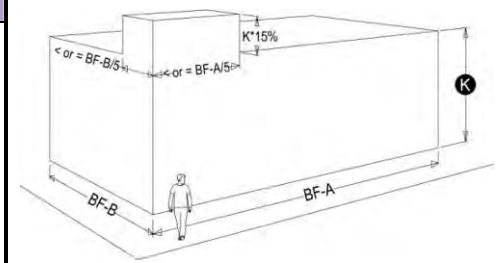
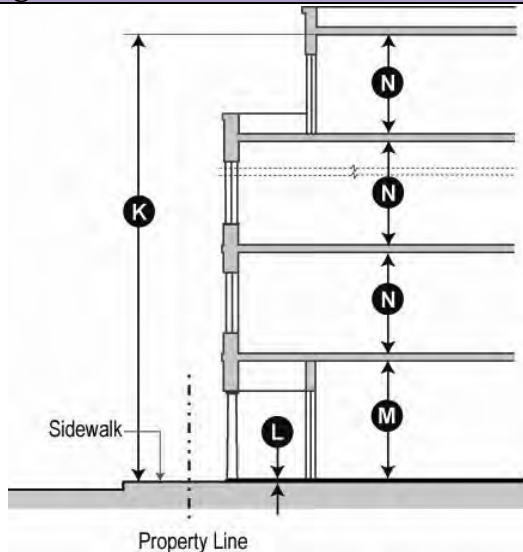
6.7.5 Commercial Frontage Requirements

Ground floors of all buildings fronting on Camp Bowie Blvd. shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

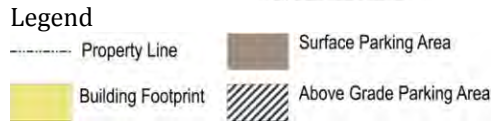
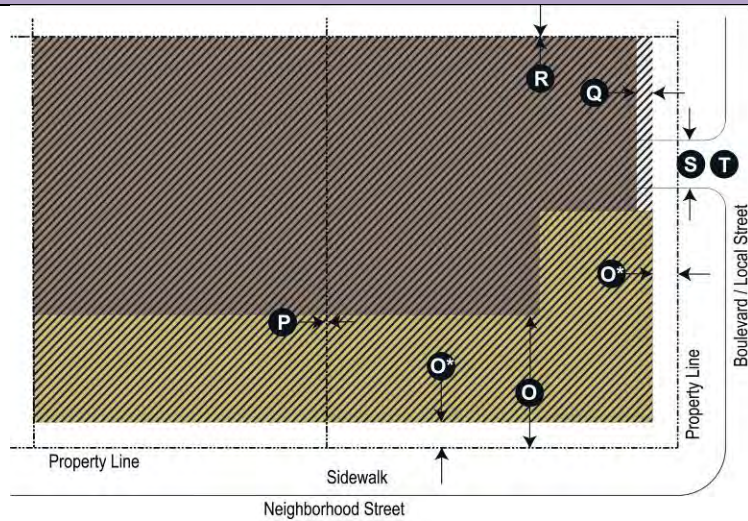
Notes

- #1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.
- #2 – The area between the building and the edge of the BTZ at the public sidewalk shall include a 6' wide (min.) landscaping strip with street trees planted at 40' on center (average), except at street intersections, where paving is optional up to 25' along the building façade. Species of the street trees shall be selected from the Planting List in the Zoning Ordinance.
- #3 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
- #4 – Corner building street facades shall be built to the BTZ for a minimum of 25' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.
- #5 – Floor to floor heights shall not apply to parking structures.
- #6 – Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.
- #7 – Any frontage along all Neighborhood Streets and the Boulevard not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen. Furthermore, along all streets (Neighborhood Streets, Boulevard and Local Streets) service areas shall be defined by a Street Screen that is at least as high as the service equipment being screened. Required Street Screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Planting List in Table 6.8 Table A in Chapter 6 Development Standards of the City of Fort Worth Zoning Ordinance. The required Street Screen shall be located at the setback line along the corresponding frontage.
- #8 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.

6.7.4 Height Standards



6.7.6 Parking and Service Access



(i) Parking Location

Surface/At Grade Parking		
Neighborhood Street and Civic Space setback	Shall be located behind the principal building	O
Boulevard or Local Street setback	Min. of 3' behind the building facade line along that street	Q
Side and Rear setback (distance from property line)	0' min. (see #2 and 6.7.7 (iii))	P R
Above Grade Parking		
Setback along Neighborhood Street, Boulevard, Local Street or Civic Space	May be built up to the building façade line on that street	O*
Side and Rear setbacks (distance from property line)	0' min. (see #2 and 6.7.7 (iii))	P R

*(ii) Required Off-Street Parking Spaces ***

Non-residential uses within 250' of single-family residential	1 space per every 400 square feet (gross)
Residential Uses	1.5 space/unit

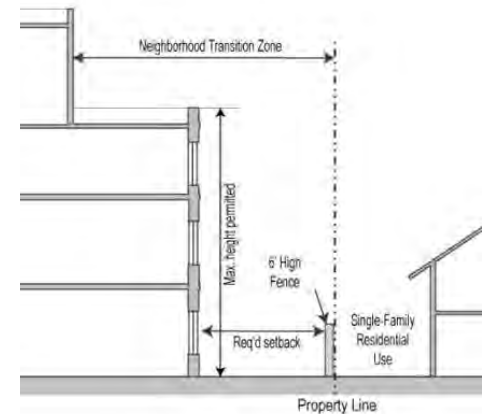
** Uses in historically significant buildings are exempt

(ii) Driveways and Service Access

Parking driveway width	TxDOT standards on Arterial Roadways and 24 feet max. on all other streets	S
Driveways and off-street loading and unloading shall not be located on Neighborhood Streets.		
Porte cocheres may be permitted on Neighborhood Streets to provide drop-off and valet service.		
Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.		T
If driveway and/or off-street service loading and unloading access is provided from Neighborhood Street, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.		

6.7.7 Other Standards

- (i) Encroachments:
 - Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.
 - Building projections on all other facades may not be closer than 5' to any adjacent property line.
 - Encroachments must be approved administratively or by City Council.
- (ii) Arcades and Colonnades:
 - Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6' in depth.
 - The minimum interior clearance height within an arcade or colonnade shall be 12'.
- (iii) Neighborhood Transitions:
 - A Neighborhood Transition Zone shall be established on all development sites adjacent to single family sites at 25' parallel to any lot line that is common with a single-family residential lot.
 - Building height within this Neighborhood Transition Zone shall not exceed 3 floors. This standard shall apply to any parking structures located within the Neighborhood Transition Zone.
 - A privacy fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies.



6.7.8 Façade Elements

- (i) Doors and Windows:
 - There shall be no blank walls greater than 50 ft. in width of any building along Neighborhood Streets and the Boulevard only. For Local Streets there is no requirement.
 - Doors and windows on ground floor of all buildings shall be a minimum of 30% of the ground floor façade area along all Neighborhood Streets and the Boulevard. Along Local Streets there is no requirement.
 - Windows on the upper floors facades along all Neighborhood Streets and the Boulevard shall be a minimum of 20% of each upper floor façade area which is measured between 3ft. and 9ft. above each finished floor.
 - Primary entrance doors for all buildings shall be on Neighborhood Streets or along the Boulevard.
 - Windows and doors on facades directly facing towards a lot line shared by any single-family residential lot and less than 10 ft. from the lot line shall have sills higher than 6 ft. on the ground floor unless a privacy fence (masonry or vegetative) or wall of at least 6 ft. in height is constructed to obscure any direct views into adjacent properties.
- (ii) Façade Articulation: Along the Camp Bowie façade there shall be a prominent entrance or corner element, articulated by a horizontal break of 3' max.

6.8 Transition

6.8.1 Illustrations and Intent

Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Building Form and Development Standards.

The Transition Zone building form and development standards are intended to address development between all other character zones and existing residential areas. Development standards in this district are intended to appropriately blend the areas between new construction and existing buildings outside of the character zones.

Generally, this district may accommodate low-rise commercial and urban residential development. The goal is to have a reasonable buffer between existing buildings and any higher density new construction.

In addition, the site shall be planned in such a manner as to facilitate residential scale buildings converted to office and small scale retail uses and live-work, discouraging paving of side and backyards for parking, allow for low intensity office and neighborhood services and retail uses, and retain a 1 to 2 story, small neighborhood scale.



The transition commercial to residential is buffered by urban residential apartments and townhomes.

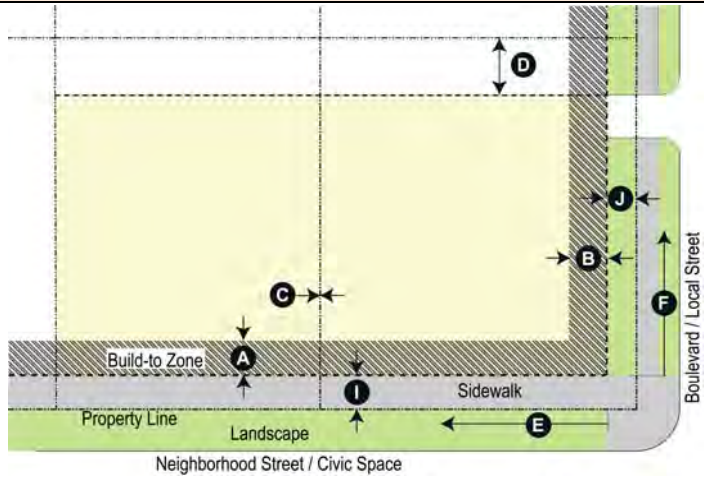


An office development with appropriate frontages along Camp Bowie and a surface parking area, screened from the public realm.



Transition Zone – Recommended Block and Building Layout

6.8.2 Building Placement



(i) Build-To-Zone (BTZ)

Front - Neighborhood Street / Civic Space	5' – 10' (see #1)	A
Front - Boulevard and Local Streets	10' – 30' (see #2)	B

(ii) Setback

Front (Neighborhood Street and Civic Space)	5' (min.) 10' (max.)	I
Front (Boulevard and Local Streets)	10' (min.) 30' (max.)	J
Side or Rear (distance from property line)	0' (see #3 and 6.8.7(iii))	C D

(iii) Building Frontage Required

% of building built to Neighborhood Street BTZ	75% (min.) (see #4 and #7)	E
% of building built to Boulevard and Local Streets BTZ	30% (min.) (see #4 and #7)	F

6.8.3 Block Standards

Block Face Dimensions	250' (min.) 600' (max.)
Block Perimeter	2000' (max.)

Principal Building Standards

Building Maximum	3 stories (max.) (see #6 and #8)	K
First Floor to Floor Height	15' (min.)	M
Ground Floor finish level	12 inches max. above sidewalk (for ground floor Commercial Ready buildings)	L
Upper floor to floor height	10' (min.) (see #5)	N

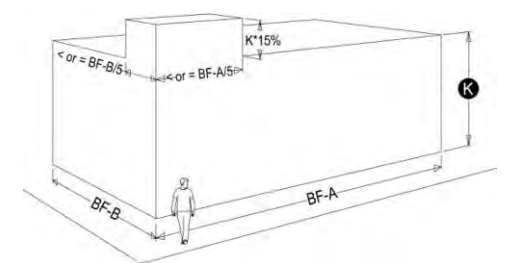
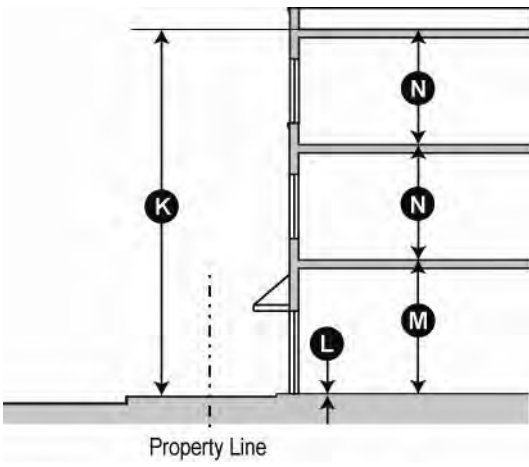
6.8.5 Commercial Frontage Requirements

Ground floors of all buildings fronting on Camp Bowie Blvd. shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

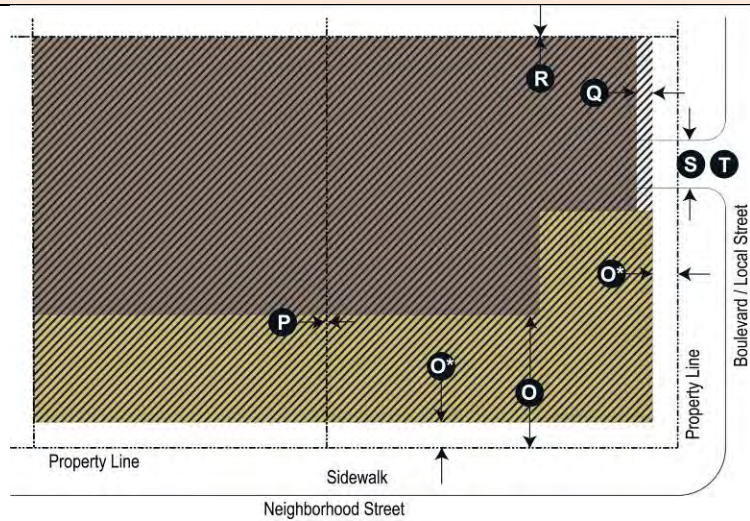
Notes

- #1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.
- #2 – The area between the building and the edge of the BTZ at the public sidewalk shall include a 6' wide (min.) landscaping strip with street trees planted at 40' on center (average), except at street intersections, where paving is optional up to 30' along the building façade. Species of the street trees shall be selected from the Planting List in the Zoning Ordinance.
- #3 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
- #4 – Corner building street facades shall be built to the BTZ for a minimum of 30' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.
- #5 – Floor to floor heights shall not apply to parking structures.
- #6 – Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.
- #7 – Any frontage along all Neighborhood Streets and the Boulevard not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen. Furthermore, along all streets (Neighborhood Streets, Boulevard and Local Streets) service areas shall be defined by a Street Screen that is at least as high as the service equipment being screened. Required Street Screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Planting List in Table 6.8 Table A in Chapter 6 Development Standards of the City of Fort Worth Zoning Ordinance. The required Street Screen shall be located at the setback line along the corresponding frontage.
- #8 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.

6.8.4 Height Standards



6.8.6 Parking and Service Access



Legend



(i) Parking Location

Surface/At Grade Parking		
Neighborhood Street and Civic Space setback	Shall be located behind the principal building	O
Boulevard and Local Street setback	Min. of 3 feet behind the building facade line along that street	Q
Side and Rear setback (distance from property line)	0' min. (see # 3 and 6.8.7(iii))	P R
Above Grade Parking		
Setback along Neighborhood Street, Type Boulevard, Local Street or Civic Space	May be built up to the building façade line along that street	O*
Side and Rear setbacks (distance from property line)	0' min. (see # 3 and 6.8.7(iii))	P

*(ii) Required Off-Street Parking Spaces ***

Non-residential uses within 250' of single-family residential	1 space per every 300 square feet (gross)
Residential Uses	1.5 space/unit

** Uses in historically significant buildings are exempt

6.8.8 Façade Elements

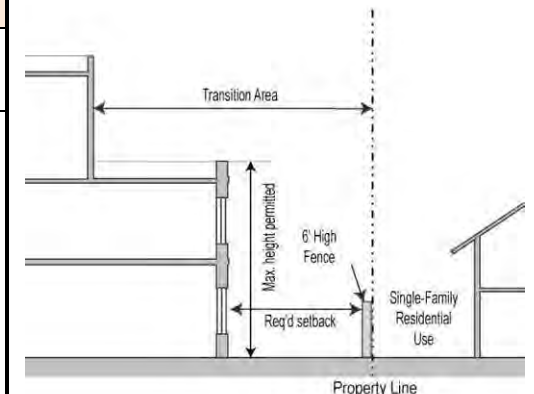
- (i) Doors and Windows:
- There shall be no blank walls greater than 30 ft. in width of any building along Neighborhood Streets and the Boulevard only. For Local Streets there is no requirement.
 - Doors and windows on ground floor of all buildings shall be a minimum of 25% of the ground floor façade area along all Neighborhood Streets and the Boulevard. Along Local Streets there is no requirement.
 - Windows on the upper floors facades along all Neighborhood Streets and the Boulevard shall be a minimum of 20% of each upper floor façade area which is measured between 3ft. and 9ft. above each finished floor.
 - Primary entrance doors for all buildings shall be on Neighborhood Streets or along the Boulevard.

(ii) Driveways and Service Access

Parking driveway width	TxDOT standards on Arterial Roadways and 24 feet max. on all other streets	S
Driveways and off-street loading and unloading shall not be located on Neighborhood Streets.		T
Porte cocheres may be permitted on Neighborhood Streets to provide drop-off and valet service.		
Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.		
If driveway and/or off-street service loading and unloading access is provided from Neighborhood Street, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.		

6.8.7 Other Standards

- (i) Encroachments
- Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.
 - Building projections on all other facades may not be closer than 5' to any adjacent property line.
 - Encroachments must be approved administratively or by City Council.
- (ii) Arcades and Colonnades:
- Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6' in depth.
 - The minimum interior clearance height within an arcade or colonnade shall be 14'.
- (iii) Neighborhood Transitions:
- A Neighborhood Transition Zone shall be established on all Highway Frontage Sites at 25' parallel to any lot line that is common with a single-family residential lot.
 - Building height within this Neighborhood Transition Zone shall not exceed 2 floors. This standard shall apply to any parking structures located within the Neighborhood Transition Zone.
 - A privacy fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies.



VII. Streetscape Standards

according to the City of Fort Worth standards in Chapter 6 of the City of Fort Worth Zoning Ordinance.

7.1 General Requirements

7.1.1 Generally: Streets in the Camp Bowie Corridor need to support the overall intent for the corridor. They should balance all forms of mobility while maximizing convenience for residents and visitors.

7.1.2 The Regulating Plan designates the required and recommended street network within the Corridor. This section specifies the typical configuration of streets within the Corridor. The specifications address vehicular lane width, parkway widths, R.O.W widths, number of travel lanes, on-street parking, and pedestrian accommodation. The character of streets in the Camp Bowie Corridor will vary based on the location. The service road of I-30 is under the purview of TxDOT while the remaining streets are city streets.

7.1.3 New Streets: This section specifies standards for all new streets in the Camp Bowie Corridor. New streets shall be addressed on a project by project basis and shall be reviewed by the Planning and Development Department. The design of new streets in the Camp Bowie Corridor shall follow the City of Fort Worth’s adopted Context Sensitive Solutions Policy.

7.2 Streetscape & Landscape Standards: Streetscape standards shall apply to all streets and development within the Camp Bowie Corridor. Streetscape standards shall address all elements between the building face and edge of the curb. Typical streetscape elements addressed are street trees, lighting, street furniture and pedestrian amenities, and materials. Maintenance of all streetscape shall be

7.3 Street Trees and Landscaping

7.3.1 Street trees shall be required on all Camp Bowie Corridor Neighborhood Streets and along the Boulevard (except on Local Streets and alleys).

7.3.2 Street trees shall be planted approximately 3 feet behind the curb line.

7.3.3 Spacing shall be an average of 40 feet on center (measured per block face) along all streets.

7.3.4 The minimum caliper size¹ for each tree shall be 3 in. and shall be a minimum of 12 feet in height at planting. Each tree shall be planted in a planting area no less than 36 sq. feet. However, the tree well area may be no smaller than 25 sq.ft.

7.3.5 Turf and groundcover: When clearly visible from the street and alleys, all unpaved ground areas shall be planted with low growing shrubs or ground cover, ornamental grasses, or a combination thereof. Turf grass must be installed as solid sod and not seeded on.

7.3.6 Species shall be selected from the Planting List in Table 6.8 Table A in Chapter 6 Development Standards of the City of Fort Worth Zoning Ordinance.

¹ Caliper size for a multi trunk tree shall be the total of the diameter of the largest trunk and one half (½) of the diameter of each additional trunk, measured at a height of 4 ½ feet above the ground.

7.3.7 Maintenance of all landscape materials shall meet the requirements of Chapter 6, Article 3 of the City of Fort Worth Zoning Ordinance.

7.4 Street Furniture, Lighting, and Materials

7.4.1 Pedestrian scale lighting, with the top of fixture being no more than 20 feet from the ground, shall be provided along all streets except alleyways.

7.4.2 Street lights shall be placed at 60 feet (max.) on center, approximately 3 feet behind the curb line.

7.4.3 The light standard selected shall be compatible with the design of the street and buildings.

7.4.4 Trash receptacles and bike racks shall be required along Neighborhood Streets and along the Boulevard. A minimum of one each per block face shall be required.

7.4.5 Street furniture and pedestrian amenities such as benches are recommended along all Neighborhood Streets and the Boulevard.

7.4.6 All street furniture shall be located in such a manner as to allow a clear sidewalk passageway of a minimum of 6 feet.

7.4.7 Materials selected for paving and street furniture shall be of durable quality and require minimal maintenance.

VIII. Building Design Standards

The Building Design Standards and Guidelines for the Camp Bowie Boulevard Revitalization Code shall establish a coherent urban character and encourage enduring and attractive development.

Development plans shall be reviewed by the Planning and Development Director or designee for compliance with the standards below.

The key design principles establish essential goals for Camp Bowie Boulevard to ensure the preservation, sustainability, and visual quality of different development character areas along the Corridor. The design of buildings and their relationship to the street shall depend on the context of the development. Generally, the corridor becomes less pedestrian oriented further west from the Ridglea Gateway and the Ridglea Urban Village Core (North and South). Generally, buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces. The key design principles are:

- a. New buildings shall utilize building elements and details to achieve a pedestrian-oriented public realm within Ridglea Urban Village Core (North and South) and Ridglea Gateway Character Zones, along Neighborhood Streets and at streets intersections along Camp Bowie Boulevard.
- b. Compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity.
- c. Building facades shall include appropriate architectural details and ornament to create variety and interest.
- d. Open space(s) shall be incorporated to provide usable public areas integral to the urban environment.

8.1 General to all Character Zones

8.1.1 Building Orientation

- (i) Buildings shall be oriented towards Neighborhood Streets, where the lot has frontage along a Neighborhood Street. All other buildings shall be oriented towards the Boulevard or Civic Spaces. If the lot does not front a Neighborhood Street or the Boulevard then it may front a Local Street.

- (ii) Primary entrance to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection.
- (iii) All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or alleys.

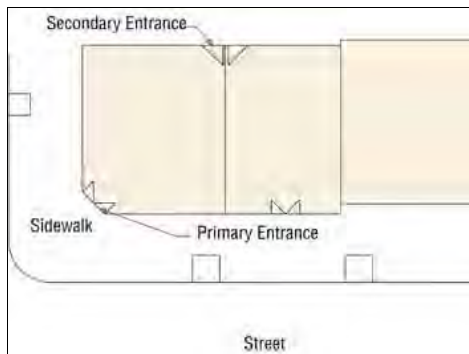


Figure showing required building orientation and location of primary entrances

- (iv) Garages, carports, or new surface parking for Residential Buildings shall be located and accessed from Local Streets or alleys at the rear of residential buildings.

8.1.2 Building Massing and Scale

- (i) Commercial and Mixed-Use buildings shall be simple, rectilinear forms with flat or low pitched roofs with parapets.
- (ii) Residential Buildings shall have relatively flat fronts and simple roofs with most building wing articulations set at the rear of the structure. Window projections, stoops, porches, balconies, and similar extensions are exempt from this standard.

- (iii) Gable roofs, if provided for residential buildings, shall have a minimum pitch of 5:12. When hipped roofs are used, the minimum pitch shall be 5:12. Other roof types shall be appropriate to the architectural style of the building. Porch roofs may be a minimum pitch of 3:12.

8.1.3 Design of Parking Structures

- (i) All frontages of parking structures located on Neighborhood Streets shall not have parking uses on the ground floor to a minimum depth of 30 feet along the Neighborhood Street frontage.
- (ii) The amount of Neighborhood Street frontage devoted to a parking structure shall be minimized by placing the shortest dimension(s) along the Neighborhood Street edge(s).
- (iii) Parking structure facades on all Neighborhood Streets and the Boulevard shall be designed with both vertical (façade rhythm of 20 feet to 30 feet) and horizontal (aligning with horizontal elements along the block) articulation.
- (iv) Where above ground structured parking is located at the perimeter of a building with frontage along a Neighborhood Street or the Boulevard; it shall be screened in such a way that cars on all parking levels are completely screened from view from all adjacent public streets. Parking garage ramps shall not be visible from any public street. Ideally, ramps should not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.
- (v) When parking structures are located at corners, corner architectural elements shall be incorporated such as corner entrance, signage and glazing.

- (vi) Parking structures and adjacent sidewalks shall be designed so pedestrians are clearly visible to entering and exiting automobiles.



Images showing appropriate design of Parking Structures

8.1.4 Design of Automobile Related Building Site Elements

- (i) Drive-through lanes for commercial uses shall not be located along any Neighborhood Street. Drive-through lanes shall be hidden behind a Street Screen along the Boulevard frontage.
- (ii) No more than 50% of a lot’s frontage along the Boulevard shall be occupied by gas pumps, canopies, and/or service bays.
- (iii) Any buildings associated with any automobile related use shall also have a pedestrian entrance at a Neighborhood Street and/or the Boulevard.
- (iv) Outdoor storage of vehicles or other products sold shall not be permitted along Neighborhood Streets. Along the Boulevard, outdoor storage of vehicles or other products sold shall not exceed 50% of a lot’s frontage along the Boulevard. There shall be no such limitation along Local Streets or the Highway frontage.

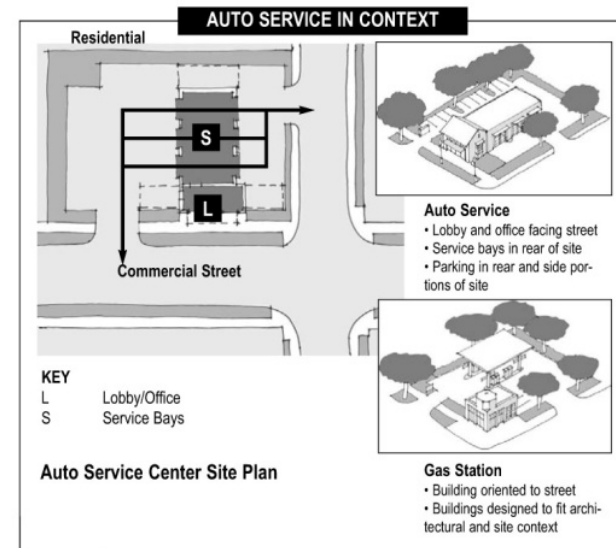


Illustration showing a site concept plan for an auto service centers

- (v) All off-street loading, unloading, and trash pick-up areas shall be located along Local Streets or alleys unless permitted in the specific building form and development standards in Section 6. Any off-street loading, unloading, or trash pick-up areas shall be screened using a Street Screen that is at least as tall as the trash containers and/or service equipment it is screening at the BTZ. The Street Screen shall be made up of (i) the same material as the principal building or (ii) a living screen or (iii) a combination of the two.

8.2 Specific to Ridglea Gateway and Ridglea Urban Village Core (North and South) Zones

Due to the architectural style of existing buildings in the Ridglea Urban Village which is predominantly Texas Spanish Style, the following standards shall be used for new development or redevelopment within the Ridglea Gateway and Ridglea Urban Village Core Zones.

8.2.1 Massing and Façade Composition

- (i) Buildings are generally built upon a rectangular layout schemes with single or multiple components with mostly flat front, with square, round or octagonal corner towers.
- (ii) Courtyards are utilized often. Front porches are rare, side and rear porches more common.
- (iii) Buildings shall maintain a prevalent façade rhythm of 20’ to 30’ or multiples thereof along all Neighborhood Streets and the Boulevard.



Image showing a symmetrical façade composition



Image showing an asymmetrical façade composition



Typical storefront with a façade rhythm of approximately 20’



Façade showing ground floor arcades with upper floor balconies

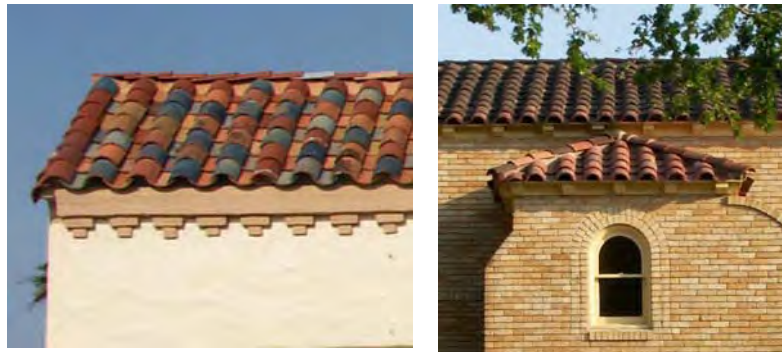
- (iv) This rhythm may be expressed by changing materials, or color, or by using design elements such as columns and pilasters, or by varying the setback of portions of the building façade.
- (v) Symmetrical or asymmetrical but well balanced façade compositions with the central part of the building expressed.

- (vi) Doors or windows forming regular patterns of openings, some accentuated by balconies.
- (vii) Tall and usually heavier ground floor often with arcade or colonnade.
- (viii) Commercial and Mixed-Use building facades shall be designed with a distinct base, middle and top and shall maintain the alignment of horizontal elements along the block.



Image of Tri-Partite Architecture

- (ix) Buildings are capped with wide and continuous eaves supported by open rafters and decorative brackets, or finished with elaborate parapet walls covered by tile and very shallow eaves.



Appropriate eave detail in the Ridglea Urban Village Core (North and South) and Ridglea Gateway Zones

- (x) Storefronts are inset with recessed entry, under the arcade or fit into arch openings, often with canvas awnings.



Images showing inset storefronts with canvas awnings or under arcades

- (xi) Awnings, blade signs, arcades, galleries, café seating and balconies should be used along commercial storefronts fronting a Neighborhood Street and the Boulevard to add pedestrian interest.
- (xii) If the residential building is setback less than 10' from the front property line, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk. If the residential structure is setback 10' or more from the property line and is not elevated above the grade of the sidewalk, a 3' high fence shall be provided at the front property line.
- (xiii) Chain link fences and plastic vinyl fences shall also not be permitted in the Ridglea Urban Village Core and Ridglea Gateway Character Zones.

8.2.2 Building Materials:

- (i) At least 80% of a building's façade along all Neighborhood Streets and the Boulevard shall be composed of stucco utilizing a 3-step process or monochromatic brick.
- (ii) No more than 20% of a building's façade along all Neighborhood Streets and the Boulevard shall use other accent materials wood, architectural metal panel, split-face concrete block, tile, or pre-cast

concrete panels. EIFS shall not be permitted along any Neighborhood Street or Boulevard façade.

- (iii) All facades along Local Streets or alleys shall be of a similar finished quality and color that blend with the front of the building. Building materials for these facades may be any of the primary and accent façade materials listed above.
 - Exterior Insulating Finishing System (EIFS) shall be limited to no more than 10% of the upper floor facades along Local Streets and alleys.
 - Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty may only be used on the upper floors of any Local Street or alley facades.
- (iv) Roofing materials for pitched roofs visible from any public right-of-way shall be predominantly barrel clay tile.
- (v) Other materials will be considered as primary building materials on a case-by-case basis and may only be approved by the UDC.

separated by wall from other windows, wall openings are punched through the wall rather than grouped with other windows.

- (iii) Ornamental arches of various designs, deeper on the ground floor and shallower on upper floors.



Images showing appropriate window design in the Ridglea Gateway and Ridglea Urban Village Core (North and South) zones



Images showing appropriate building materials in the Ridglea Gateway and Ridglea Urban Village Core (North and South) zones

8.2.4 Architectural Details and other Elements

- (i) Elaborate detailing most common around principal openings.
- (ii) Decorative windows, metal railings at balconies.
- (iii) Canvas awnings, Roof towers, Masonry screen products for see-through walls or portions of walls.
- (iv) Use of tower elements

8.2.3 Windows

- (i) Recessed to give a thick wall impression. Commonly arched on the ground level and flat top on upper floors.
- (ii) Vertically proportioned with multiple panes in both casement and double hung design. Generally



Images showing appropriate architectural details in the Ridglea Gateway and Ridglea Urban Village Core (North and South) zones

8.3 Specific to Highway Frontage and General Corridor Mixed-Use Zones

8.3.1 Façade Composition

- (i) Buildings shall maintain a façade rhythm of 20' to 30' along all Neighborhood Streets and 30' to 50' or multiple thereof for façades along the Boulevard and Highway frontages.
- (ii) This rhythm may be expressed by changing materials, or color, or by using design elements such as fenestration, columns and pilasters, or by varying the setback of portions of the façade.
- (iii) Buildings shall be designed and built in tri-partite architecture so that they have a distinct Base, Middle and Cap.



Image of Tri-Partite Architecture

- (iv) An expression line or equivalent architectural element shall delineate the Base and Cap of all buildings. A Cornice shall delineate the caps of façades that do not utilize a pitched roof.
- (v) For retail storefront buildings, a transom, display window area, and bulkhead at the base shall be utilized.
- (vi) Storefronts on façades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage and lighting fixtures.
- (vii) Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building façade.
- (viii) Buildings shall generally maintain the alignment of horizontal elements along the block.

- (ix) Corner emphasizing architectural features, pedimented gabled parapets, cornices, awnings, blade signs, arcades, colonnades and balconies may be used along commercial storefronts to add pedestrian interest.



Highway Frontage and General Corridor Mixed-Use building organization

- (x) Buildings which are located on axis with a terminating street or at the intersection of streets shall be considered as feature buildings. Such buildings shall be designed with features which take advantage of that location, such as an accentuated entry and a unique building articulation which is off-set from the front wall planes and goes above the main building eave or parapet line.

8.3.2 Commercial and Mixed-Use Building Materials

- (i) At least 75% of each building façade (excluding doors and windows) along any Neighborhood Street, Boulevard, or Highway shall be finished in one of the following materials:
 - Masonry (brick, stone, stucco utilizing a three-step process, cast stone, glass, or glass block)
 - Split face concrete block or pre-cast, or poured in place concrete.
- (ii) No more than 25% of each façade along any Neighborhood Street or Boulevard or Highway

shall use accent materials such as wood, architectural metal panel, split-face concrete block, tile, or pre-cast concrete panels. EIFS shall not be permitted along any Neighborhood Street facade.

- (iii) All facades along Local Streets or alleys shall be of a similar finished quality and color that blend with the front of the building. Building materials for these facades may be any of the primary and accent façade materials listed above.
 - EIFS shall be limited to 40% of any Local Street or alley facing façade.
 - Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty may only be used on the upper floors only of any commercial frontage on any street or alley façade and are limited to no more than 20%.
- (iv) Roofing materials visible from any public right-of-way shall be clay barrel tile, copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.
- (v) Other materials will be considered as primary building materials on a case-by-case basis and may only be approved by the UDC.





Images showing appropriate building materials within Highway Frontage and General Corridor Mixed-Use Character Zones.

8.3.3 Residential Building Materials

- (i) The following shall be permitted finishes for all street fronting facades (except alleys) of residential buildings. No more than three different materials shall be used on any single façade:
 - Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty;
 - Masonry (brick; stone; man-made stone; or stucco utilizing a three-step process);
- (ii) The following may only be allowed up to 40% as an accent material:
 - EIFS or similar material over a cementitious base, rock, glass block and tile.
- (iii) Side and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building.
- (iv) Roofing materials visible from any public right-of-way shall be copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.
- (v) Other materials will be considered as primary building materials on a case-by-case basis and may only be approved by the UDC.

8.4.1 Façade Composition

- (i) Buildings shall maintain a façade rhythm of 20' to 30' along all Neighborhood Streets and 30' to 50' or multiple thereof for façades along the Boulevard.
- (ii) This rhythm may be expressed by changing materials, or color, or by using design elements such as fenestration, columns and pilasters, or by varying the setback of portions of the façade.
- (iii) Buildings shall be designed and built in tri-partite architecture so that they have a distinct Base, Middle and Cap.



Image of Tri-Partite Architecture

- (iv) For retail storefront buildings, a transom, display window area, and bulkhead at the base shall be utilized.
- (v) Storefronts on façades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage and lighting fixtures.
- (vi) Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the

8.4 Specific to Western Business District Zone

building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building facade.

- (vii) Buildings shall generally maintain the alignment of horizontal elements along the block.
- (viii) Corner emphasizing architectural features, pedimented gabled parapets, cornices, awnings, blade signs, arcades, colonnades and balconies may be used along commercial storefronts to add pedestrian interest.



Western Business building organization

8.4.2 Commercial and Mixed-Use Building Materials

- (i) At least 60% of each building’s Base façade (excluding doors and windows) along any Neighborhood Street or the Boulevard shall be finished in one of the following materials:
 - Masonry (brick, stone, stucco utilizing a three-step process, cast stone, glass, or glass block)
 - Split face concrete block or pre-cast, or poured in place concrete.
- (ii) No more than 40% of each façade along any Neighborhood Street or the Boulevard shall use accent materials such as wood, architectural metal panel, or EIFS.
 - Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty may only be used on the upper floors only of any

commercial frontage on any street or alley façade.

- (iii) Roofing materials visible from any public right-of-way shall be copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.
- (iv) Other materials will be considered as primary building materials on a case-by-case basis and may only be approved by the UDC.



Images showing appropriate building materials within the Western Business Character Zone.

8.4.3 Residential Building Materials

- (i) The following shall be permitted finishes for all street fronting facades (except alleys) of residential buildings. No more than three different materials shall be used on any single façade:
 - Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty;
 - Lap sided wood
 - Masonry (brick; stone; man-made stone; or stucco utilizing a three-step process);
 - Architectural Metal Panels.
- (ii) The following may only be allowed up to 40%:
 - EIFS or similar material over a cementitious base, rock, glass block and tile.

- (iii) Side and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building.
- (iv) Roofing materials visible from any public right-of-way shall be copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.
- (v) Other materials will be considered as primary building materials on a case-by-case basis and may only be approved by the UDC.

- (iv) For retail storefront buildings, a transom, display window area, and bulkhead at the base shall be utilized.
- (v) Storefronts on façades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage and lighting fixtures.
- (vi) Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building facade.
- (vii) Buildings shall generally maintain the alignment of horizontal elements along the block.
- (viii) Corner emphasizing architectural features, pedimented gabled parapets, cornices, awnings, blade signs, arcades, colonnades and balconies may be used along commercial storefronts to add pedestrian interest.

8.5 Specific to Industrial Arts Zone

8.5.1 Façade Composition

- (i) Buildings shall maintain a façade rhythm of 30' to 50' along all Neighborhood Streets and the Boulevard.
- (ii) This rhythm may be expressed by changing materials, or color, or by using design elements such as fenestration, columns and pilasters, or by varying the setback of portions of the façade.
- (iii) Buildings shall be designed and built in tri-partite architecture so that they have a distinct Base, Middle and Cap.

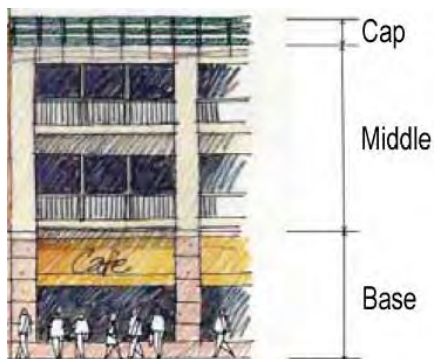


Image of Tri-Partite Architecture



Industrial Arts building organization

8.5.2 Commercial and Mixed-Use Building Materials

- (i) The following materials shall be permitted as principal building materials along all Neighborhood Street and Boulevard fronting facades:
 - Masonry (brick, stone, stucco utilizing a three-step process, cast stone, rock, marble, granite, glass, or glass block)
 - Split-face concrete block, tile, or pre-cast concrete panels
 - Architectural metal panel
- (ii) No more than 50% of each façade along any Neighborhood Street or the Boulevard shall use accent materials such as other metal finishes, wood or EIFS.
 - Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty may only be used on the upper floors only of any commercial frontage on any street or alley façade.
- (iii) Roofing materials visible from any public right-of-way shall be copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.
- (iv) Other materials will be considered as primary building materials on a case-by-case basis and may only be approved by the UDC.

- (i) The following shall be permitted finishes for all street fronting facades (except alleys) of residential buildings. No more than three different materials shall be used on any single façade:
 - Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty;
 - Masonry (brick; stone; man-made stone; or stucco utilizing a three-step process);
 - Architectural Metal Panels.
- (ii) The following may only be allowed up to 40% as an accent material:
 - EIFS or similar material over a cementitious base, rock, glass block and tile.
- (iii) Side and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building.
- (iv) Roofing materials visible from any public right-of-way shall be copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.
- (v) Other materials will be considered as primary building materials on a case-by-case basis and may only be approved by the UDC.

8.6 Specific to Neighborhood Transition

8.6.1 Façade Composition

- (i) Buildings shall maintain a façade rhythm of 20' to 30' along all Neighborhood Streets.
- (ii) This rhythm may be expressed by changing materials, or color, or by using design elements such as fenestration, columns and pilasters, or by varying the setback of portions of the façade.
- (iii) Buildings shall be designed and built in tripartite architecture so that they have a distinct Base, Middle and Cap.
- (iv) Building entrances may be defined and articulated by architectural elements such as



Images showing appropriate building materials within the Industrial Arts Character Zone.

8.5.3 Residential Building Materials

lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building facade.

- (v) Buildings shall generally maintain the alignment of horizontal elements along the block.
- (vi) Garages for Residential Buildings shall be located on alleys at the rear of residential buildings; pull-through garages are allowed if the garage door is set back behind the rear façade of the main structure. If front-loaded garages or carports are utilized on residential uses, the garages and carports shall be no greater than 12 feet wide and set back at least 20 feet measured from the face of the main structure closest to the garage/carport or rotated 90 degrees with windows on the wall facing the street. On corner lots, the garage may be rotated with windows facing the primary street with driveway access from the secondary street.
- (vii) All garage doors shall be divided into single bays separated by at least a 16-inch pier or column. Front-loaded garages on residential lots less than 40 feet wide shall not be allowed. Town homes and courtyard apartments shall utilize rear-loaded garages.

8.6.2 Commercial and Mixed-Use Building Materials

- (i) At least 80% of each building’s façade (excluding doors and windows) along any Neighborhood Street shall be finished in one of the following materials:

- Masonry (brick, stone, stucco utilizing a three-step process, cast stone, glass, or glass block)
- (ii) No more than 20% of each façade along any Neighborhood Street shall use accent materials such as wood, architect metal panel, split-face concrete block, tile, or pre-cast concrete panels. EIFS shall not be permitted along any Neighborhood Street facade.
- (iii) A building’s facades along all other streets or alleys shall be of a similar finished quality and colors that blend with the front of the building. Building materials for these facades may be any of the primary and accent façade materials listed above.
 - EIFS shall be limited to 25% of all other facades.
 - Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty.
- (iv) Roofing materials visible from any public right-of-way shall be copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.
- (v) Other materials will be considered as primary building materials on a case-by-case basis and may only be approved by the UDC.



Image showing appropriate character and building materials within the Transition Character Zone.

8.6.3 Residential Building Materials

- (i) The following shall be permitted finishes for all street fronting facades (except alleys) of residential buildings. No more than three different materials shall be used on any single façade:
 - Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty;
 - Masonry (brick; stone; man-made stone; or stucco utilizing a three-step process);
 - Architectural Metal Panels.
- (ii) The following may only be allowed up to 40% as an accent material:
 - Rock, glass block, tile, or EIFS or similar material over a cementitious base.,.
- (iii) Side and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building.
- (iv) Roofing materials visible from any public right-of-way shall be copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.
- (v) An enclosed garage or carport shall be designed and constructed of the same material as the primary building.
- (vi) Other materials will be considered as primary building materials on a case-by-case basis and may only be approved by the UDC.

IX. Signage Standards

- 9.1 Applicability:** Except as specifically listed below, all other signage and sign standards shall comply with Chapter 6, Article 4 of the City of Fort Worth Zoning Ordinance, as amended.

For new signs, the standards in Table 9.1 shall apply and sign permits shall be approved administratively by the City of Fort Worth Building Official unless specifically noted in this section.

Table 9.1

Character Zone	Ridglea Urban Village Core (North and South)	General Corridor Mixed-Use	Industrial Arts	Western Business	Ridglea Gateway	Highway Commercial	Neighborhood Transition	Standard
Sign Type								
Attached Signs	P	P	P	P	P	P	P (comm. and live-work uses only)	<ul style="list-style-type: none"> For all ground floor commercial uses (retail, office, and restaurant): One sign per tenant space; area to be calculated at 1.5 sq. ft. per linear foot of tenant space façade along the public street frontage with a maximum of 100 sq. ft per tenant. Second and upper floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage; area to be calculated at 1.5 sq. ft. per linear foot of second or upper floor frontage along that public street with a maximum of 125 sq ft. Institutional uses (non-profits and churches): One sign per tenant space; area to be calculated at 1.5 sq. ft. per linear foot of public street frontage with a maximum of 100 sq. ft. Live-Work and Home occupations: One sign limited to an area of 20 sq. ft. max. Building sign may encroach, a maximum of 12", on to a sidewalk while maintaining a vertical clearance of 8 ft. from the finished sidewalk if it is non-illuminated and 11 ft from the finished sidewalk if it is illuminated. Building signs may be internally or externally lit. Marquee signs as only permitted as specified below.
Monument Signs	P	P	P	P	P	P	NP	<ul style="list-style-type: none"> One monument sign per lot per lot street frontage (no more than 2 per lot separated by at least 100 ft.) limited to a maximum of 75 sq. ft. per sign face and 6 ft. in height. Monument signs in the Ridglea Urban Village Core (North and South) shall be permitted along the Boulevard and Local Streets only.
Window Signs	P	P	P	P	P	P	P (comm. uses only)	<ul style="list-style-type: none"> Limited to 10% of the window area. In the Neighborhood Transition Zone, window signs are only permitted for commercial uses (including the "work" component of live-work uses). <p>The following shall be exempt from this limitation:</p> <ul style="list-style-type: none"> Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs. Mannequins and storefront displays of merchandise sold. Interior directory signage identifying shopping aisles and merchandise display areas.
Building Blade Signs	P	P	P	P	P	P	P (comm. uses only)	<ul style="list-style-type: none"> One per building (commercial and mixed use buildings only) Area = 30 sq. ft. maximum per sign face. May encroach a maximum of 6 ft. over a sidewalk, but shall not encroach over any parking or travel lane. Building blade signs may be attached to the building at the corners of building or along any street facing façade above the first floor facade. Minimum vertical clearance from the finished sidewalk shall be 11 ft.
Tenant Blade Signs	P	P	P	P	P	P	P (comm. uses only)	<ul style="list-style-type: none"> One per commercial tenant space (retail, office, or restaurant use) Area = 16 sq. ft. maximum per sign face May encroach a maximum of 4 ft. over a public sidewalk, but shall not encroach over any parking or travel lane. Tenant blade signs shall be oriented perpendicular to the building façade and hung under the soffit of an arcade or under a canopy/awning or attached to the building façade immediately over the ground floor tenant space while maintaining a vertical clearance of 8 ft. from the finished sidewalk for non-illuminated signs and 11 ft. from the finished sidewalk for illuminated signs.

Character Zone	Ridglea Urban Village Core (North and South)	General Corridor Mixed-Use	Industrial Arts	Western Business	Ridglea Gateway	Highway Commercial	Neighborhood Transition	Standard
Sign Type								
Marquee Signs	P	P	P	P	P	P	NP	<ul style="list-style-type: none"> Permitted for theatres, auditoriums, and other public gathering venues of 100 persons or more Marquee signs shall be attached to the building or located above or below a canopy only Area = 100 sq ft. maximum Message board may be changeable copy (non-electronic). Electronic message boards shall be permitted with a Special Exception from the Board of Adjustment.
For sale/for lease signs	P	P	P	P	P	P	P	<ul style="list-style-type: none"> Size is limited to 32 sq. ft. per sign face All other standards are the same as City of Fort Worth Sign Regulations.
Address signs	P	P	P	P	P	P	P	Same as City of Fort Worth Sign Regulations
Temporary construction signs	P	P	P	P	P	P	P	Same as City of Fort Worth Sign Regulations
Banners	P	P	P	P	P	P	P	Same as City of Fort Worth Sign Regulations
Sandwich board signs	P	P	P	P	P	NP	P	<ul style="list-style-type: none"> Permitted only for retail, service, or restaurant uses Limited to 8 sq. ft. per sign face per storefront; Sign may not exceed 4 ft. in height. A minimum of 6 ft. of sidewalk shall remain clear. Chalkboards may be used for daily changing of messages. Reader boards (electronic and non-electronic) shall be prohibited. Sign shall be removed every day after the business is closed.
Directory signs	P	P	P	P	P	P	P	<ul style="list-style-type: none"> Shall be allowed for all multi-tenant commercial and mixed use buildings only One directory sign per multi-tenant building limited to 12 sq. ft. in area Design of the sign shall be integral to the façade on which the sign is to be affixed.

- 9.2 Unique Sign Applications.** An applicant has the option to establish unique sign standards including size, color, type, design, and location. Such applications shall be reviewed as “Unique Sign Plans” by the Planning and Development Director and are subject to approval of the UDC. In evaluating a Unique Sign Plan, the UDC shall consider the extent to which the application meets the following:
- 9.2.1 Promotes consistency among signs within a development thus creating visual harmony between signs, buildings, and other components of the property;
 - 9.2.2 Enhances the compatibility of signs with the architectural and site design features within a development;
 - 9.2.3 Encourages signage that is in character with planned and existing uses thus creating a unique sense of place; or
 - 9.2.4 Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

X. Open Space Standards

10.1 Applicability. This chapter establishes the public Civic Space and private Open Space Standards for the Corridor. The detailed Civic Space Standards for each type are included in this Section. These standards include general character, typical size, frontage requirements, and typical uses.

10.2 Private Open Space Standards. Given the mixed use nature of development within the Corridor, all new residential and lodging uses within the Corridor shall meet the private open space standards established in this Section. Table 10.1 establishes the standards for different private open space types and Table 10.2 establishes the private open space requirement based on the proposed intensity of residential or lodging development.

Table 10.1 Private Open Space Types

<i>Private Open Space Type</i>	<i>Standards and criteria</i>
(i) Balconies	Balconies that are not flush shall be a minimum of 5 feet clear in depth and a minimum of 8 feet in width Balconies may be semi-recessed or recessed. Projecting metal or slab balconies are only permitted if they have some means of visible support.
(ii) Patios	Patios shall be a minimum of 150 sq.ft. Patios shall have a clear sense of enclosure and separation from the public realm.
(iii) Courtyard	Courtyards shall be surrounded on all sides by buildings with at least one pedestrian connection to an adjoining building or public sidewalk. The courtyard shall be a minimum of 200 square feet. Courtyard may be landscaped or a combination of landscape and hardscape. However, they shall contain amenities for residents such as seating, water features, etc.
(iv) Forecourt	A Forecourt shall be surrounded on at least two sides by buildings. A Forecourt shall be a minimum of 150 square feet.
(v) Playground	Playgrounds shall be a minimum of 400 sq.ft.
(vi) Community Garden	Maximum size shall be 1 acre Gardens shall be enclosed by a fence on all open sides. Fences should be installed straight and plumb, with vertical supports at a minimum of 8' on center. Chicken wire, if used, should be continuously supported along all edges. Fencing Materials: <u>Permitted</u> : pressure treated wood (must be painted or stained medium to dark color), chicken wire, wrought iron, painted galvanized steel <u>Not permitted</u> : chain link, bobbed wire, vinyl, unpainted/stained pressure treated wood, plywood

<i>Private Open Space Type</i>	<i>Standards and criteria</i>
(vii) Roof terraces	A Roof Terrace shall at least be 50% of the building footprint area. A Roof Terrace shall provide landscaping in the form of potted plants, seating, and other amenities for the users of the building. A Roof Terrace may also include a portion of the roof as a green roof which may or may not have public access.
(viii) Private Open Space Amenity (pool, play courts, picnic area, etc.)	Such private open space may be incorporated with roof terraces or courtyards based on the appropriateness of the design and accommodation of privacy.

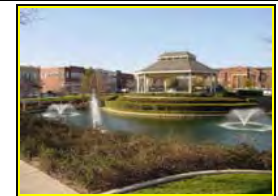
Table 10.2 Private Open Space Standard

<i>Number of Residential Units proposed</i>	<i>Private Open Space Standard Proposed</i>
1 – 4	None
5 – 12	The development shall provide: <ul style="list-style-type: none"> At least 40% of all residential units fronting on a street, public civic space, fore court, or courtyard shall provide one balcony or patio; <u>or</u> One playground or other private open space amenity All other private open spaces are optional.
13 –25	The development shall provide: <ul style="list-style-type: none"> At least 40% of all residential units fronting on a street, public civic space, fore court, or courtyard shall provide one balcony or patio; <u>and</u> One playground area or other private open space amenity All other private open spaces are optional
26 – 50	Any 3 of the private open spaces in the list above
Over 50 units	Shall provide at least one public civic space such as a green, square, plaza or paseo
Hotel with more than 200 lodging rooms	Shall provide at least one public civic space such as a green, square, plaza or paseo

10.3 Public Civic Space Standards. The design of public Civic Space shall be regulated by the Civic Space standards herein which shall create a network of open spaces that recognizes the natural qualities of the area while providing a range of both passive and active recreational opportunities. These opportunities may be accommodated

in a variety of spaces ranging from larger parks to neighborhood-scaled greens to urban squares and plazas. The open space network will be serviced by an interconnected network of trails and paths for pedestrians and bicyclists alike. The following section shall apply to all public Civic Space proposed within the Camp Bowie Corridor.

10.3.1 Green Standards



Greens shall be appropriate where civic spaces are recommended on the Regulating Plan and will serve as important public spaces. Greens will be available for civic purposes, commercial activity, unstructured recreation and other passive uses. Greens shall primarily be naturally landscaped with many shaded places to sit. Appropriate paths, civic elements, fountains or open shelters may be included and shall be formally placed within the green. Greens are appropriate in the Ridglea Gateway, Ridglea Urban Village Core, General Corridor Mixed Use, Highway Commercial, and the Western Business District Character Zones.

Typical Characteristics
General Character
Open space
Spatially defined by landscaping and building frontages
Lawns, trees and shrubs naturally disposed
Open shelters and paths formally disposed
Location and Size
Size may range from 0.5 – 5 acres.
Typical Uses
Unstructured and passive recreation
Casual seating
Commercial and civic uses
Residential address

10.3.2 Square Standards



Squares serve as an open space available for civic purposes, commercial activity, unstructured recreation and other passive uses. The square should have a more urban, formal character and be defined by the surrounding building frontages and adjacent tree-lined streets. All buildings adjacent to the square shall front onto the square. Adjacent streets shall be lined with appropriately scaled trees that help to define the square. The landscape shall consist of lawns, trees, and shrubs planted in formal patterns and furnished with paths and benches. Shaded areas for seating should be provided. A civic element or small structure such as an open shelter, pergola, or fountain may be provided within the square. Squares are appropriate in the Ridglea Gateway, Ridglea Urban Village Core, Highway Commercial, and General Corridor Mixed Use Character Zones.

Typical Characteristics

General Character

- Formal open space
- Spatially defined by buildings and tree-lined streets.
- Open shelters, paths, lawns, and trees formally arranged
- Walkways and plantings at all edges
- Located at important intersection

Location and Size

Size shall range from 0.5 to 2 acres.

Typical Uses

- Unstructured and passive recreation
- Casual seating
- Commercial and civic uses

10.3.3 Plaza Standards



Plazas add to the vibrancy of streets within the more urban zones and create formal open spaces available for civic purposes and commercial activity. Building frontages shall define these spaces. The landscape should consist primarily of hardscape. If trees are included, they should be formally arranged and of appropriate scale. Casual seating, along with tables and chairs, should be provided. Plazas typically should be located at the intersection of important streets. Plazas are appropriate in the Ridglea Gateway, the Ridglea Urban Village Core, and the General Corridor Mixed Use Character Zones.

Typical Characteristics

General Character

- Formal open space
- Primarily hardscape surfaces
- Trees and shrubs optional
- Spatially defined by building frontages

Location and Size

Location shall be as shown on the Regulating Plan (Appendix B). Size shall range from 0.25 acre to 1 acre. Shall front on at least one (1) street.

Typical Uses

- Commercial and civic uses
- Casual seating
- Tables and chairs for outdoor dining
- Retail and food kiosks

10.3.4 Paseo Standards



A **Paseo or Pedestrian Passage** is an intimate street level passage way for pedestrians through blocks at designated locations on the Regulating Plan. These paths provide direct pedestrian access to key destinations and create unique spaces for frontages to engage and enter off of. A pedestrian passage may be used to visually reduce the impact of a large development block. Building edges may accommodate active uses such as shops and restaurants. Pedestrian passages should consist of a hardscape pathway activated by frequent entries and exterior stairways. The edges may simply be landscaped with minimal planting and potted plants. Arcades may line Paseos to provide shade and a more attractive edge. Paseos may allow access to emergency and maintenance vehicles. Paseos shall be appropriate in all character zones.

Typical Characteristics

General Character

- Hardscape pathway
- Pedestrian friendly frontages
- Small-scale commercial uses
- Frequent entries

Location and Size

- The minimum width shall be 15’.
- The maximum width shall be 50’.

Typical Uses

- Small scale commercial uses
- Residential uses
- Casual seating

XI. Definitions

In addition to Definitions in Chapter 9 of the City of Fort Worth Zoning Ordinance, the following terms shall have the corresponding interpretations.

Arcade: is a portion of the main façade of the building that is at or near the Street-Setback Line and a colonnade supports the upper floors of the building. Arcades are intended for buildings with ground floor commercial or retail uses and the arcade may be one or two stories.

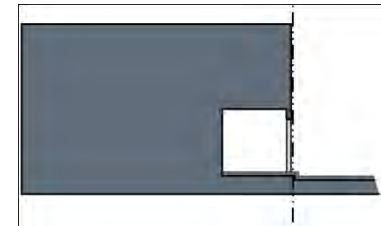


Image of an arcade

Attics/Mezzanines: the interior part of a building contained within a pitched roof structure or a partial story between two main stories of a building.

Auto-Related Sales and Service Uses: are establishments that provide retail sales and services related to automobiles including, but not limited to, cars, tires, batteries, gasoline, etc.

Build-to Zone: the area between the minimum and maximum setbacks within which the principal building’s front façade is to be built.

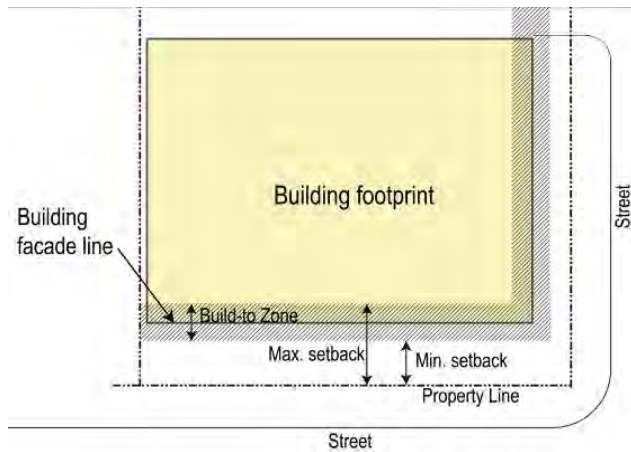
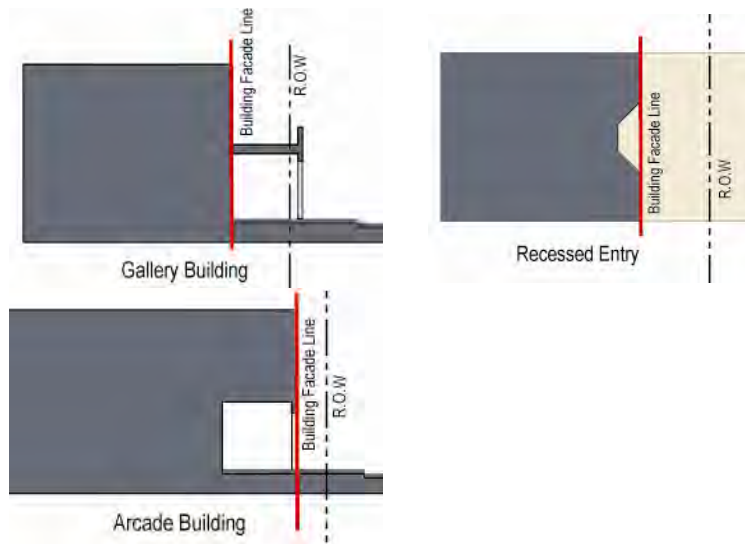


Illustration indicating the location of the build-to zone relative to the minimum and maximum setbacks and the building façade line

Building Façade Line means the vertical plane along a lot where the portion of the building's front façade closest to the street is actually located.



Building Façade Line Illustrations

Building Form Standards: the standards established for each Character Zone that specifies the height, bulk, orientation, and elements for all new construction and redevelopment.

Building Frontage: the percentage of the building's front façade that is required to be located at the front Build-to Line or Zone as a proportion of the block frontage along that public street. Parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall be considered as buildings for the calculation of building frontage.

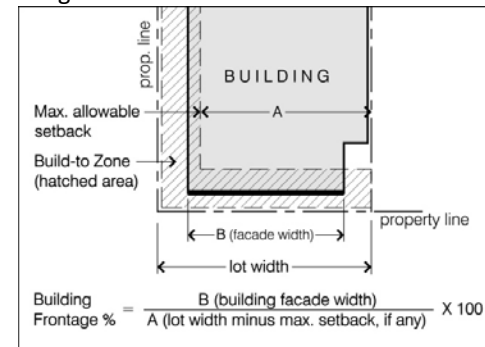


Image showing how a lot's building frontage is calculated.

Certificate of Appropriateness (COA): is the official document issued by the Planning and Development Director, and for certain cases, is issued after recommendation by the UDC, authorizing proposed work to buildings within the District.

Character Zone means an area within the Camp Bowie Corridor that creates a distinct urban form different from other areas within the Corridor. Character Zones are identified in the Regulating Plan

Civic/Open Space: a publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, pocket parks, playgrounds, etc. They may be privately or publicly owned. For all residential uses, privately accessible open spaces such as

courtyards, porches, and balconies may also be considered as Civic/Open Space for the purposes of this ordinance.

Green – a civic/open space intended for unstructured recreation, spatially defined by landscaping rather than building frontages.

Park – a civic/open space that is a natural preserve available for unstructured recreation.

Plaza – a primarily hardscaped, civic/open space with formal landscaping, available for civic purposes and commercial activities. A plaza shall be spatially defined by buildings.

Playground – a civic/open space designed and equipped for children’s recreation. A playground may be fenced and may include an open shelter. Playgrounds may be located within residential areas and may be placed within a block. They may be included in other civic/open spaces.

Paseo: is a civic space dedicated for pedestrian movement located between blocks, buildings or along alleys. Paseos may terminate public streets.



Image of a typical paseo

Commercial or Mixed Use Building means a building in which the ground floor of the building is built to commercial ready standards and any of the floors are occupied by non-residential or residential uses.

Commercial Ready means space constructed at a minimum ground floor height as established in each character zone which may be used for noncommercial uses and can be converted into retail/commercial use. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Commercial-Ready space, the space must comply with all building and construction codes for that use. The intent of Commercial-Ready space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

Community Garden is a small to medium size garden cultivated by members of an area for small scale agricultural uses for the benefit of the same people. It may consist of individually tended plots on a shared parcel or may be communal (everyone shares a single plot).



Images of community gardens

Comprehensive Plan: City of Fort Worth Comprehensive Plan that establishes the blueprint for the long-term growth and development of the City.

Cottage Manufacturing uses means small scale assembly and light manufacturing of commodities (incl. electronics) fully enclosed within the building without producing any noise, noxious odors, gas, or other pollutants. This category shall include workshops and studios for cottage industries such as pottery, glass-blowing, metal working, screen printing, weaving, etc.

Courtyard is a landscaped open space in the center of the block with no street frontage, surrounded by walls or buildings on all

sides. It shall be large enough to allow for public activities and have sunlight during midday. It should be designed to connect to adjacent buildings or to the public sidewalk through a pedestrian passage.



Images of Courtyards

Encroachment: any structural or non-structural element such as a sign, awning, canopy, terrace, or balcony, that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public R-O-W, or above a height limit.

Forecourt is similar to a Courtyard, however, it is located in the front of a building such that the forecourt is surrounded on two or three sides by wings of the building.



Image of a forecourt

Gallery: is an extension of the main façade of the building that is at or near the front property line and the gallery may overlap the public sidewalk.

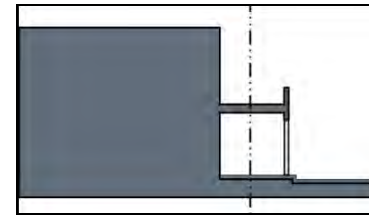


Image of a Gallery

Illustrative Concept Plan: shall be the design concepts and drawings developed during the Camp Bowie Corridor Code initiative and hereby attached as Appendix B to this Code.

Institutional Uses: are uses that are related to non-profit organizations dedicated to religious or social functions.

Live-Work Unit means a mixed use building type with a dwelling unit that is also used for work purposes, provided that the ‘work’ component is restricted to the uses of professional office, artist’s workshop, studio, or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The ‘work’ component is usually located on the ground floor which is built to Commercial Ready standards. The ‘live’ component may be located on the street level (behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by this ordinance in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.

Living Fence: shall be a Street Screen composed of landscaping in the form of vegetation.

Patio is an outdoor space for dining or recreation that adjoins a residence and is often paved. It may also be a roofless inner courtyard within a residence, typically found in Spanish and Spanish-style dwellings.



Image of a patio

Playgrounds are open spaces designed and equipped for the recreation of children. These playgrounds should serve as quiet, safe places -- protected from the street and typically located where children do not have to cross major streets to access. Playgrounds may be fenced. An open shelter, play structures or interactive art and fountains may be included with landscaping between. Shaded areas and seating shall be provided. Playground equipment and design must be reviewed and approved by the City prior to installation. A larger playground may be incorporated into the park, whereas a more intimate playground may be incorporated into the green.



Images of playgrounds

Private Open Space Amenity shall be any other private open space that could include a pool (swimming, lap pool, spa area), play courts (basket ball), or picnic areas with shade structures.

Regulating Plan: is a Zoning Map that shows the character zones and street type designations applicable to the Camp Bowie Corridor subject to the standards in this Ordinance.

Residential Building means a building type that is built to accommodate only residential uses on all floors of the building such as townhomes, apartment buildings, duplexes, etc.

Retail Sales: Retail establishments are the final step in the distribution of merchandise. They are organized to sell in small quantities to many customers. Establishments in stores operate as fixed point-of-sale locations, which are designed to attract walk-in customers. Retail establishments often have displays of merchandise and sell to the general public for personal or household consumption, though they may also serve businesses and institutions. Some establishments may further provide after-sales services, such as repair and installation. Included in, but not limited to this category, are durable consumer goods sales and service, consumer goods, other grocery, food, specialty food, beverage, dairy, etc, and health and personal services.

Roof terraces are flat areas on top of a building which are accessible for use as a recreation space for the residents and users of the building.



Image of a roof terrace

Service Uses: This is a category for limited personal service establishments which offer a range of personal services that include (but not limited to) clothing alterations, shoe repair, dry cleaners, laundry, health and beauty spas, tanning and nail salons, hair care, etc.

Sign, Building Blade: is a pedestrian-oriented sign that is affixed perpendicular to the corner of a building or along the front façade of a building above the ground floor to provide identification for the whole building.



Image of a Building Blade Sign

Sign, Tenant Blade: is a smaller pedestrian-oriented sign that is affixed perpendicular to the building façade under a canopy or awning or immediately over a tenant space and provides identification for individual tenants within a building.



Image of a Tenant Blade Signs

Sign, Freestanding: shall include both permanent and temporary signs placed within a building’s front yard. Freestanding signs may be Monument Signs.

Sign, Marquee: is a sign structure placed over the entrance to a theatre or other public gathering venue. It has signage stating

either the name of the establishment or, in the case of theatres or other public venues, the name of the event, artist, and other details of the event appearing at that venue. The marquee is often identifiable by a surrounding cache of light bulbs. Marquee signs may often be combined with Building Blade signs.



Image of a Marquee sign with a Building Blade Sign

Sign, Monument: is any freestanding sign which is connected to the ground and which has no clear space for the full width of the sign between the bottom of the sign and the surface of the ground. A monument sign may include a sign face and sign structure, and may also include a sign base and sign cap.



Image of a Monument Sign

Sign, Sandwich Board: is a portable sign consisting of two panels of equal size, which are hinged at the top or one panel with a support and placed on the ground or pavement so as to be self-supporting.



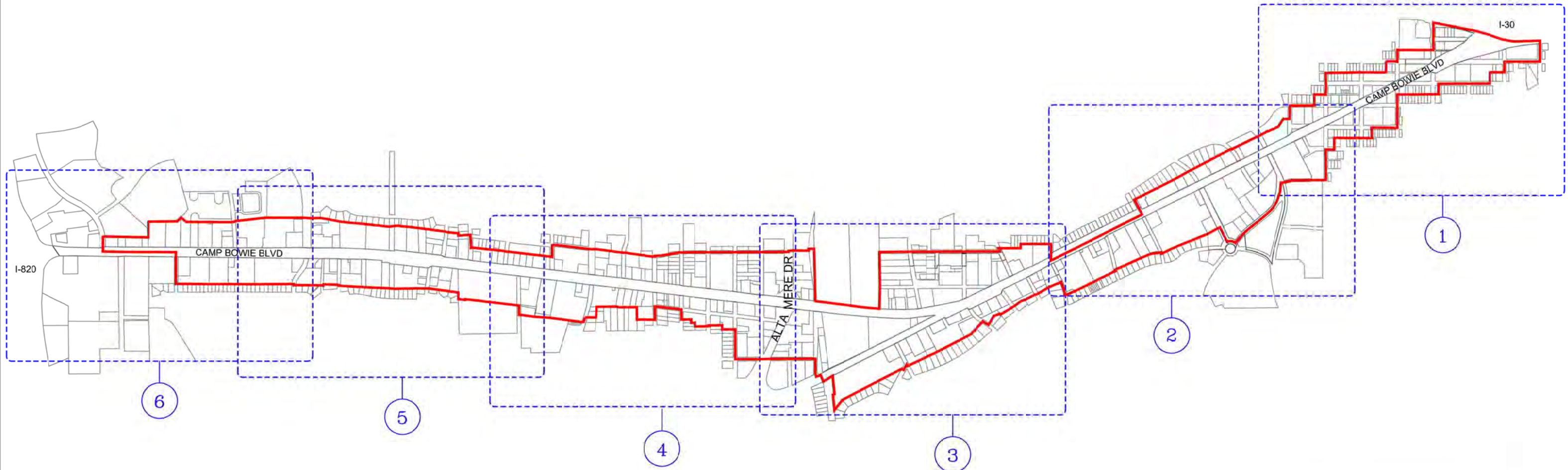
Images of sandwich board signs.


Street Screen: a freestanding wall or living fence built along the frontage line or in line with the building façade along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial definition of the public realm.

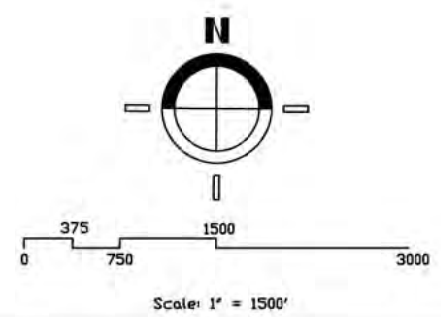


Image of a combination masonry and living street screen

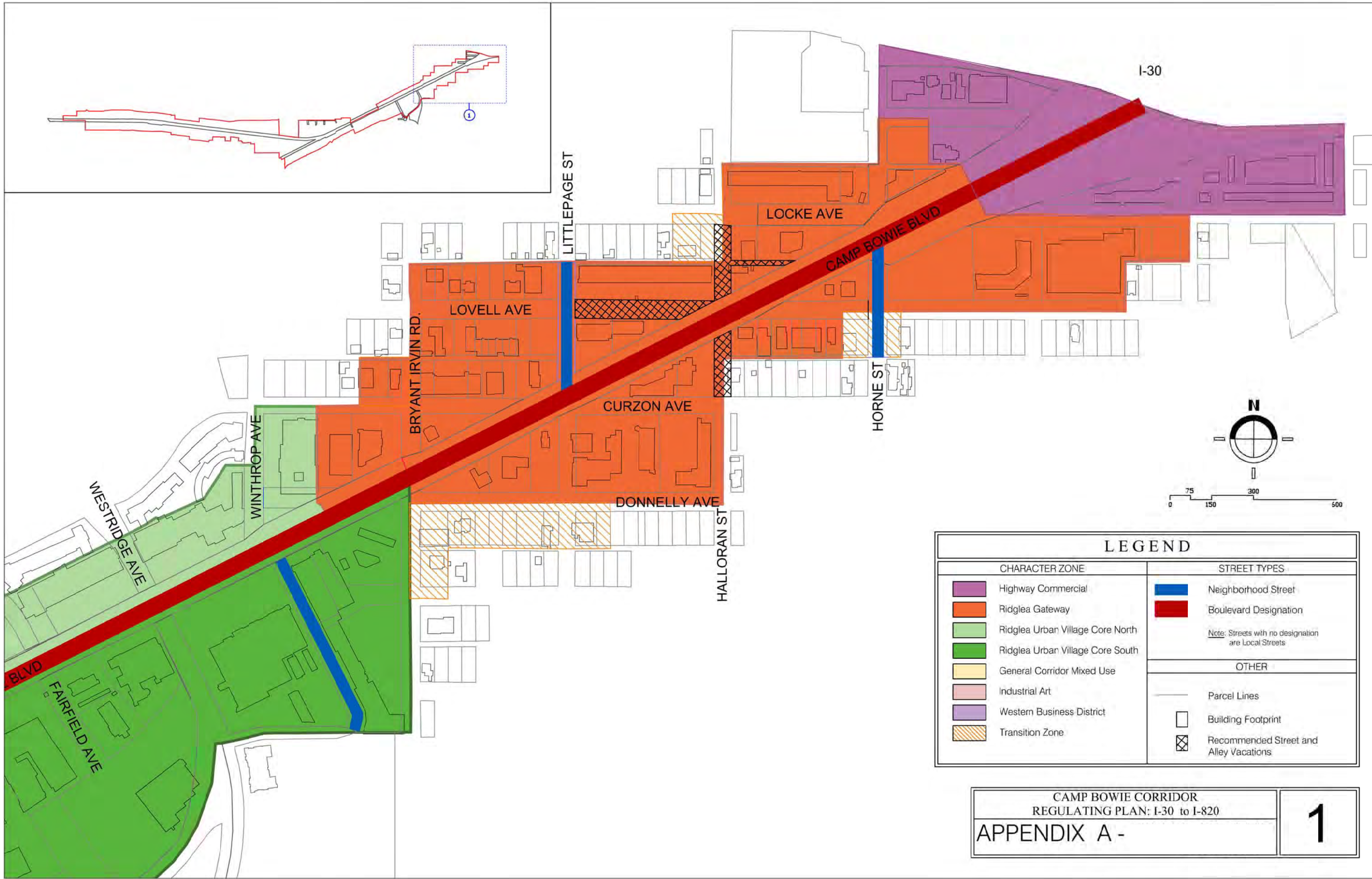
Transition Zones: are the areas with specific adjacencies within which certain limitations on building heights apply as established for each Frontage Type.



LEGEND	
	Camp Bowie Corridor Regulating Plan I-30 to I-820 Area
	Parcel Lines



CAMP BOWIE CORRIDOR REGULATING PLAN: I-30 to I-820	
APPENDIX A -	



I-30

LOCKE AVE

CAMP BOWIE BLVD

HORNE ST

LITTLEPAGE ST

LOVELL AVE

CURZON AVE

DONNELLY AVE

HALLORAN ST

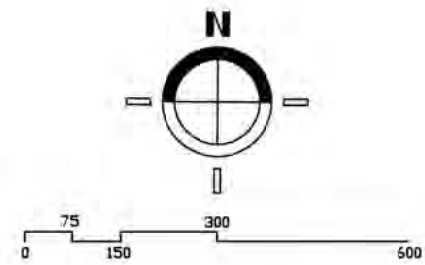
BRYANT IRVIN RD.

WINTHROP AVE

WESTRIDGE AVE

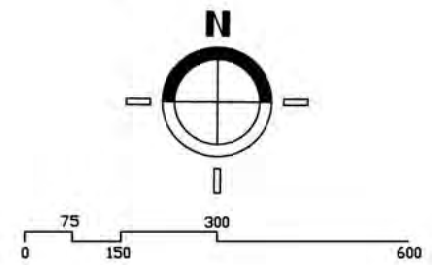
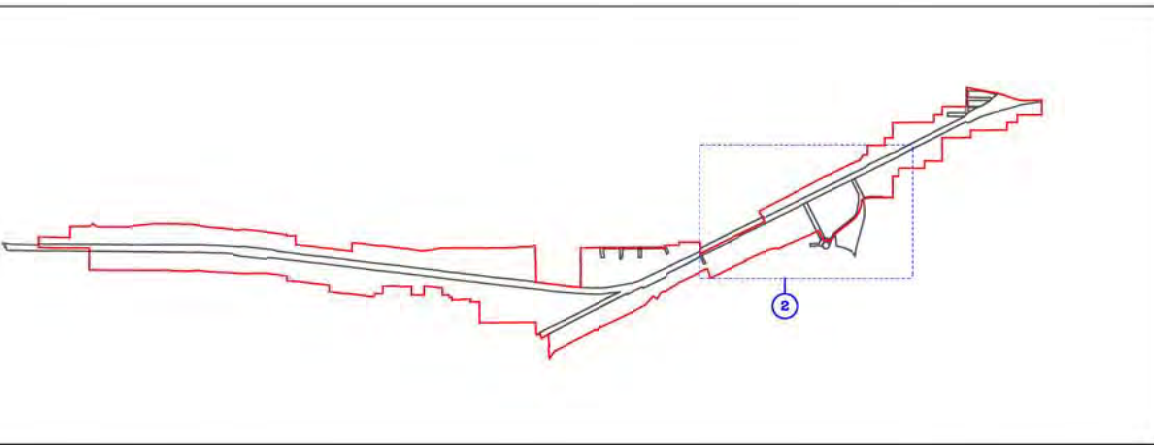
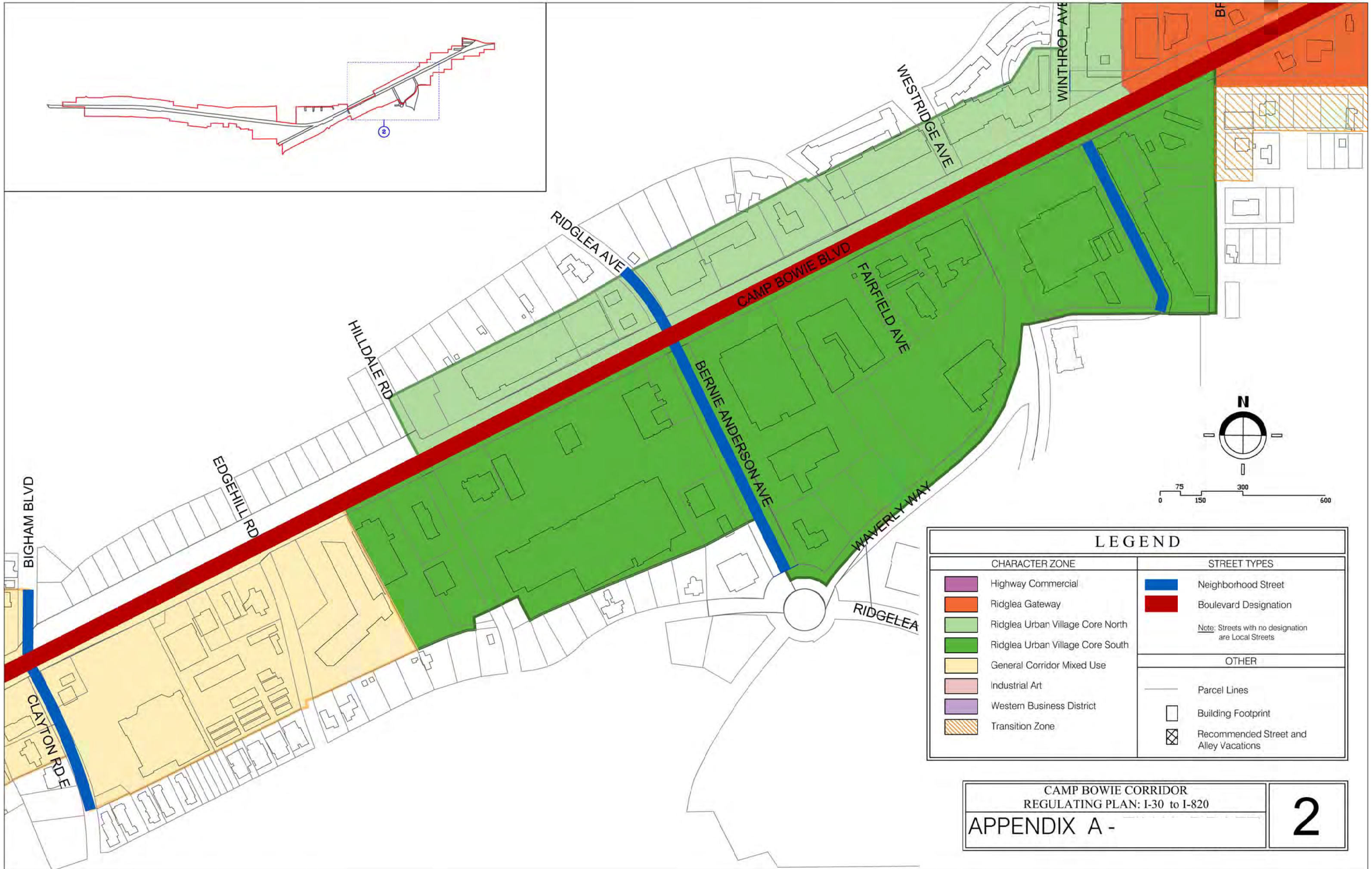
BLVD

FAIRFIELD AVE

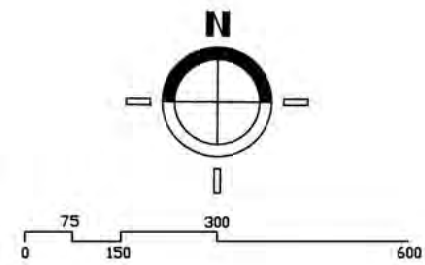
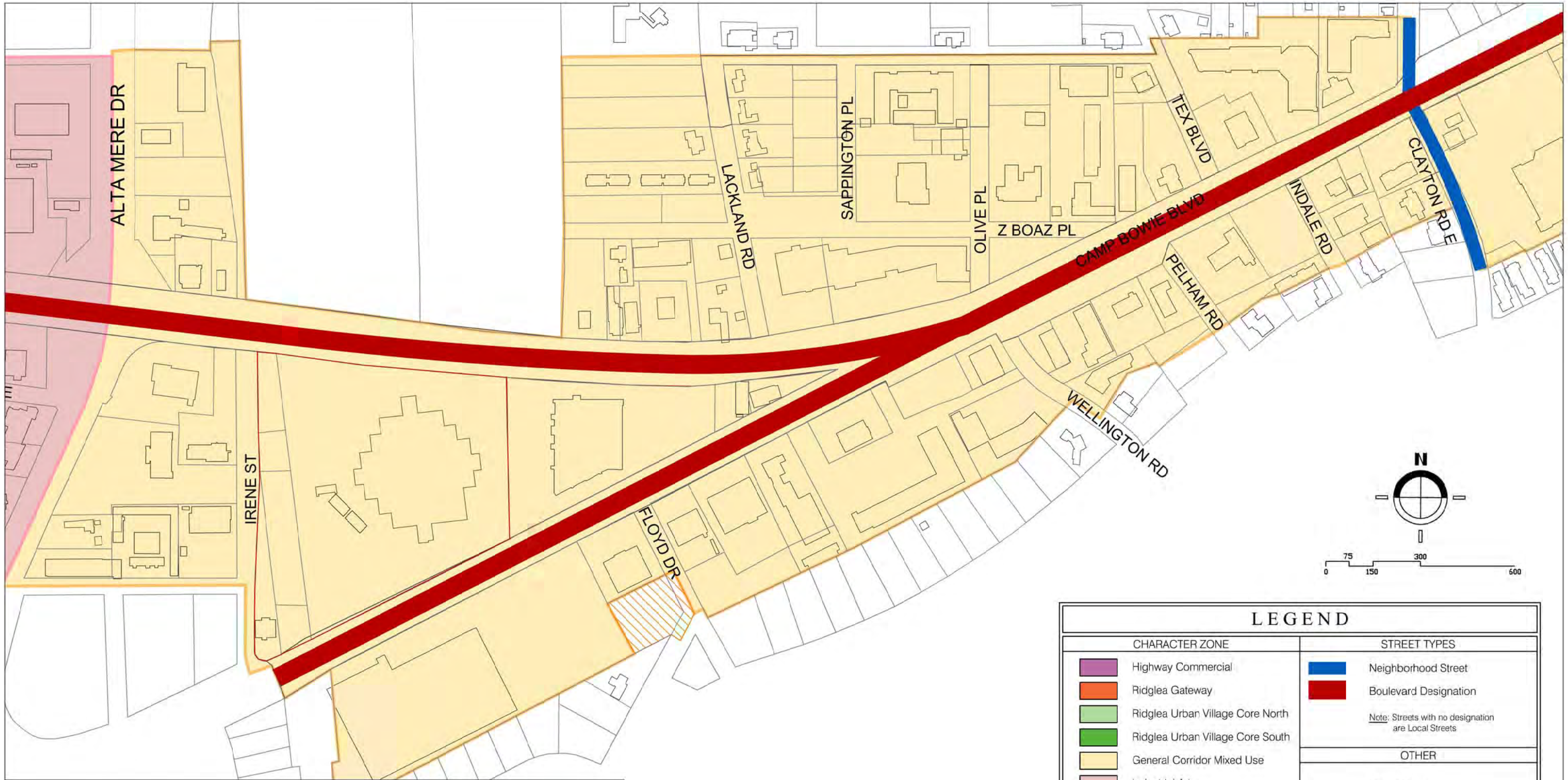


LEGEND

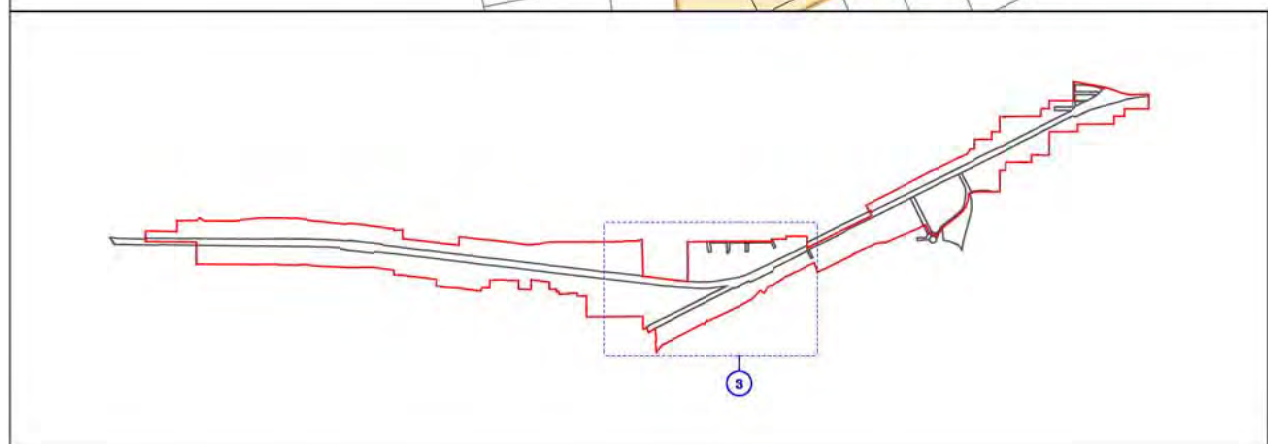
CHARACTER ZONE		STREET TYPES	
	Highway Commercial		Neighborhood Street
	Ridglea Gateway		Boulevard Designation
	Ridglea Urban Village Core North	<i>Note: Streets with no designation are Local Streets</i>	
	Ridglea Urban Village Core South	OTHER	
	General Corridor Mixed Use		Parcel Lines
	Industrial Art		Building Footprint
	Western Business District		Recommended Street and Alley Vacations
	Transition Zone		



LEGEND	
CHARACTER ZONE	STREET TYPES
Highway Commercial	Neighborhood Street
Ridglea Gateway	Boulevard Designation
Ridglea Urban Village Core North	<i>Note: Streets with no designation are Local Streets</i>
Ridglea Urban Village Core South	OTHER
General Corridor Mixed Use	Parcel Lines
Industrial Art	Building Footprint
Western Business District	Recommended Street and Alley Vacations
Transition Zone	

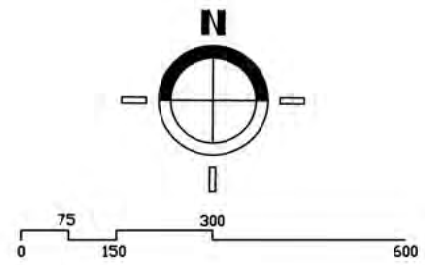
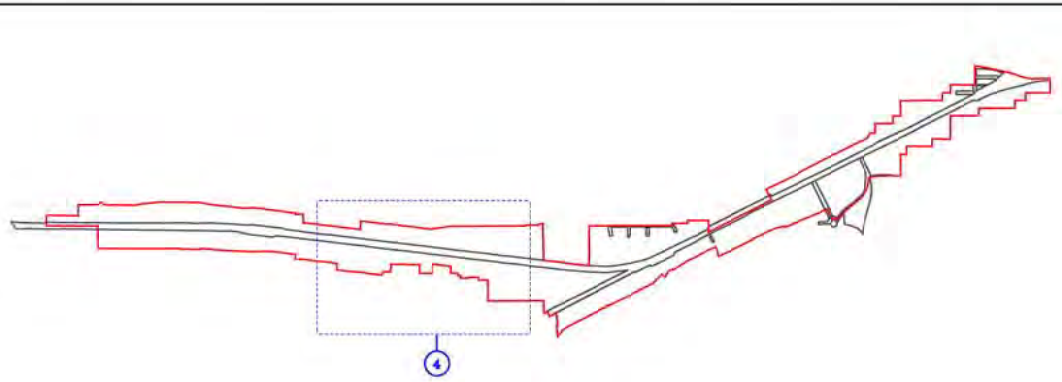


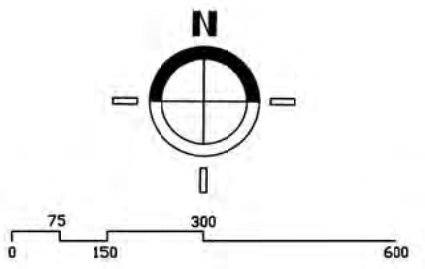
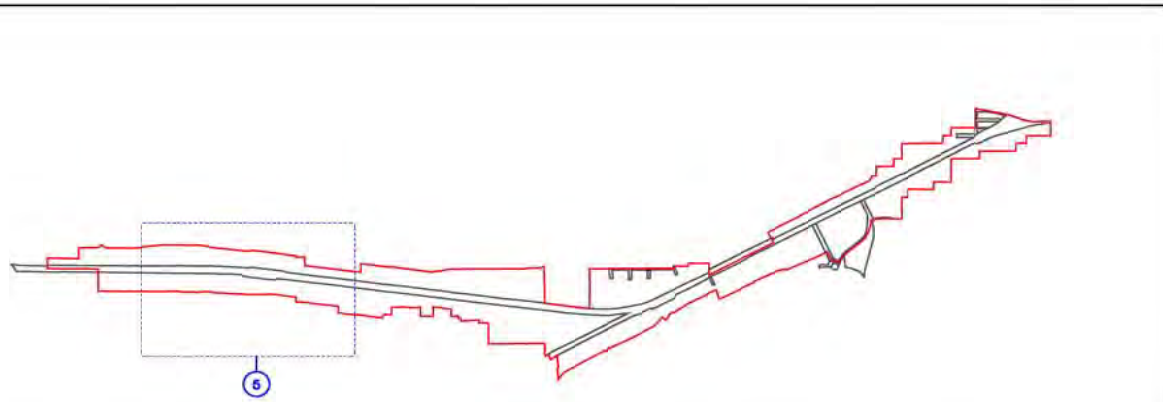
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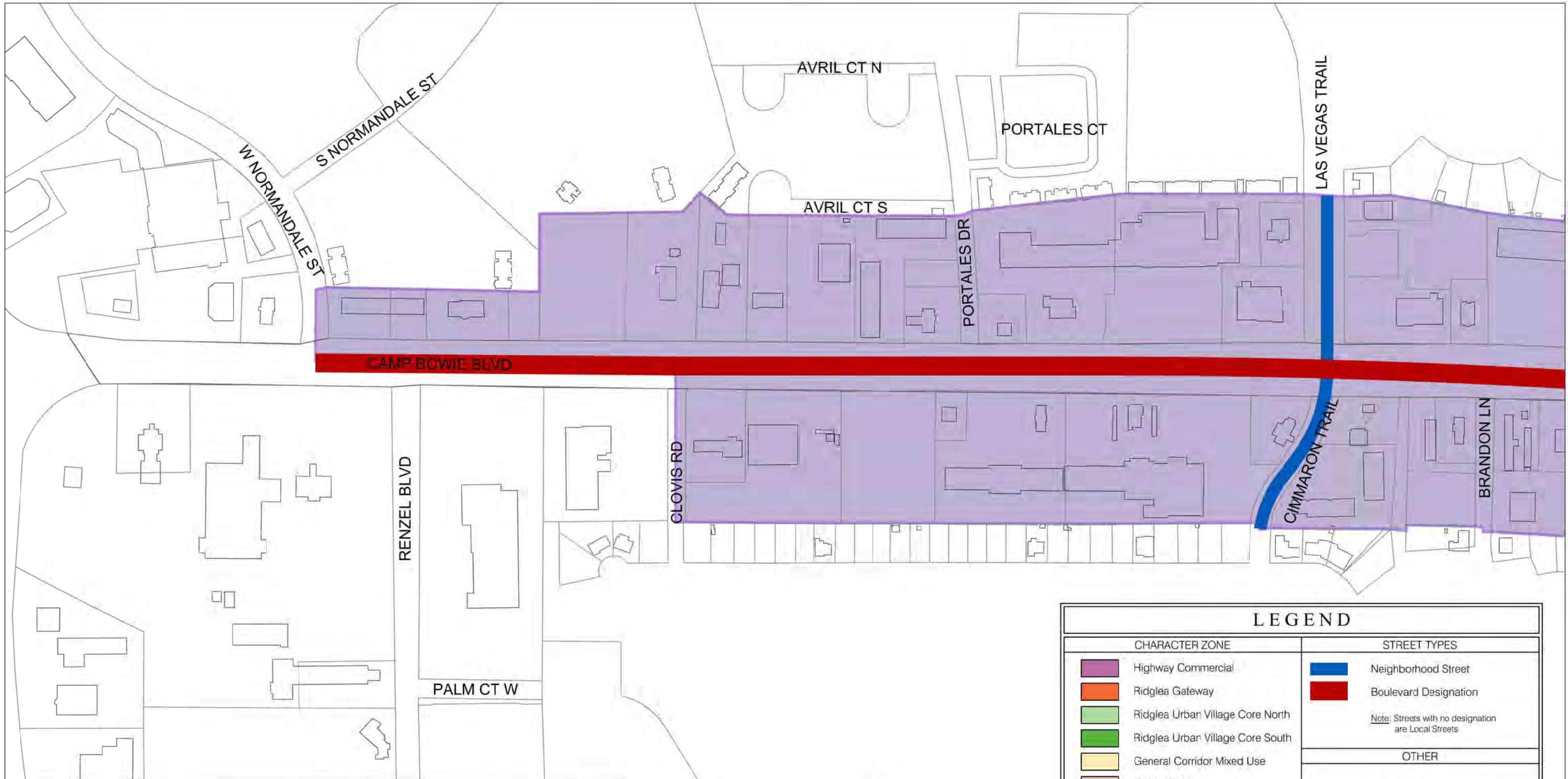


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