



NEAR SOUTHSIDE Development Standards and Guidelines



Prepared by Fort Worth South, Inc.
in cooperation with the City of Fort Worth

October 2007

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1.A. Background

The Near Southside is located just south of Downtown Fort Worth and is the city's second largest employment center, with over 30,000 workers. Approximately 18,000 of these workers are employed in the health care industry. Although commonly recognized today as the "Medical District," the area has historically been a mixed-use district with diverse neighborhoods and eclectic destinations. The area's remaining historic buildings – with their architectural diversity, human-scale design, and wide range of locally-owned businesses – reflect this storied past.

Fort Worth South, Inc. (FWSI), a non-profit redevelopment corporation, has worked since 1996 with the City of Fort Worth and other community groups to promote the area's revitalization in a way that builds on this history and capitalizes on the district's eclectic, mixed-use, human-scale character to create a competitive advantage in attracting new residents and businesses. Urban design (i.e., the design of buildings, streets, and other public spaces, and the interrelationships among those elements) will continue to be a major factor in determining the district's economic, social, and cultural sustainability. Promoting the sustainability of neighborhoods and commercial districts is a primary goal for the City of Fort Worth.

1.B. Promoting Revitalization with Form-Based Development Standards

As reflected in the City's Comprehensive Plan (which includes the FWSI strategic plan by reference), FWSI and the City have long recognized the importance of urban design in realizing revitalization goals for the Near Southside. As in the past, the district's future character will largely be determined by the individual design decisions made by hundreds of property owners, businesses, and residents over the following decades. The City's zoning regulations and other development standards play perhaps the most influential role in guiding these decisions, and, as a result, in shaping the Near Southside's character, quality of life, and sustainability.

For decades, zoning regulations, street design requirements, and other development standards have worked against urban design and redevelopment goals for the Near Southside and other central city districts. In response, the City adopted new form-based "MU" mixed-use zoning classifications, and, in certain central city areas such as Downtown and Trinity Uptown, created new urban design districts with tailored development standards and guidelines that promote development that is consistent with the contextual design goals for those respective areas.

FWSI has worked with property owners to promote desirable redevelopment in two ways: first, through rezonings to the "MU" classifications; and second, through the application of informal design guidelines. Although the effects of these past efforts have been significant, a comprehensive update of the district's development standards – through the creation of a new Near Southside urban design district overseen by the Urban Design Commission – is necessary to promote the district's continued revitalization, for several reasons:

- The patchwork of single-use industrial, commercial, and residential zoning districts did not allow or promote **amix of residential, retail, office, and institutional uses** as envisioned in the City's Comprehensive Plan, within which the Near Southside is designated as a "mixed-use growth center."
- Outdated development standards did not promote the type of **pedestrian-oriented urban design** that characterizes the Near Southside's most distinctive and memorable areas and serves as a competitive advantage for the district.
- The patchwork of zoning districts threatened redevelopment momentum by failing to create a **predictable investment environment** in which property owners could confidently invest in redevelopment projects that conformed to the district's vision and be reasonably assured that zoning standards would require compatible development on adjacent properties.
- The wide range of conditions within the district – from lower density residential neighborhoods to large institutional campuses – required **a more tailored approach than simply applying all of the "MU" standards** throughout the area.
- Design excellence, administrative flexibility, and timely approval of conforming projects would best be promoted through a **development review process overseen by a well-qualified design review board**, as demonstrated by the Downtown Urban Design District process.

This illustrated document uses photographs and other images in an effort to create a user-friendly manual for use by professional developers as well as non-experts. The standards and guidelines contained are largely based on the form-based standards of the "MU" classifications. Form-based standards differ from conventional zoning standards in their emphasis on shaping the form of buildings and public spaces rather than the segregation of different land uses.

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2.A. Intent

The Near Southside will become a vibrant, mixed-use, urban district if certain general development principles shape its redevelopment. The following principles serve as the basis for the standards and guidelines contained in this document. Development projects are evaluated with respect to the principles, in addition to the pertinent standards and guidelines.

2.B. General Development Principles

1. **Promote a pedestrian-oriented urban form.**

In contrast to conventional zoning standards that place primary emphasis on the regulation of land uses, the Near Southside development standards and guidelines focus on promoting a walkable, urban form of development, consistent with the district's historic urban character. The focus on form promotes buildings that conform to tested urban design principles, and that adapt to changing conditions over time.

2. **Maximize connectivity and access.**

The Near Southside's successful revitalization requires a truly multimodal circulation network in which residents, workers, and visitors may conveniently walk, drive, bike, or ride public transportation to destinations within and outside of the district. Development standards and guidelines are intended to promote walkable blocks and street designs that balance these transportation modes, and also ensure accessibility for all residents and visitors, including those with disabilities.

3. **Require excellence in the design of the public realm (building on Fort Worth's history of civic art) and of buildings that front public spaces.**

The most successful and memorable urban environments are those in which walking down the street is appealing. Streets, plazas, parks, and other public spaces should be comfortable and inviting, and buildings fronting those spaces should be active and visually interesting at the pedestrian level.

4. **Promote the preservation and creation of distinctive neighborhoods that provide diverse urban housing options.**

The vision for the Near Southside places high priority on the creation of mixed-use, mixed-income neighborhoods that include townhouses, apartments, condominiums, and supporting neighborhood-scale businesses. Providing a large number of units and options for various household types and income levels is critical to the district's success.

5. **Support existing Near Southside businesses.**

The Near Southside development standards and guidelines should support the success of existing businesses.

6. **Encourage adaptive reuse and support the preservation of historically significant buildings.**

The Near Southside includes historically significant buildings that should be incorporated into new development projects. The development standards and guidelines are intended to work in conjunction with the City's Historic Preservation Ordinance to encourage preservation and adaptive reuse of significant buildings.

7. **Encourage creativity, architectural diversity, and exceptional design.**

The Near Southside development standards and guidelines promote high quality design, and the development review process promotes flexibility. Standards and guidelines, as well as the development review process, are intended to support creativity and exceptional design while discouraging uniformity.

8. **Promote sustainable development that minimizes negative impacts on natural resources.**

Creating a walkable, mixed-use, high-density, central city district supports sustainable development by providing an alternative to low-density development in peripheral areas. In accordance with sustainable development principles, the Near Southside's buildings, transportation systems, and public spaces should be designed to minimize negative impacts on air and water quality and promote innovation in environmental design.

9. **Encourage the integration of public art into public and private development.**

Public art should be integrated into architecture, streetscapes, and public spaces. Public art will enhance the built environment and contribute to the area's success in attracting new residents and businesses.

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3.A. Intent

The development standards and guidelines included in this document are intended to be clear, concise, and user-friendly. The development review process is intended to be predictable and flexible, and to facilitate the timely approval of conforming projects.

3.B. Relationship to Other Regulatory Documents

The Near Southside (NS) Development Standards and Guidelines document is intended to minimize references to other sections of the City's Zoning and Subdivision ordinances. Developers are responsible, however, for reviewing and complying with all pertinent zoning and subdivision standards, including those not directly referenced in this document.

There are three notable references to other sections of the Zoning Ordinance: a) the Historic Preservation Ordinance (Chapter 4, Article 5), which includes the procedures and requirements related to the preservation and reuse of historically significant buildings; b) Off-Street Parking and Loading (Chapter 6, Article 2), and c) the Sign Ordinance (Chapter 6, Article 4) and Downtown Sign Standards. The sign ordinance includes basic dimensional standards, and the Downtown standards are applied as design guidelines within the Near Southside district (see Appendix A).

All development must comply with all federal, state, county, or city regulations. Historically designated properties must comply with requirements associated with those designations (e.g., Fairmount Historic District properties must comply with that district's design guidelines as well as processes required by the Historic and Cultural Landmarks Commission).

3.C. Definition of "Standards" and "Guidelines"

Development Standards are objective, measurable regulations, often illustrated through diagrams and sketches, with which all projects must comply. Unless noted as a guideline, all provisions in this document are development standards. If a project of exceptional design is clearly consistent with the General Development Principles but does not conform to a certain development standard, the Urban Design Commission (UDC) may approve a Certificate of Appropriateness (COA) that cites the project's compliance with those principles. (For projects not conforming to the height and setback regulations listed in the Zoning Ordinance as shown in Section 7, Appendix B, a variance approved by the Board of Adjustment is also required; see Development Review section below.)

Development Guidelines are more subjective statements through which the City proposes additional design strategies. The guidelines should be suitable for most projects, and developers should endeavor to ensure that guidelines are followed to the extent possible. City staff and the UDC will work with developers to explore design approaches that maximize conformance with guidelines. The UDC shall not deny a Certificate of Appropriateness solely because a project fails to comply with a guideline.

3.D. Development Review Process

1. **PROJECTS SUBJECT TO REVIEW** – All private construction projects, with the exception of interior construction or exterior in-kind replacement work, are subject to review by the Planning and Development Department and/or the Urban Design Commission (UDC) for compliance with the NS Standards and Guidelines. All buildings, streets, and public spaces by public entities are also subject to review.
2. **ADMINISTRATIVE REVIEW VS. UDC REVIEW** – Projects that are clearly consistent with all applicable development principles and that clearly conform to all standards may be approved 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 and guidelines. The UDC shall also review all proposed drive-through facilities (see Section 5.D.5.).
3. **URBAN DESIGN COMMISSION (UDC)** – The UDC is a nine-member body appointed by the City Council and charged with the administration of urban design districts. As stated above, the UDC shall review projects that require interpretation or discretionary judgment with respect to the project's compliance with standards and guidelines. The Zoning Ordinance specifies that UDC appointees should be knowledgeable about fundamental principles of urban design. Furthermore, at least six of the nine appointees shall be practicing professionals from the fields of architecture, landscape architecture, urban design or planning, real estate, or law. The Planning and Development Director serves as staff advisor to the UDC.

3.D. Development Review Process (cont.)

4. **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 principles but does not conform to a certain development standard(s) or guideline(s). The COA for such projects must describe the projects' compliance with applicable principles.
5. **REQUIRED INFORMATION** – The full list of required materials is included in the Near Southside District application available from the City's Planning and Development Department, 817-392-8000, www.fortworthgov.org/planning. In general, the following information is required, as applicable:
 - a. Site Plan
 - b. Building Plans and Elevations
 - c. Landscape Plan
 - d. Material Specifications
 - e. Plans and Specifications for Proposed Signs
 - f. Description of Proposed Scope of Work
 - g. Photographs of Site and Existing Conditions
6. **REVIEW OF PHASED PROJECTS** – To minimize review steps for phased development 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 approval.
7. **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.
8. **VARIANCES TO ZONING AND SUBDIVISION ORDINANCES' PROPERTY DEVELOPMENT STANDARDS**
The UDC is authorized to approve appropriate exceptions to the vast majority of the NS Standards and Guidelines, provided a project complies with applicable development principles. 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. Similarly, vacations of public rights-of-way and any waivers of subdivision requirements require approval by the City Plan Commission. Variances, vacations, and subdivision waivers should be recommended for approval by the UDC.

REVIEW OF PUBLIC PROJECTS



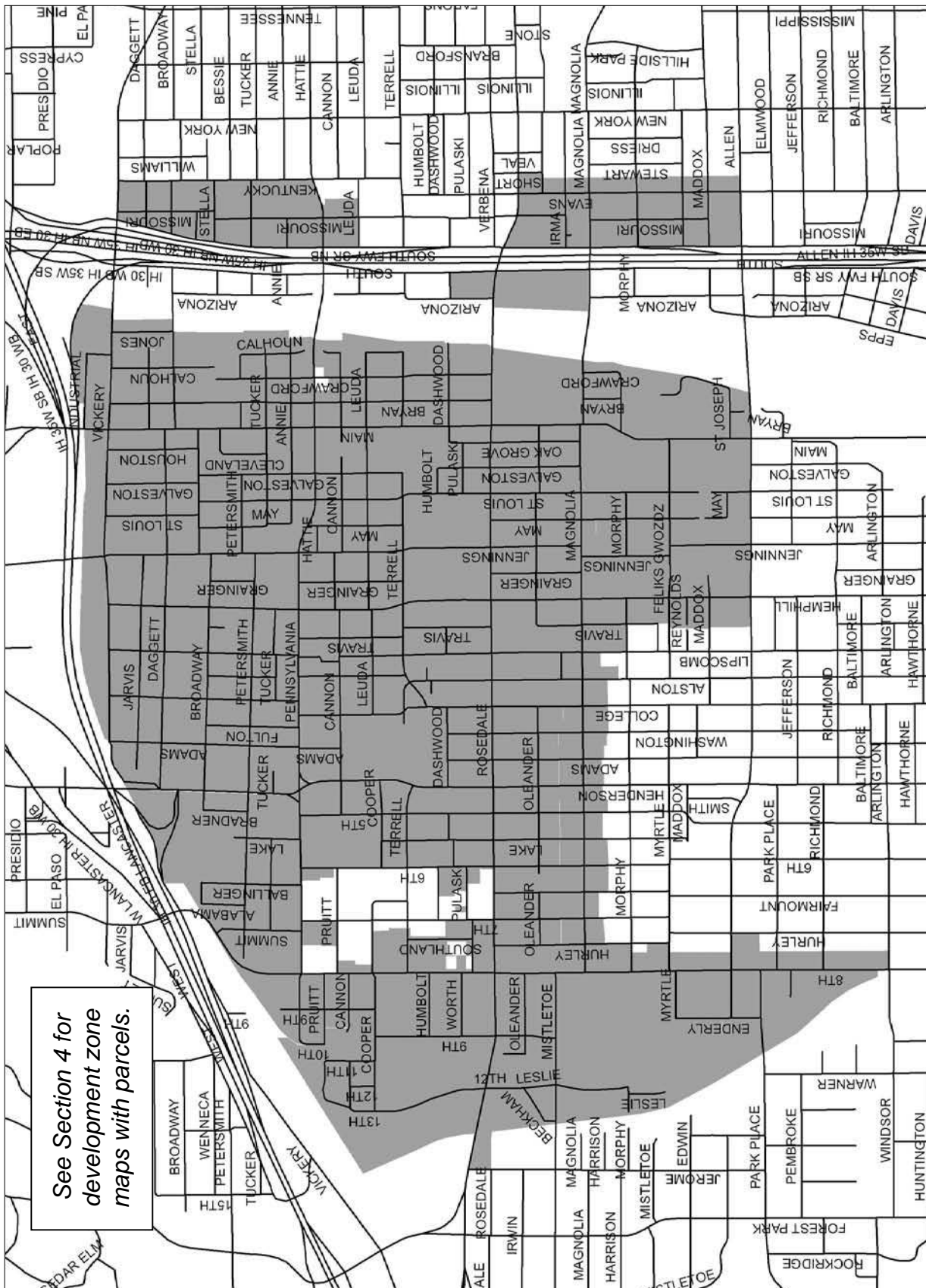
In addition to private construction projects, public projects such as street and streetscape improvements are subject to review for consistency with the standards and guidelines.

CONCEPTUAL DESIGN REVIEW



Developers are strongly encouraged to present conceptual plans for large and/or multi-phase projects at an early stage to facilitate timely review during the final design phase.

3.E. Near Southside District Boundary



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4.A. Intent and Principles

The Near Southside Regulating Plan functions similarly to both the Zoning Ordinance map and the Master Thoroughfare Plan map. The NS Regulating Plan includes maps that depict the boundaries of different types of development zones, as well as maps identifying the location and classification of thoroughfares. These maps serve as a guide for determining which development standards and guidelines apply to a development project. A unified section that classifies both development zones and streets is intended to promote coordination among land use, urban design, and transportation decisions, which is an essential strategy in creating a vibrant, livable, mixed-use district. The following principles guide the content of the Regulating Plan.

DEVELOPMENT ZONES

1. Draw development zone boundaries so as to enhance the character of existing neighborhoods and commercial districts while also promoting compatible higher-density, mixed-use redevelopment in appropriate locations.
2. Draw development zone boundaries to promote a large number of new residential units in order to create a “live, work, play” environment and to support neighborhood retail and other commercial uses.
3. Draw development zone boundaries to support large institutions and businesses that warrant tailored development standards based on their unique operational requirements.

HISTORIC PROPERTIES

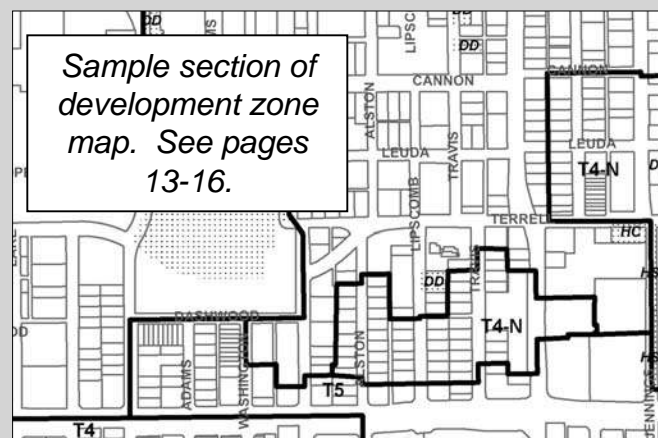
4. Facilitate the incorporation of historically significant buildings into redevelopment projects by identifying those properties on the Regulating Plan and by referencing the Zoning Ordinance’s Historic Preservation Ordinance and applicable incentives.
5. Facilitate the designation of currently unprotected historic properties and their adaptive reuse by identifying the most eligible properties on the Regulating Plan as information on those properties becomes available.

CIRCULATION NETWORK AND STREET CLASSIFICATION

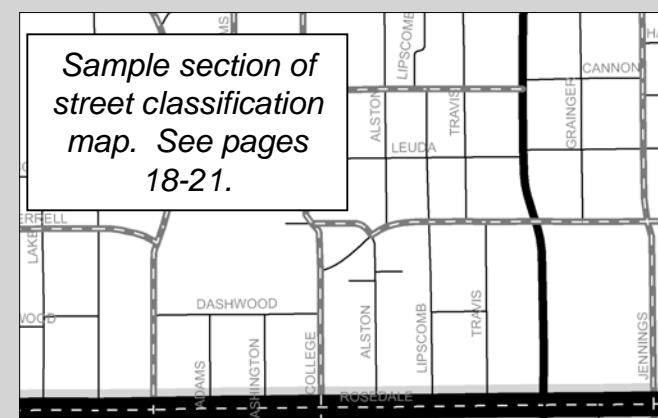
6. Preserve the existing urban street grid to maximize street connectivity for vehicles, pedestrians, public transportation, and bicycles. The grid promotes efficient circulation and provides a wide range of mobility options.
7. Limit vacations of existing public rights-of-way, including streets and alleys, only to situations where there is no adverse impact to future circulation and desirable redevelopment, or in cases where such vacations are absolutely necessary for an exceptional redevelopment project that is clearly consistent with the general development principles.
8. Utilize a context-sensitive street classification system that gives equal consideration to redevelopment and mobility goals.

HOW TO USE THE REGULATING PLAN

1. Locate the subject property on the applicable development zone and historic properties map in Section 4.B.



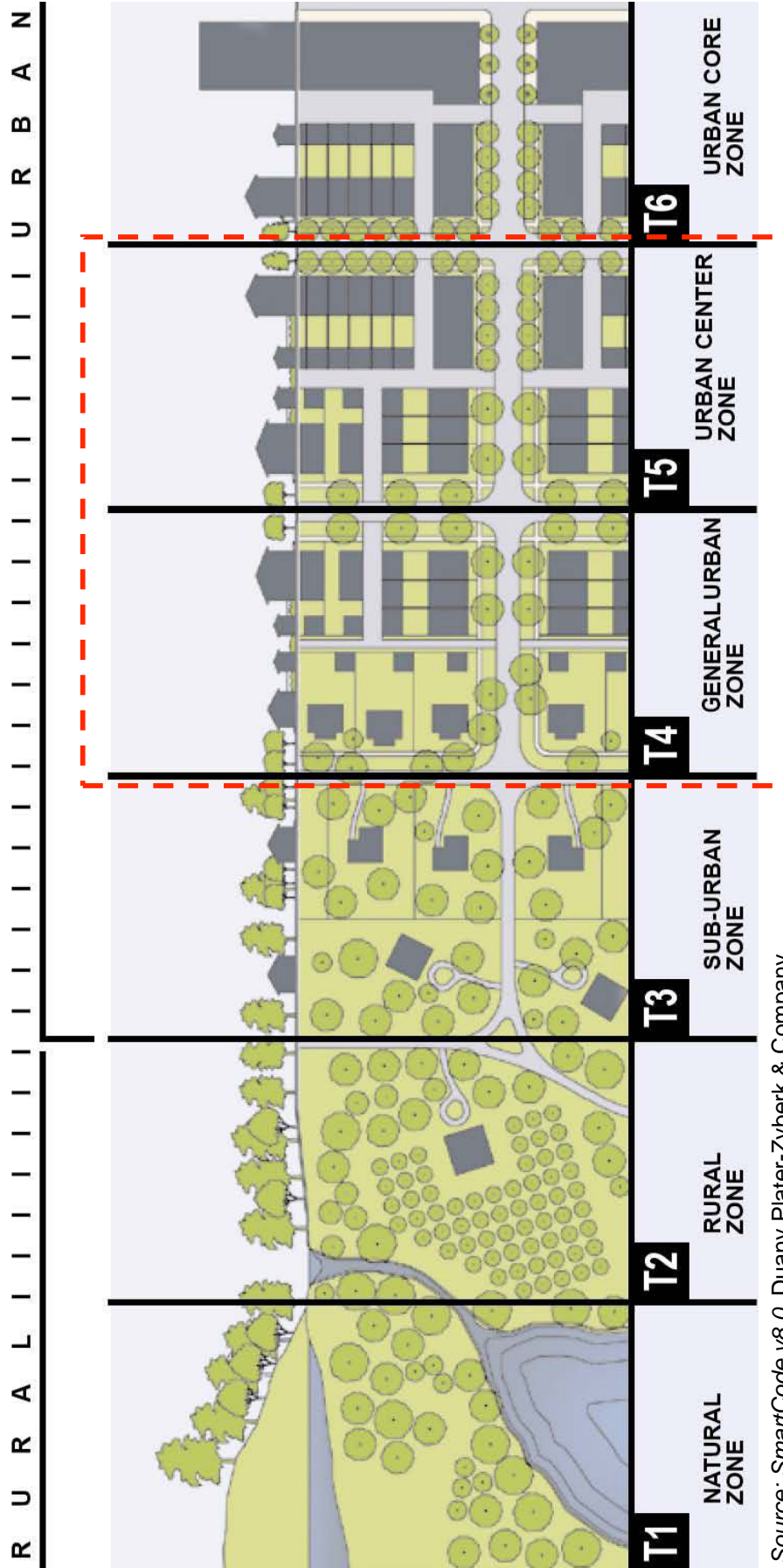
2. Identify the property’s development zone and any applicable historic designations.
3. Locate the subject property on the applicable circulation network and street classification map in Section 4.C.



4. Identify the classifications of all adjacent streets.
5. Refer to Sections 5-7 for applicable standards and guidelines related to streets, streetscapes, public spaces, sites, and buildings.
6. Refer to Chapter 4, Article 5 of the Zoning Ordinance for regulations pertaining to historic properties.
7. Refer to all other referenced sections of the Zoning Ordinance or other regulatory manuals.

The Transect Classification System

The diagram below illustrates the "Transect" that serves as the basis for many form-based development codes. The Transect diagram shows a continuous cross-section of human habitats, from rural to urban. Transect zones "T4: General Urban" and "T5: Urban Center" are most consistent with the redevelopment vision for the Near Southside. (The development standards for T4 and T5 are very similar to those for the MU-1 and MU-2 zoning districts, respectively.) T4 and T5 zones, as well as special neighborhood and institutional/industrial zones are shown on the development zone maps in the following section.



Source: SmartCode v8.0, Duany Plater-Zyberk & Company

4.B. Development Zones and Historic Properties

1. NORTHWEST

Basic Development Standards (Standards and guidelines are listed in Sections 5-7.)

T4

20-ft. maximum front setback
18-foot minimum façade height
3 stories max. if single use
5 stories max. w/ public space or mix of uses
6 stories max. w/ public space and mix of uses
Parking behind or beside buildings

T5

20-foot maximum front setback
18-foot minimum façade height
5 stories max. if single use
8 stories w/ public space or mix of uses
10 stories w/ public space and mix of uses
Parking behind or beside buildings

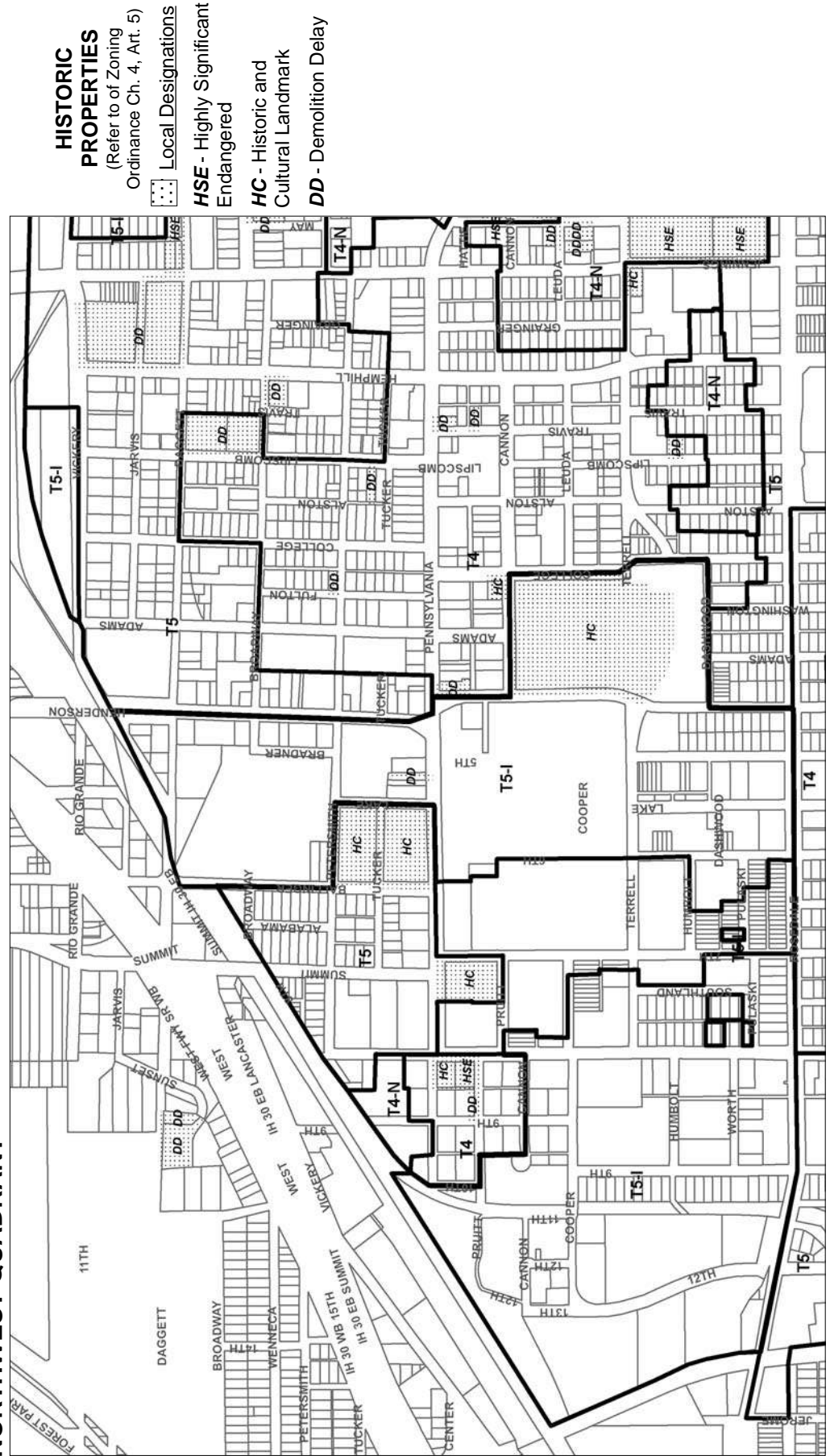
-N

Neighborhood zone
No single-use non-residential
3 stories max., 4 stories w/ public space or mix of uses

-I

Institutional/Industrial zone
Flexible driveway and entrance standards

NORTHWEST QUADRANT



4.B. Development Zones and Historic Properties

2. SOUTHWEST

Basic Development Standards (Standards and guidelines are listed in Sections 5-7.)

20-ft. maximum front setback

4 18-foot minimum façade height

3 stories max. if single use

5 stories max. w/ public space or mix of uses

6 stories max. w/ public space and mix of uses

Parking behind or beside buildings

HWEST OILADPANT

T5

5 stories max. if single use

8 stories w/ public space on

10 stories w/ public space and mix of us

Parking behind or beside buildings

$$\mathbf{z}_i$$

Neighborhood zone

No single-use non-residential

3 stories max., 4 stories w/ public space or

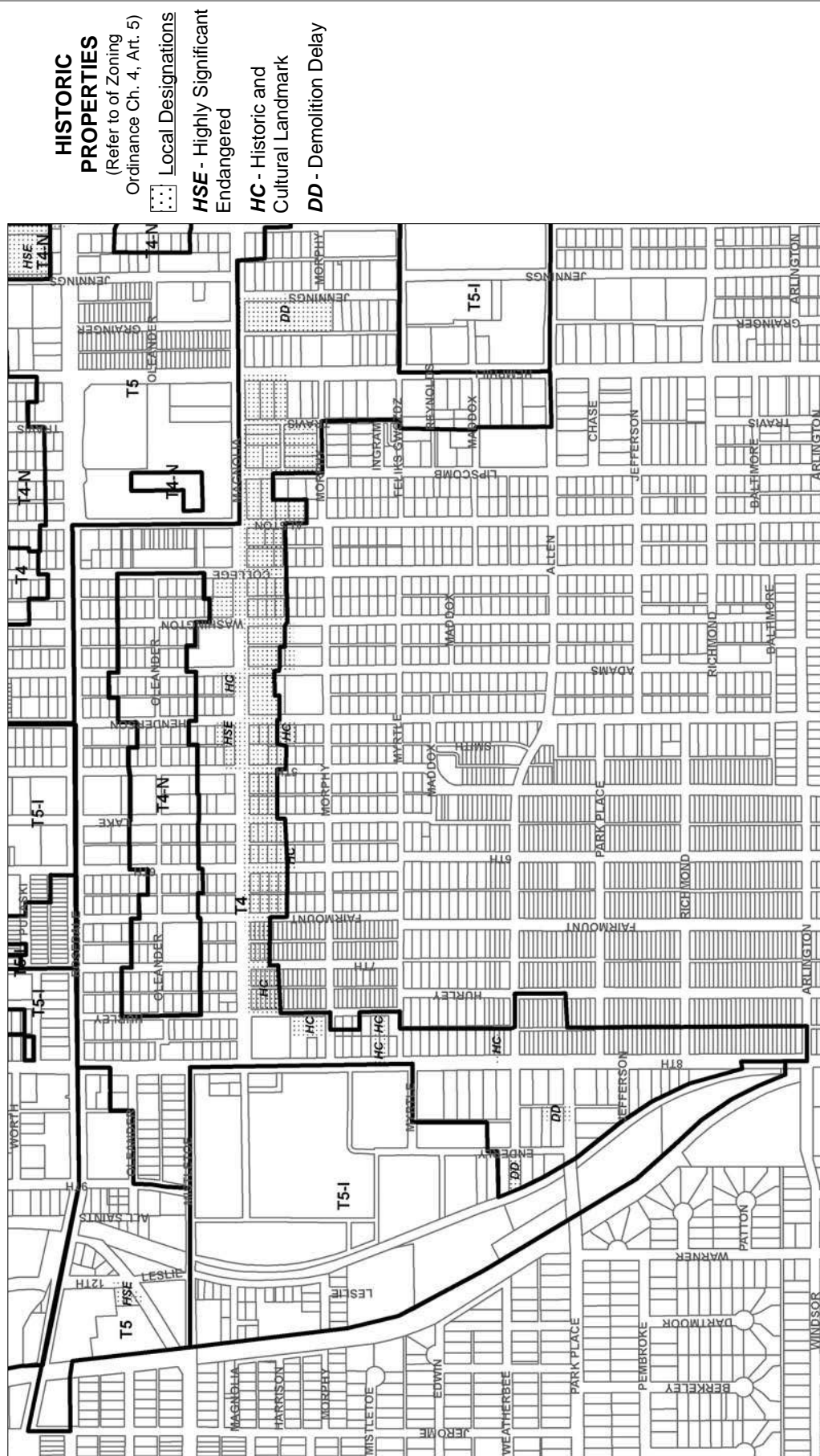
mix of uses

Institutional/Industrial zone

Flexible driveway and entrance standards

0

SOUTHWEST QUADRANT



4.B. Development Zones and Historic Properties

3. NORTHEAST

Basic Development Standards (Standards and guidelines are listed in Sections 5-7.)

T4

20-ft. maximum front setback
18-foot minimum façade height
3 stories max. if single use
5 stories max. w/ public space or mix of uses
6 stories max. w/ public space and mix of uses
Parking behind or beside buildings

T5

20-foot maximum front setback
18-foot minimum façade height
5 stories max. if single use
8 stories w/ public space or mix of uses
10 stories w/ public space and mix of uses
Parking behind or beside buildings

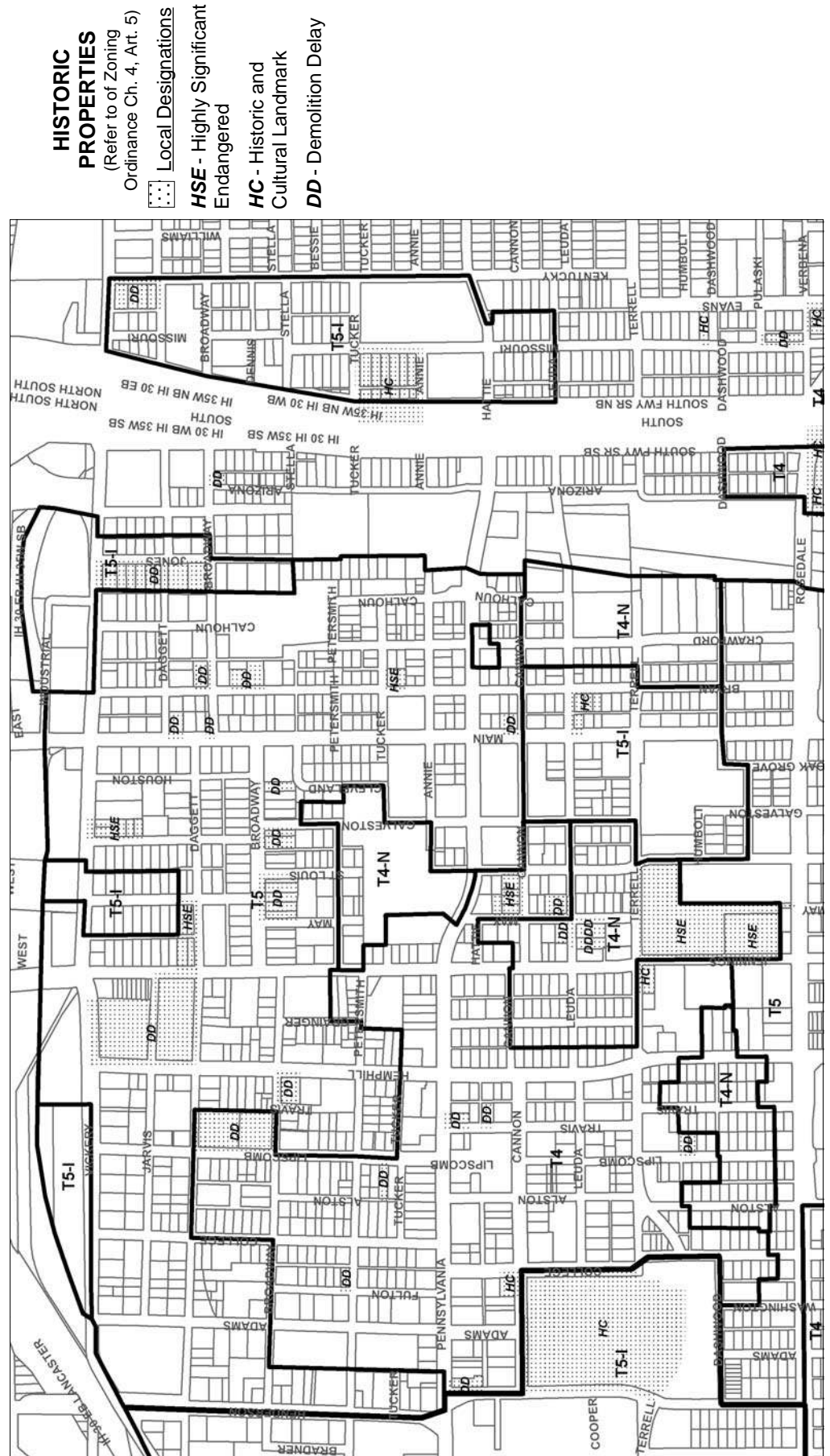
-N

Neighborhood zone
No single-use non-residential
3 stories max., 4 stories w/ public space or mix of uses

-I

Institutional/Industrial zone
Flexible driveway and entrance standards

NORTHEAST QUADRANT



4.B. Development Zones and Historic Properties

4. SOUTHEAST

Basic Development Standards (Standards and guidelines are listed in Sections 5-7.)

T4

20-ft. maximum front setback
18-foot minimum façade height
3 stories max. if single use

3 stories max. if single use

5 stories max. w/ public space or mix of uses

6 stories max. w/ public space and mix of uses

Parking behind or beside buildings

THE

T5

20-foot maximum front setback
18-foot minimum façade height
5 stories max. if single use

5 stories max. if single use

8 stories w/ public space or mix of uses

10 stories w/ public space and mix of uses

Parking behind or beside buildings

$$\mathbf{z}_i$$

Neighborhood zone
No single-use non-re
3 stories max., 4 stor

3 stories ma

mix of uses

Institutional/Industrial zone

Flexible driveway and entrance standards

[illegible]Institutional/Industrial zone

Flexible driveway and entrance standards

SOUTHEAST QUADRANT



4.C. Circulation Network and Thoroughfare Classification

1. CLASSIFICATIONS BY CONTEXT: DEFINITIONS

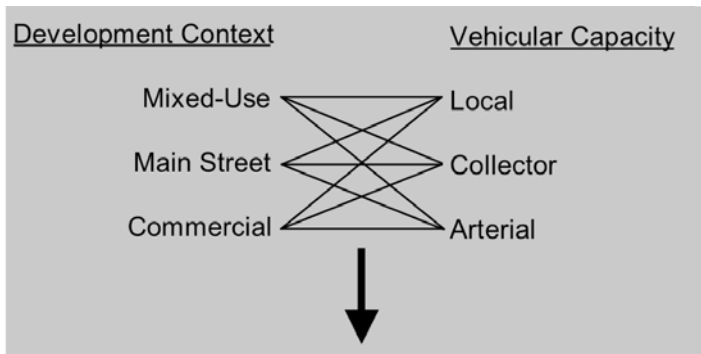
- Mixed-Use Streets** – Flexible and walkable urban streets serving a variety of land uses and densities. These include on-street parking and comfortable sidewalks, and are comfortable and safe for bicyclists.
- Main Streets** – Walkable, mixed-use streets of moderate to high density. These are primary destination streets with active ground floor uses and on-street parking, and are comfortable and safe for bicyclists.
- Commercial Streets** – Automobile-oriented streets with high levels of automobile and truck movement, no on-street parking, and low to moderate levels of pedestrian and bicycle movement.

2. CLASSIFICATIONS BY VEHICULAR CAPACITY: DEFINITIONS

- Local Streets** – less than 2,500 vehicles per day.
- Collector Streets*** – less than 8,000 vehicles per day.
- Arterial Streets** – more than 8,000 vehicles per day.
 - Minor* – Usually undivided with 3-4 travel lanes
 - Major* – Usually divided with 4 travel lanes
 - Principal – Usually divided with 6 travel lanes

*If feasible, striped bike lanes are usually necessary on these streets to create a safe and comfortable cycling environment.

3. CONTEXT-SENSITIVE STREET CLASSIFICATIONS



Context-Sensitive Street Classifications (Examples)

Mixed-Use Local (North-south streets at Oleander Walk)
 Mixed-Use Collector (Jennings north of Rosedale)
 Mixed-Use Arterial (8th Avenue)

Main Street Local (Park Place)
 Main Street Collector (Magnolia)
 Main Street Arterial (West Rosedale between 8th Ave. and S. Main)

Commercial Local (No Near Southside examples)
 Commercial Collector (Vickery across I-35W)
 Commercial Arterial (West Rosedale, west of 8th Ave. and east of S. Main)

CONTEXT-SENSITIVE CLASSIFICATIONS



Mixed-Use Streets are walkable and serve a variety of residential and non-residential land uses.



Main Streets are the primary retail and destination streets.



Commercial Streets are oriented to vehicles but still provide comfortable pedestrian environments.
 (West Rosedale rendering by Carter & Burgess)

4. NORTHWEST QUADRANT

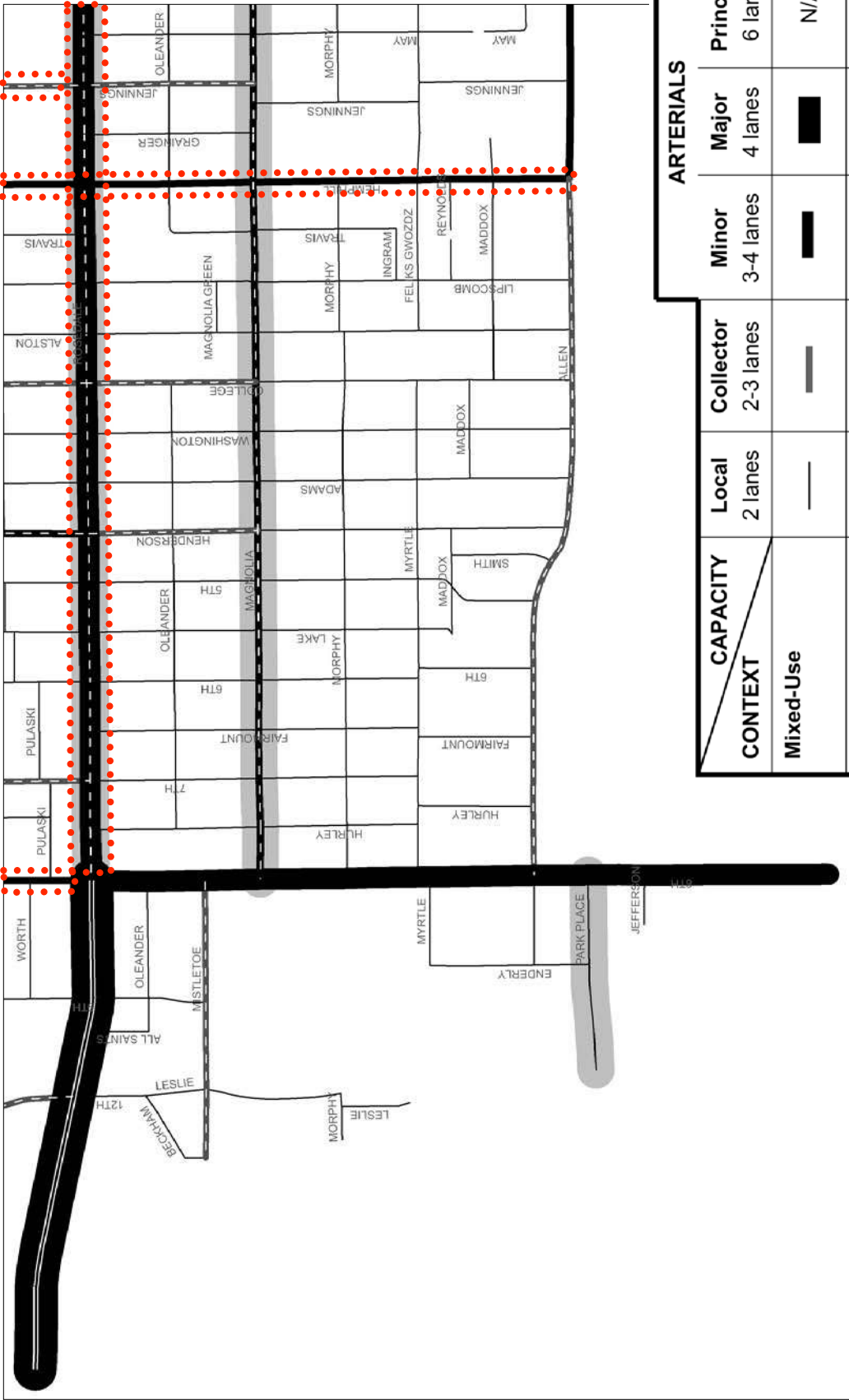
* See: 5.B.2.b. 5.B.3.d. 5.C.2.a.
5.C.5.c. 5.E.8. 5.F.5.d.
5.F.5.f.

Dashed line indicates that the proposed capacity classification is currently inconsistent with the Master Thoroughfare Plan. Amendment under discussion.



4.C. Circulation Network and Thoroughfare Classification

5. SOUTHWEST QUADRANT


















CAPACITY CONTEXT		ARTERIALS				
		Local 2 lanes	Collector 2-3 lanes	Minor 3-4 lanes	Major 4 lanes	Principal 6 lanes
Mixed-Use		—	—	—	—	N/A
“Main” Street * (Storefront retail)		—	—	—	—	N/A
Commercial (No on-street parking)		N/A	—	—	—	—
Striped bike lane (Recommended)		N/A	—	—	—	N/A

* See: 5.B.2.b. 5.B.3.d. 5.C.2.a.
5.C.5.c. 5.E.8. 5.F.5.d.
5.F.5.f.

Dashed line indicates that the proposed capacity classification is currently inconsistent with the Master Thoroughfare Plan. Amendment under discussion.

4.C. Circulation Network and Thoroughfare Classification

6. NORTHEAST QUADRANT

CAPACITY CONTEXT		ARTERIALS				
		Local 2 lanes	Collector 2-3 lanes	Minor 3-4 lanes	Major 4 lanes	Principal 6 lanes
Mixed-Use						N/A
“Main” Street * (Storefront retail)						N/A
Commercial (No on-street parking)		N/A				
Striped bike lane (Recommended)		N/A				N/A

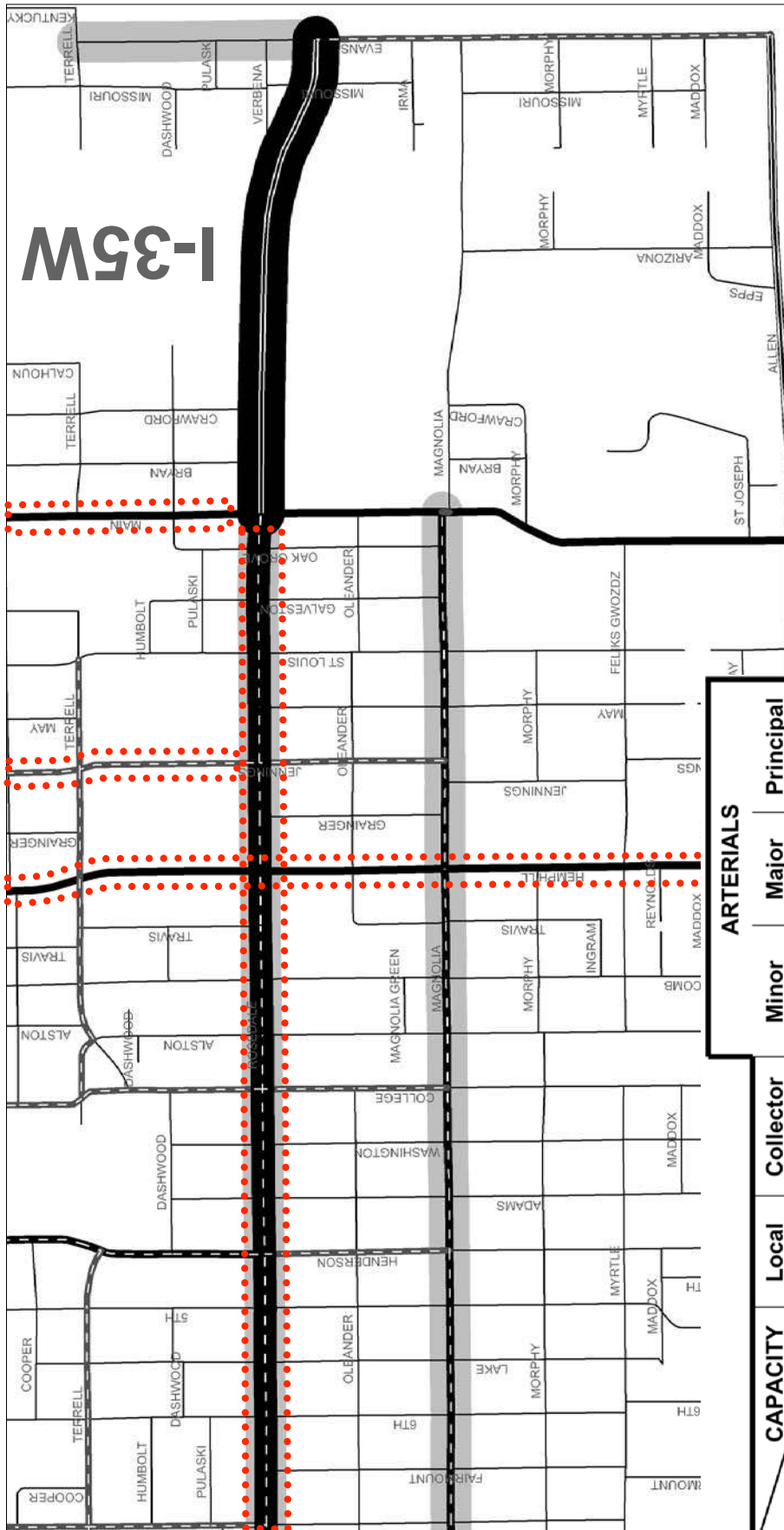
* See: 5.B.2.b. 5.B.3.d. 5.C.2.a.
5.C.5.c. 5.E.8. 5.F.5.d.
5.F.5.f.

Dashed line indicates that the proposed capacity classification is currently inconsistent with the Master Thoroughfare Plan. Amendment under discussion.



4.C. Circulation Network and Thoroughfare Classification

7. SOUTHEAST QUADRANT



* See: 5.B.2.b. 5.B.3.d. 5.C.2.a.
5.C.5.c. 5.E.8. 5.F.5.d.
5.F.5.f.

Dashed line indicates that the proposed capacity classification is currently inconsistent with the Master Thoroughfare Plan. Amendment under discussion.

CAPACITY CONTEXT		ARTERIALS				
		Local 2 lanes	Collector 2-3 lanes	Minor 3-4 lanes	Major 4 lanes	Principal 6 lanes
Mixed-Use		—	—	—	—	N/A
“Main” Street * (Storefront retail)		—	—	—	—	N/A
Commercial (No on-street parking)		N/A	—	—	—	—
Striped bike lane (Recommended)		N/A	—	—	—	N/A

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5.A. Intent and Principles

This section includes standards and guidelines related to the orientation and configuration of streets, public spaces, buildings, sites, and parking facilities. The purpose of these standards and guidelines is to promote high quality, pedestrian-oriented, sustainable development that adapts to changing conditions over time, without dictating architectural style. The following principles provide the basis for the development standards and guidelines.

STREETS AND PUBLIC SPACES

1. Design all streets and sidewalks to promote pedestrian activity and comfort. Sidewalks serve as the Near Southside's most heavily used public spaces.
2. Balance the circulation requirements of automobiles, mass transit vehicles, bicycles, and pedestrians in the design of street cross-sections. Utilize context-sensitive design strategies to achieve this balance.
3. Provide designated road space for bicycles, such as striped bike lanes, on roads that would otherwise be uncomfortable or unsafe for less experienced or slow riders.
4. Emphasize attention to detail and quality construction in the design and construction of streets.
5. Use simple but effective roadside designs to allow easy maintenance.
6. Provide on-street parking in as many areas as possible to support district businesses and to calm traffic speeds.
7. Adhere to time-tested roadside design strategies that create walkable streets, including shade trees and pedestrian lights located along the curb, between the roadway and the walkway.
8. Provide a wide range of public spaces (in addition to comfortable sidewalks), including neighborhood-oriented pocket parks, community gathering places, and recreational facilities.
9. Incorporate elements into public spaces that engage all age groups, including young children and the elderly.



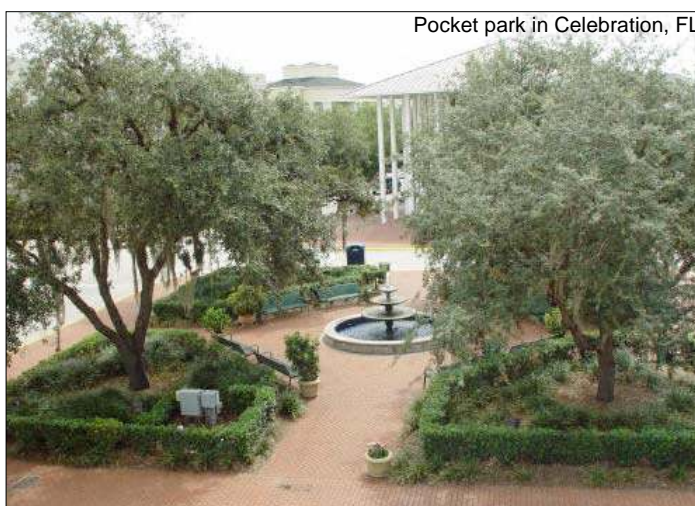
Magnolia Avenue

On-street parking, wider sidewalks, street trees, and outdoor dining areas will help create the district's most appealing and heavily used public spaces.



Downtown Plano

On-street parking supports retail and restaurants and also provides a traffic buffer for pedestrians.



Pocket park in Celebration, FL

A network of public spaces that includes both smaller plazas and larger parks is a key element in urban districts.

5.A. Intent and Principles (cont.)

SITES AND BUILDINGS

9. Design sites and buildings, and the lower floors of buildings in particular, so that they promote pedestrian activity and provide an active, human-scale, continuous, pedestrian-oriented street edge along public sidewalks.
10. Design buildings and sites that provide visual variety and enhance the Near Southside's overall sense of place.
11. Build distinctive neighborhoods that enhance local identity.
12. Promote building scale that enhances the public realm, and promote new buildings that complement the scale of neighboring structures, particularly adjacent historic buildings.
13. Locate and design surface parking lots, individual garages, and large parking garages so as to reduce their visual impact and/or to create public amenities (e.g., through aesthetic or environmental features).
14. Design and orient buildings on Magnolia, Park Place, West Rosedale, South Main, Pennsylvania, 8th Avenue, and Vickery so as to support the streets' roles as the Near Southside's primary pedestrian-oriented commercial districts.
15. Encourage the use of durable, attractive materials that promote sustainability and the reuse of buildings.
16. Design buildings that reflect the time in which the structures are built, as the district's most treasured historic buildings do.
17. Without dictating architectural style, encourage building facade designs that contribute to an attractive streetscape and skyline.
18. Encourage all civic and publicly sponsored buildings to be of exceptional design quality.
19. Design buildings and sites so as to minimize negative impacts on air and water quality and to promote a sustainable natural environment.



Storefronts along 8th Avenue

The principles support active streets with ground level uses that are oriented to public sidewalks.



Parking lot located to the side of a historic building on S. Main St.

Parking lots located behind or to the side of buildings are consistent with the district's urban character.



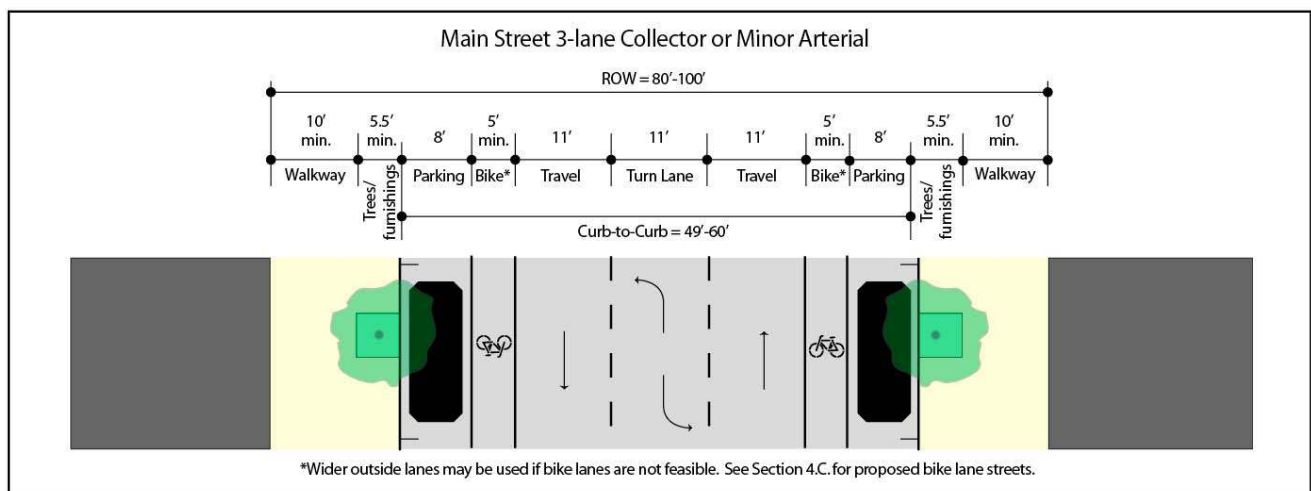
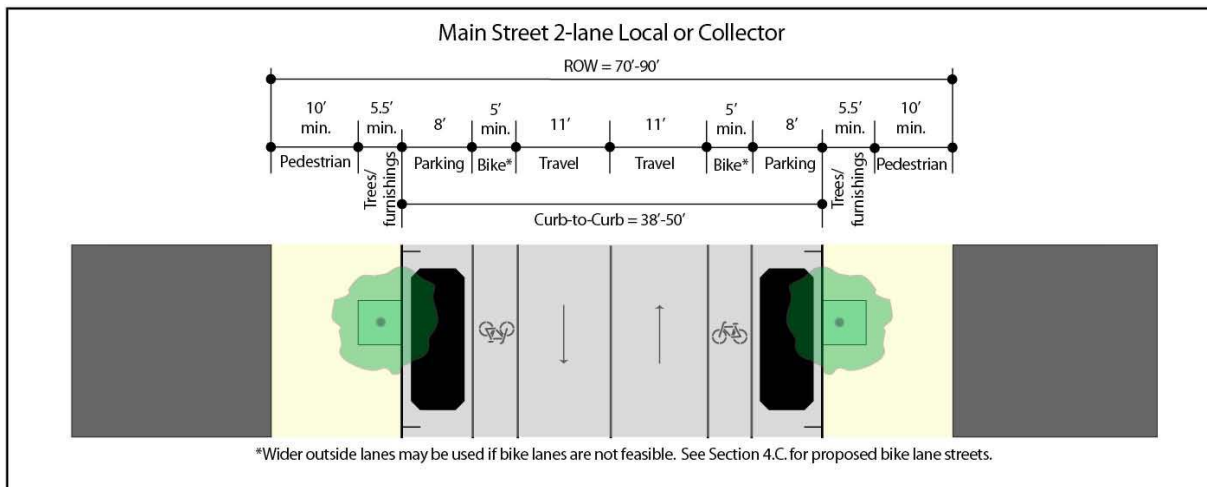
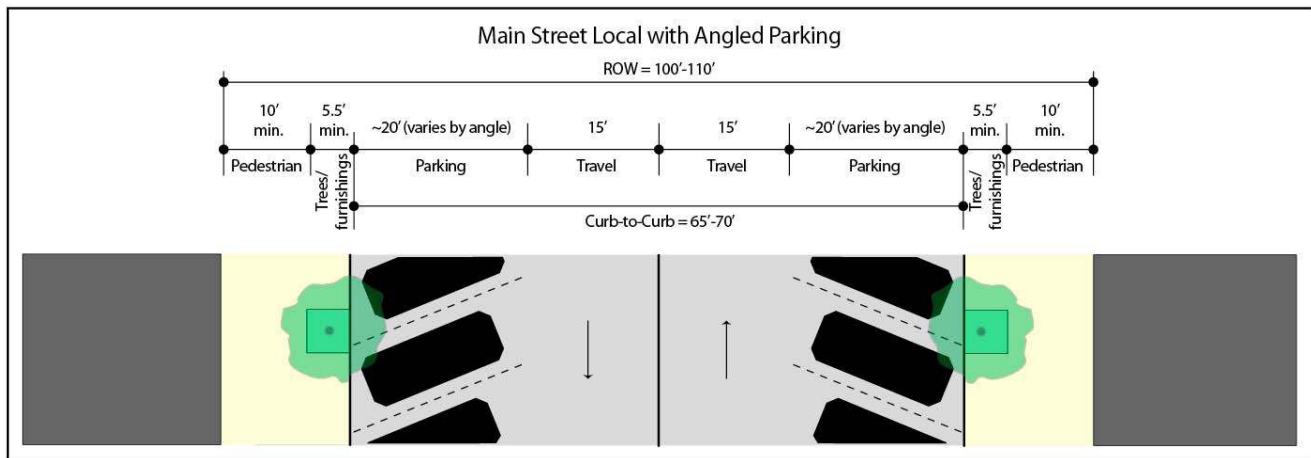
Historic Mehl Building on Magnolia Avenue

Historically significant buildings help define the district and should be incorporated into new projects.

5.B. Streets and Other Public Spaces

1. STREET STANDARDS

a. Main Streets



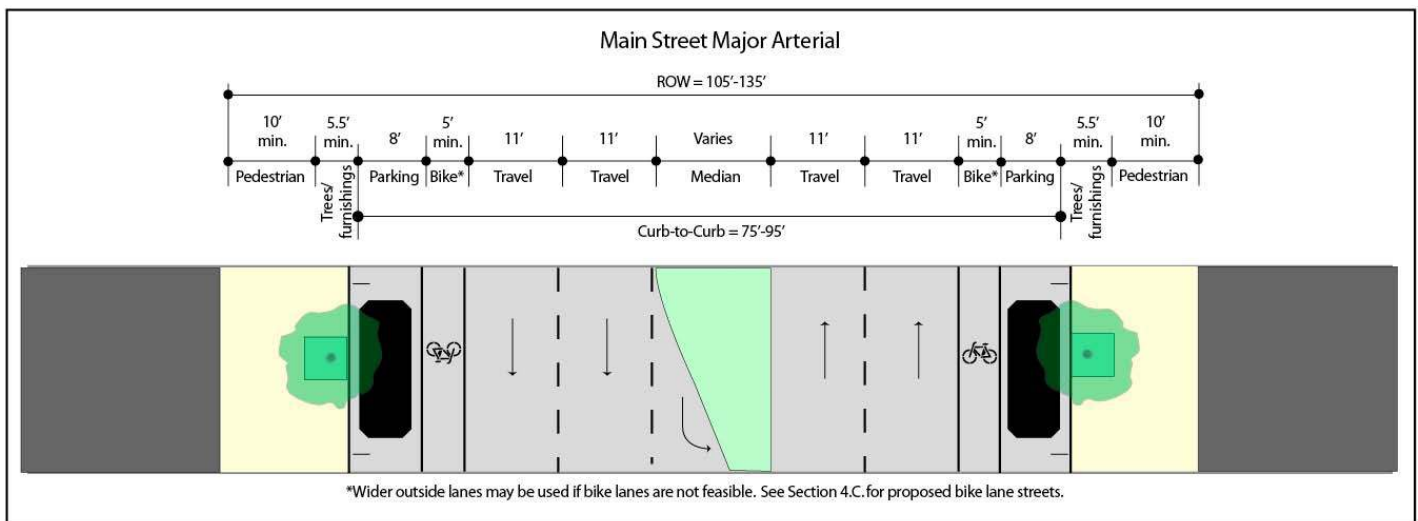
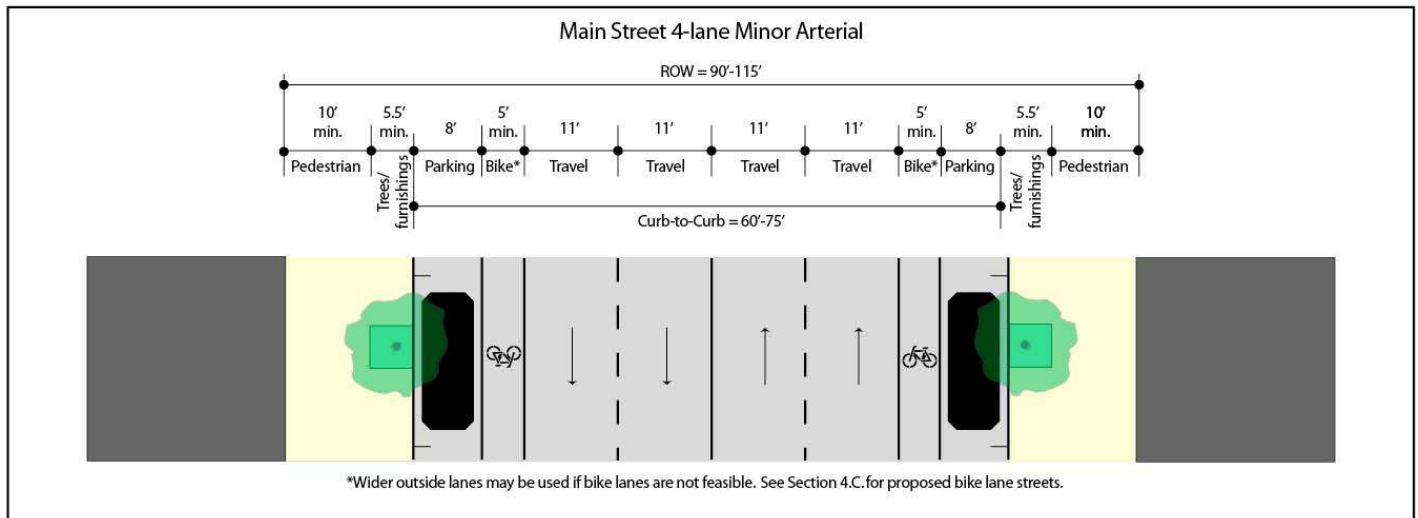
NOTES:

- 1) The Near Southside street standards are based on the City's draft Context-Sensitive Solutions (CSS) Policy. In the case of any conflict between the NS and CSS standards (upon their adoption), the CSS standards shall apply.
- 2) The City's Traffic Engineer is authorized to approve modifications to cross-section dimensions in response to site-specific constraints.

5.B. Streets and Other Public Spaces (cont.)

1. STREET STANDARDS

a. Main Streets (cont.)



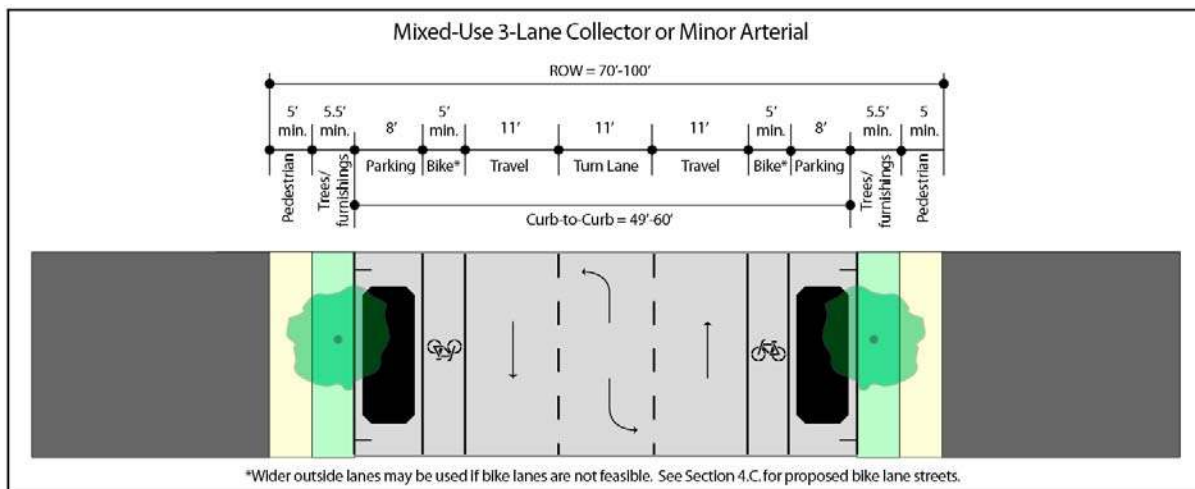
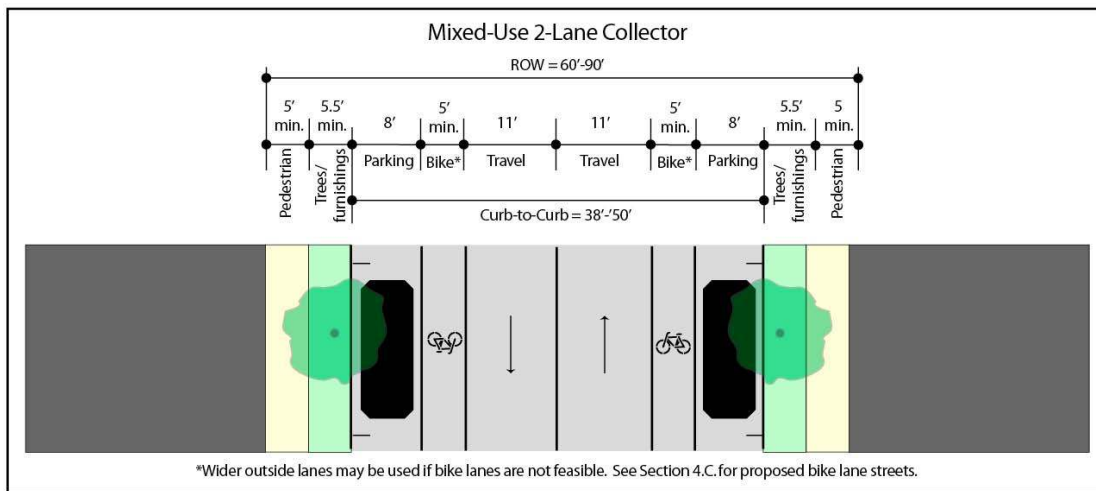
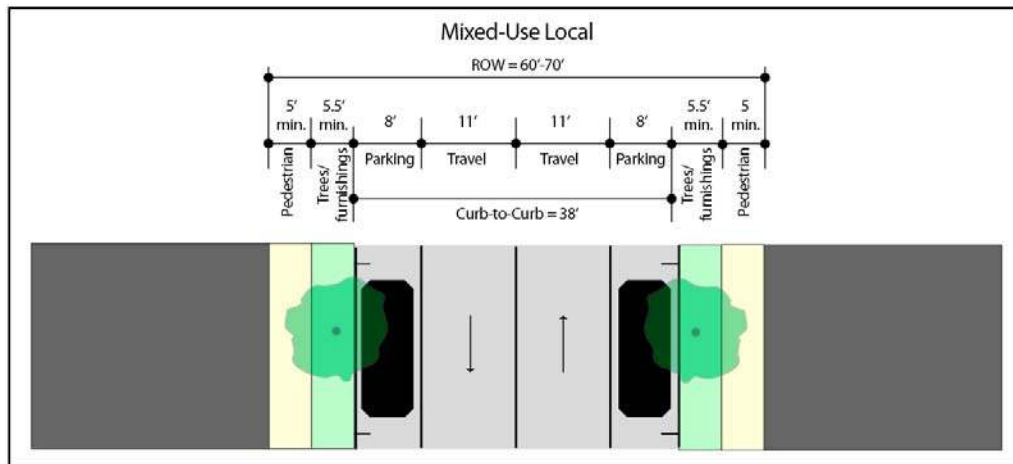
NOTES:

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5.B. Streets and Other Public Spaces (cont.)

1. STREET STANDARDS

b. Mixed-Use Streets



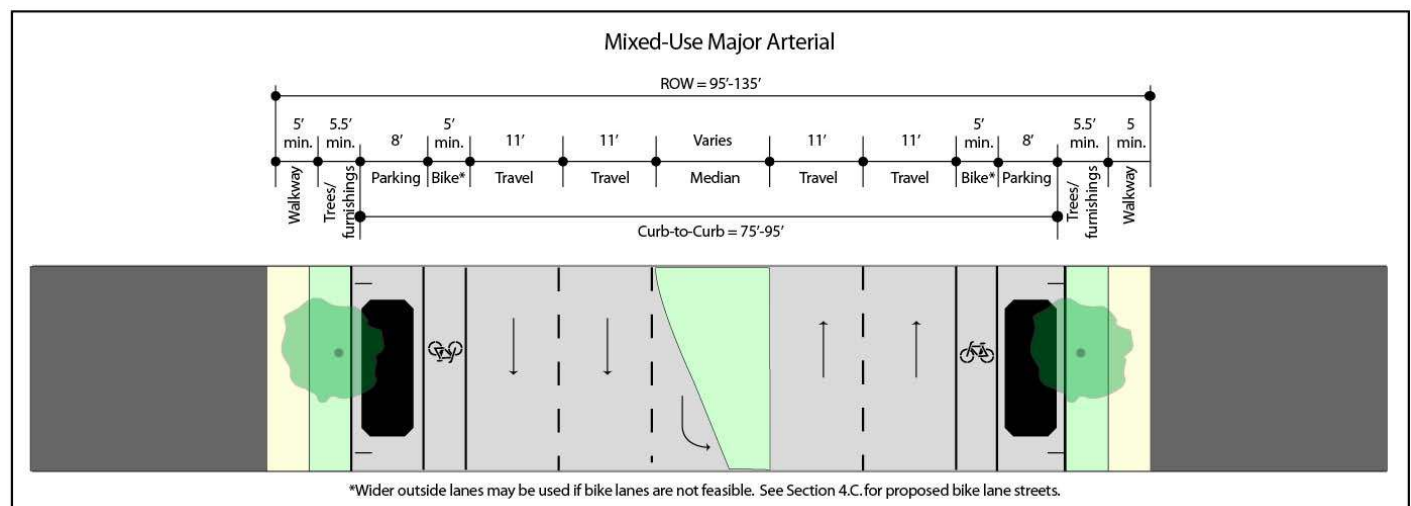
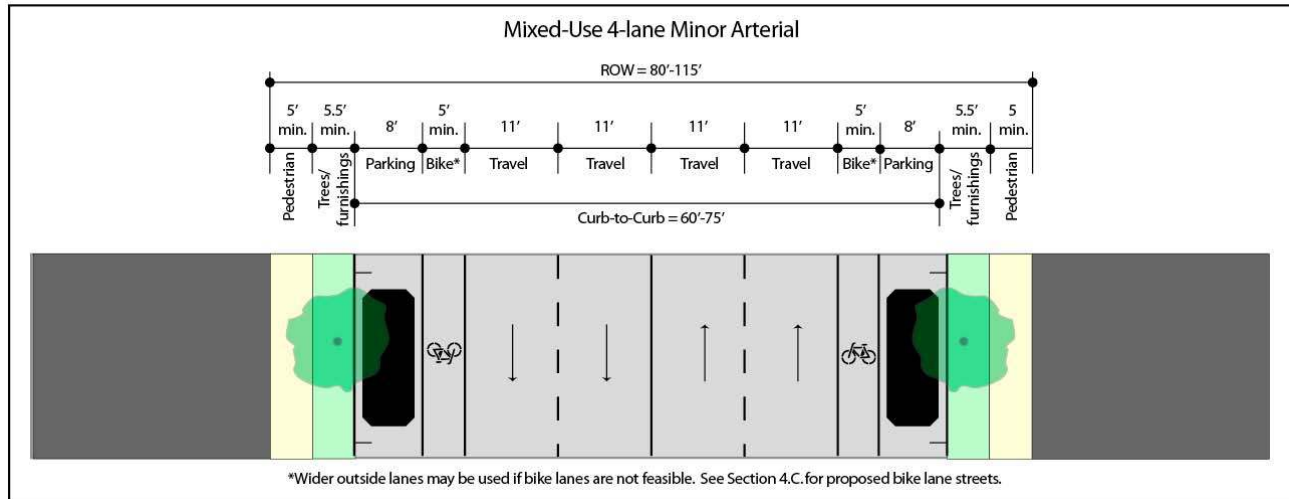
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- 2) The City's Traffic Engineer is authorized to approve modifications to cross-section dimensions in response to site-specific constraints.

5.B. Streets and Other Public Spaces (cont.)

1. STREET STANDARDS

b. Mixed-Use Streets (cont.)



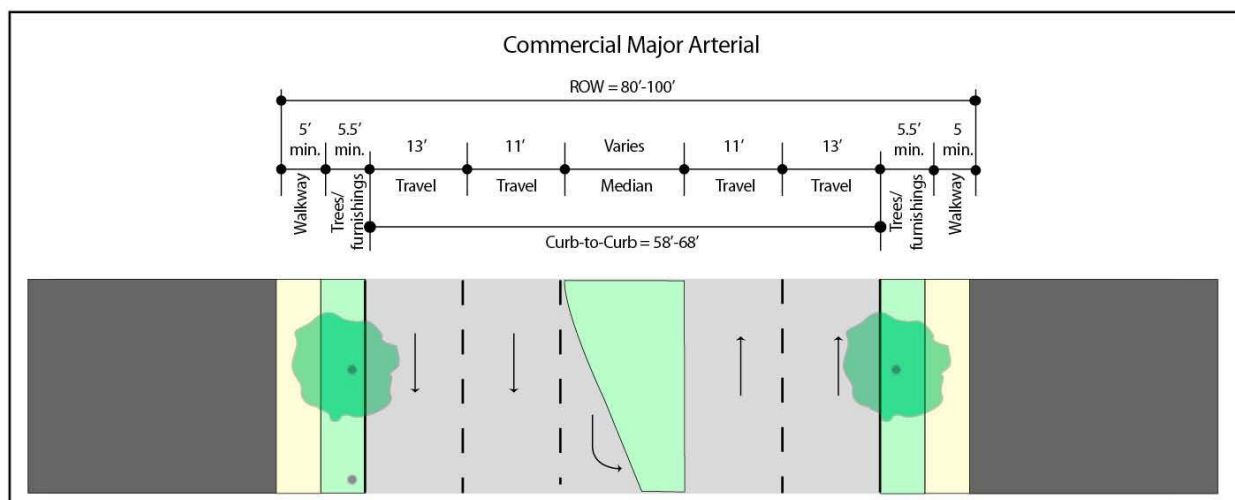
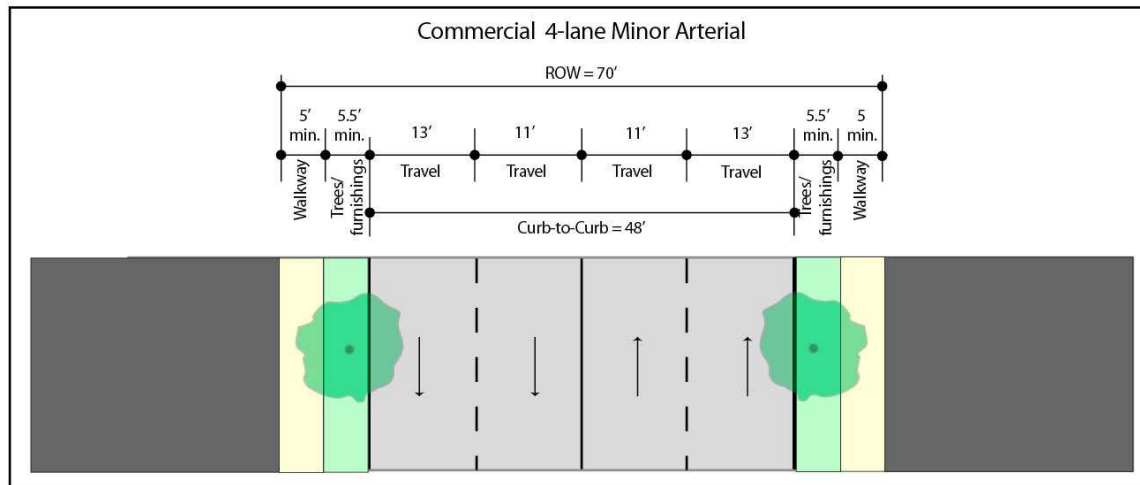
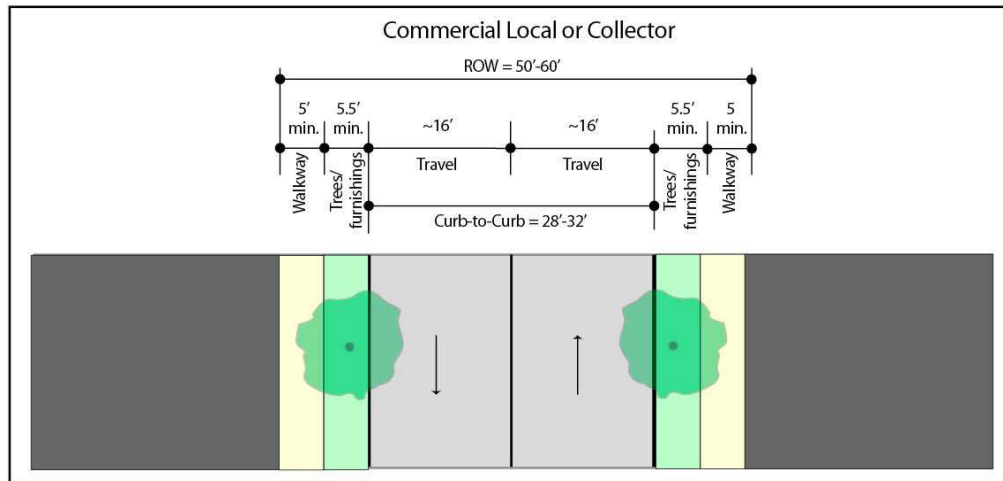
NOTES:

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- 2) The City's Traffic Engineer is authorized to approve modifications to cross-section dimensions in response to site-specific constraints.

5.B. Streets and Other Public Spaces (cont.)

1. STREET STANDARDS

c. Commercial Streets



NOTES:

- 1) The Near Southside street standards are based on the City's draft Context-Sensitive Solutions (CSS) Policy. In the case of any conflict between the NS and CSS standards (upon their adoption), the CSS standards shall apply.
- 2) The City's Traffic Engineer is authorized to approve modifications to cross-section dimensions in response to site-specific constraints.

5.B. Streets and Other Public Spaces (cont.)

1. STREET STANDARDS

d. Alleys

1) Alleys shall conform to all standards contained in the Subdivision Ordinance. Chapter 6, Article VI, Section G.2. of the Subdivision Ordinance includes the following dimensional requirements:

- Alleys serving single-family (including townhouses) or two-family residential:

Right-of-way width: Minimum 16 feet

Pavement width: Minimum 12 feet

- Alleys serving other uses:

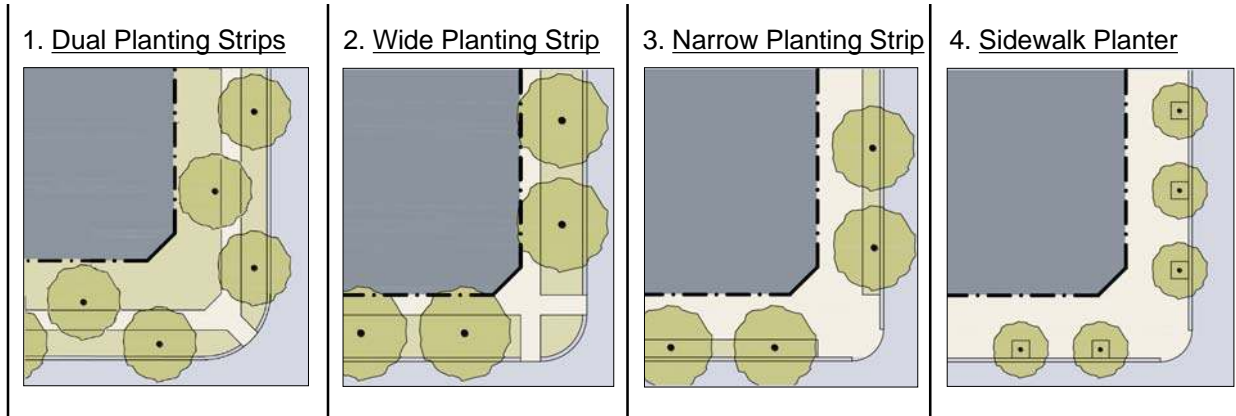
Right-of-way width: Minimum 20 feet

Pavement width: Minimum 20 feet

5.B. Streets and Other Public Spaces (cont.)

2. PUBLIC ROADSIDES

a. Roadside Design Options



Suitable Streets – Listed in order of applicability; see Thoroughfare Classification Maps in section 4.C.

1. Commercial Streets 2. Mixed-Use Streets	1. Mixed-Use Streets 2. Commercial Streets	1. Mixed-Use Streets 2. Main Streets	1. Main Streets 2. Mixed-Use Streets
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Roadside Width – Total width of pedestrian way and street tree/furniture zone (see 5.B.2.b. for minimums).

~20+ feet	~13-15 feet	~10-15 feet	~10-20 feet
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Pedestrian Way

Paved walkway	5 ft. minimum	5 ft. minimum	5-10 ft.	10-15 ft.
Walkway location	Between planting strips	Along property line	<ul style="list-style-type: none"> Along property line, or Along planting strip if sidewalk seating or display is located along property line 	<ul style="list-style-type: none"> Along property line, or Along planting strip if sidewalk seating or display is located along property line

Street Tree/Furniture Zone – Located along the curb; includes street trees, pedestrian lights, and other elements.

Planter	Min. 5 ft. wide (each)	Min. 8 ft. wide	Min. 5 ft. wide	Min. 5 ft. x 5 ft. tree well
Tree spacing (Sec. 3.a)	25-35 feet (Must be ≥10' from bldg.)	15-35 feet	15-35 feet	15-35 feet
Pedestrian light spacing (Sec. 3.c)	60 feet maximum	60 feet maximum	60 feet maximum	60 feet maximum
Other elements (Guidelines in Sec. 3.d.)	<ul style="list-style-type: none"> Irrigated groundcover Fire hydrants 	<ul style="list-style-type: none"> Irrigated groundcover Fire hydrants 	<ul style="list-style-type: none"> Irrigated groundcover Bike racks Trash bins Benches Wayfinding signs Sidewalk tables and displays 	<ul style="list-style-type: none"> Bike racks Trash bins Benches Wayfinding signs Sidewalk tables and displays

5.B. Streets and Other Public Spaces (cont.)

2. PUBLIC ROADSIDES (cont.)

b. Minimum roadside widths for new construction projects

To accommodate the required minimum widths for street tree/furniture zones and pedestrian ways, the following minimum roadside width standards apply. These standards apply regardless of the available public right-of-way. Where insufficient right-of-way exists, the pedestrian way shall extend onto private property, with a public sidewalk easement provided. The roadside shall be measured from the back of the curb to the outside edge of the pedestrian way (closest to the building façade).

1. "Commercial" and "Mixed-Use" streets – 10.5 ft. minimum
2. "Main" streets – 15 ft. minimum

3. ROADSIDE ELEMENTS

a. Street trees

1. Developments must conform to the tree preservation standards set forth in Section 5.G.1. The provisions below also apply.
2. Public and private development shall provide shade trees within the street tree/furniture zone.
3. Street trees shall be spaced 15-35 feet apart on center, depending on the trees' size at maturity. (See the list at right for spacing standards.) Where necessary, spacing exceptions may be made to accommodate mature trees, curb cuts, fire hydrants and other infrastructure elements.
4. To maximize survival rates, trees shall be planted to ensure proper drainage and shall be irrigated.
5. Low maintenance tree planter systems, such as pervious pavers or planting strips, shall be used. Tree grates collect trash and damage trees and are not a low maintenance system.
6. Street trees shall be pruned to allow 8-foot clearance for pedestrians.
7. Trees shall be planted at the time of development, although the planting schedule may be extended to allow planting during the fall/winter season.

b. Pedestrian Way

1. The pedestrian way shall have walkways a minimum width of 5 feet and shall comply with ADA and Texas Accessibility Standards. Exemption: Minor renovation projects on properties with existing 4 ft. sidewalks.
2. Paving materials shall be attractive and easy to maintain. Appropriate materials:
 - Concrete
 - Pervious concrete
 - Masonry pavers over concrete base
 - Any similarly durable materials that meet the City's sidewalk standards

STREET TREE SPECIES

Best	Good
<i>Small Canopy</i> <i>(Min. 15' spacing)</i>	Ginkgo (<i>Med.</i>)
Redbud	Pecan (<i>Large</i>)
Mexican Plum	Prohibited
Eve's Necklace	Hackberry
<i>Medium Canopy</i> <i>(Min. 25' spacing)</i>	Sycamore
Caddo Maple	Silver Maple
Bald Cypress	Mulberry
<i>Large Canopy</i> <i>(Min. 35' spacing)</i>	Siberian Elm
Texas Red Oak	Mimosa
Shumard Oak	Arizona Ash
Live Oak	Cottonwood
Durand Oak	Willow
Lacebark Elm	Bradford Pear
Cedar Elm	Chinese Pistache

ROADSIDE ZONES



*Street tree/
furniture zone*

- Trees
- Lights
- Bike Racks
- Tables

Pedestrian way

- Clear walkway
- Awnings and other shade elements

5.B. Streets and Other Public Spaces (cont.)

3. STREET LANDSCAPING AND FURNISHINGS (cont.)

c. Pedestrian Lights

1. New public and private development shall provide pedestrian lights within the roadside's street tree/furniture zone.
2. Pedestrian lights shall be located approximately at the midpoint between two trees and spaced a maximum of 60 feet apart. Where necessary, spacing exceptions may be made to accommodate mature trees, curb cuts, fire hydrants and other infrastructure elements.
3. Guidelines
 - Continuity of lighting style throughout a neighborhood is encouraged.
 - Lights should be durable and easy to maintain or replace.

d. Guidelines for other roadside elements

1. Bike racks, trash bins, and seating should be incorporated into streetscape designs on "Main Streets" and other streets with high levels of pedestrian activity. Continuity of style throughout a neighborhood is encouraged. These elements should be durable, cost effective, and easy to maintain.
2. Transit shelters should:
 - Be located in areas with a high level of pedestrian activity, but shall not impede pedestrian traffic or wheelchair circulation.
 - Provide comfortable seating and should not use the standard, stand-alone advertising benches seen at many bus stops.
 - Where feasible, incorporate other streetscape elements, such as water fountains, newspaper boxes, trash bins, and/or signage.
 - Reflect design excellence and should be designed as more than simple utilitarian fixtures. Creative and timeless designs that complement other streetscape furnishings are encouraged.
 - Be constructed of durable, attractive, and sustainable materials that are easy to maintain.

PEDESTRIAN LIGHTS



Since its inception, Fort Worth South, Inc. has worked with developers to install pedestrian lights as part of new construction projects, including this development along College Avenue. The roadside standards in this section promote the installation of lights throughout the Near Southside.

BIKE RACKS



Bike racks that are easy to recognize, attractive, and simple to use help make the Near Southside bike-friendly, providing convenience and security.

5.B. Streets and Other Public Spaces (cont.)

4. PUBLIC PARKS AND PLAZAS

- a. **Park Dedication Policy** – The City's park dedication policy applies to new residential units.
- b. **Plazas** – Plazas are urban public spaces that are more formal than parks and have a higher degree of hard surfaces and pedestrian traffic. Guideline for impervious surface area: Maximum 40 percent.
- c. **Parks** – Parks are open spaces that have less hard surface and pedestrian traffic than plazas. Parks typically include both active and passive recreation areas. Guideline for impervious surface area: Maximum 20 percent.
- d. **Hours** – Publicly and privately maintained public spaces shall be publicly accessible during daylight hours. Access may be limited at other times.
- e. **Design guidelines** – Publicly and privately developed public spaces should conform to the following guidelines, to the extent possible.
 1. Design all public spaces other than large recreational parks to be human-scale and visually interesting.
 2. Locate and design public spaces so that they are clearly visible and easily accessible.
 3. Incorporate space-defining and active edges – such as multi-story façades with ground floor restaurants – but avoid blank walls. Cafés and shops that attract pedestrians are ideal edge uses.
 4. Plan for prevailing sun angles and climatic conditions.
 5. Avoid locating public spaces on corner lots. Corners are better suited for buildings that establish a strong urban street edge.
 6. Avoid sunken plazas and architectural bench arrangements; these often fail to promote use.
 7. Provide flexible space for programmed uses, but design such spaces so that they do not appear barren when there is no programming.
 8. Incorporate features that attract users, such as fountains, public display areas, or interactive sculpture.
 9. Incorporate landscaping to provide natural shade and/or to soften hardscape areas.

5. PUBLIC ART GUIDELINES

- a. **Public art in private projects** – Where feasible, developers are encouraged to integrate art into the design process for buildings and public spaces.
- b. **Public art in public projects** – Public agencies are encouraged to integrate art in the design of all publicly visible infrastructure, including retaining walls and public spaces.
- c. **Fort Worth Art Commission assistance** – The Fort Worth Art Commission may assist with identifying appropriate artists and/or advise on selection processes for projects.

PUBLIC SPACES



John Hancock Plaza, Chicago
Source: Project for Public Spaces

The standards and guidelines encourage a variety of public spaces on the Near Southside, ranging from the type of active urban plaza shown above to more passive and heavily landscaped neighborhood parks.

PUBLIC ART



Eric McGehearty's
United We Stand
at Fire Station #8

The firefighter boots sculpture at Fire Station #8 was funded through the City's public art program. In addition to art that is integrated into City projects, privately sponsored public art can greatly enhance a development project's appeal and value.

5.C. Building Location and Orientation

1. BASE SETBACK STANDARDS

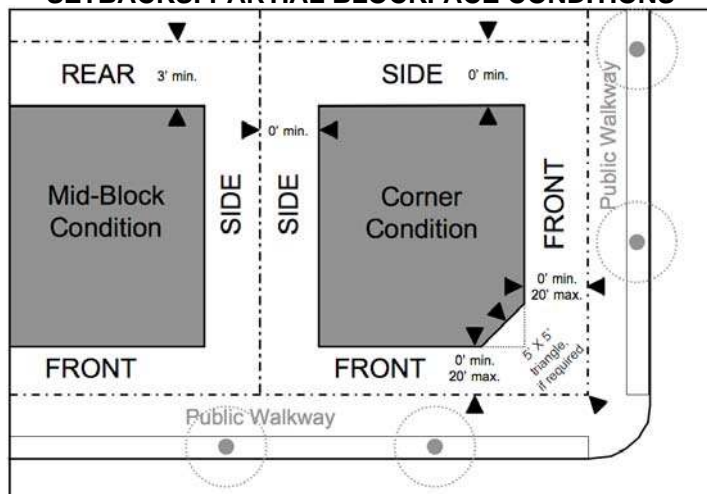
New buildings shall be located in relation to the boundaries of their lots according to the setback standards listed below and depicted to the right.

Front Setback	0 ft. min., 20 ft. max. except as described in Section 5.C.2. below.
Side Setback	0 ft. min., except as described in Section 5.C.2.e. below.
Rear Setback	3 ft. min.
Corner Setback	5' x 5' dedication when required by Section 5.C.2.f. below.

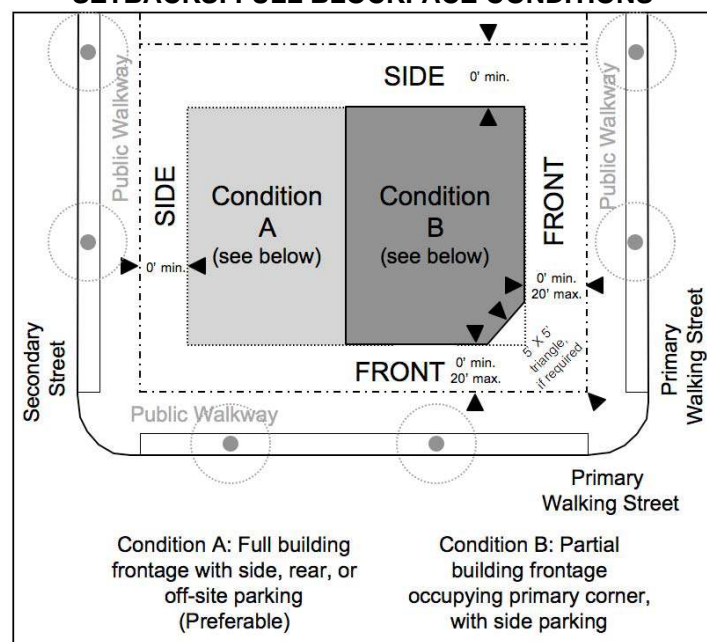
2. CONTEXTUAL SETBACK STANDARDS

- Buildings fronting designated "Main" streets** – Front setback is 0 ft. min. and 10 ft. max. (Street classification maps shown in Section 4.C.)
- Buildings fronting public spaces** – Buildings that front pocket parks, plazas, or other public spaces may exceed the maximum front setback.
- Oleander Walk T4-N zone** – Front setback is 5 ft. min. and 10 ft. max. along Oleander Walk; 0 ft. min. and 10 ft. max. along other streets.
- "On-street" parking or public walkways located on private property** – If angled, perpendicular, or parallel parking is located on private property but functions the same as on-street parking, the front setback is measured from the edge of the public walkway. Similarly, if a required public walkway (see Section 5.B.2) encroaches onto private property, the setback is measured from the walkway edge as shown in diagrams to right.
- Side yards adjacent to existing buildings** – When an abutting property with an existing building has windows facing to the side, any new building shall provide at least 10 feet of separation.
- Corner buildings** – For corner buildings at street and alley intersections that do not include all-way stop signs or traffic signals, a triangular dedication measuring 5' by 5' is required by the subdivision ordinance. The triangle shall be measured from the property line and clear of visibility obstructions.
- Interior buildings** – Interior buildings may be constructed if the project also includes frontage buildings that are oriented to public streets. Specifically, buildings may exceed the setback if at least 60 percent of the public street frontage on each block face within the development contains buildings within the maximum setback of 20 ft. The frontage percentage is reduced to 50 percent for institutional or industrial campuses in "I" zones.

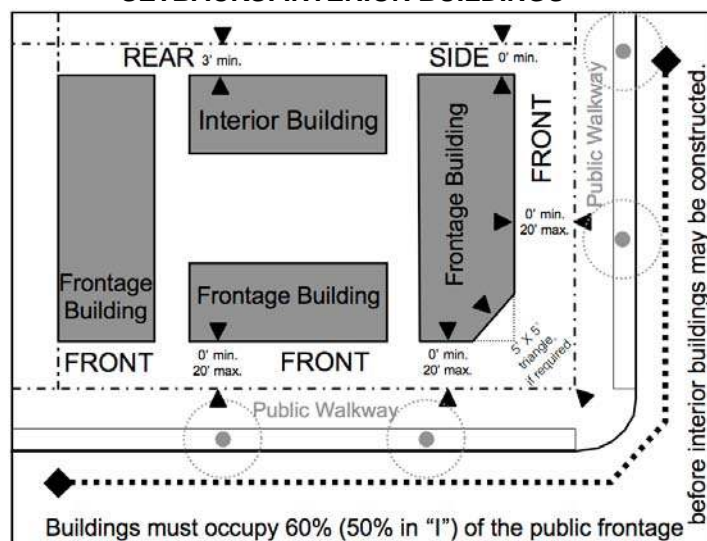
SETBACKS: PARTIAL BLOCKFACE CONDITIONS



SETBACKS: FULL BLOCKFACE CONDITIONS



SETBACKS: INTERIOR BUILDINGS



5.C. Building Location and Orientation (cont.)

3. PEDESTRIAN ENTRANCES

- Primary pedestrian building entrances** shall be located on the street frontage of the building. For buildings fronting other public spaces, the primary pedestrian entrance shall be oriented to and accessible from the public space.
- Individual retail entrances** – Each retail use with exterior ground level exposure along a street or public space shall have an individual public entry from the street or public space.
- Corner building guideline** – Entrances to corner buildings with ground floor retail uses should be located at the corner.

4. FENCING

- Front yard perimeter fencing prohibited** – Conventional gated complexes with perimeter security fencing along public streets are prohibited. Specifically, exterior security fences and gates that are located along public streets, along private streets or walkways that are publicly accessible through a public use easement, or along publicly accessible open space shall not extend beyond building facades; i.e., these fences shall not be located in the area between building facades and the property line.
- Privacy fences** – A front yard fence or railing not exceeding 4 feet in height may extend beyond building façades if the fence encloses a private patio, yard, or sidewalk eating area. The fence is not permitted to encroach on a required pedestrian walkway (see Section 5.B.3.b.).

5. DRIVE-THROUGH DESIGN STANDARDS

- Guideline** – Conventional drive-through uses do not support a pedestrian-oriented environment and are inconsistent with the urban redevelopment goals for the Near Southside. Although drive-through facilities are discouraged, the following standards shall apply to facilities approved by the UDC.
- Windows and stacking lanes** – Drive-through windows and stacking lanes shall not be located within the front yard setback or along facades that face a street; where possible, they shall be located to the rear of buildings.
- Circulation** – The design and location of the facility shall not impede vehicular traffic flow and shall not impede pedestrian movement and safety. Driveways shall not be located on Main streets, such as Magnolia Avenue and South Main Street (see classification maps in Section 4.C.). Shared driveways and/or driveways located off of non-arterial streets should be used, where possible.
- Screening** – Architectural elements, landscaping, and/or other screening elements shall be used to minimize the visual impacts of the drive-through facility.

PEDESTRIAN ENTRANCES



Medical office building at Magnolia Green

Pedestrian-oriented projects orient primary entrances to public sidewalks, and corner retail/service buildings often include corner entrances.

FENCING



Conventional gated complexes are not allowed, but short privacy fences that clearly delineate private yards and patios are compatible.

URBAN DRIVE-THROUGHS



The well-screened Wells Fargo drive-through facility is a good example of a compatible design that fits into a walkable environment.

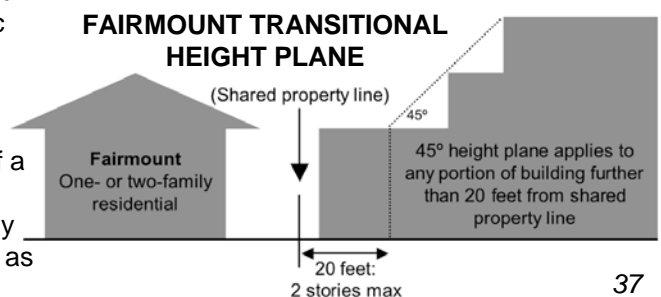
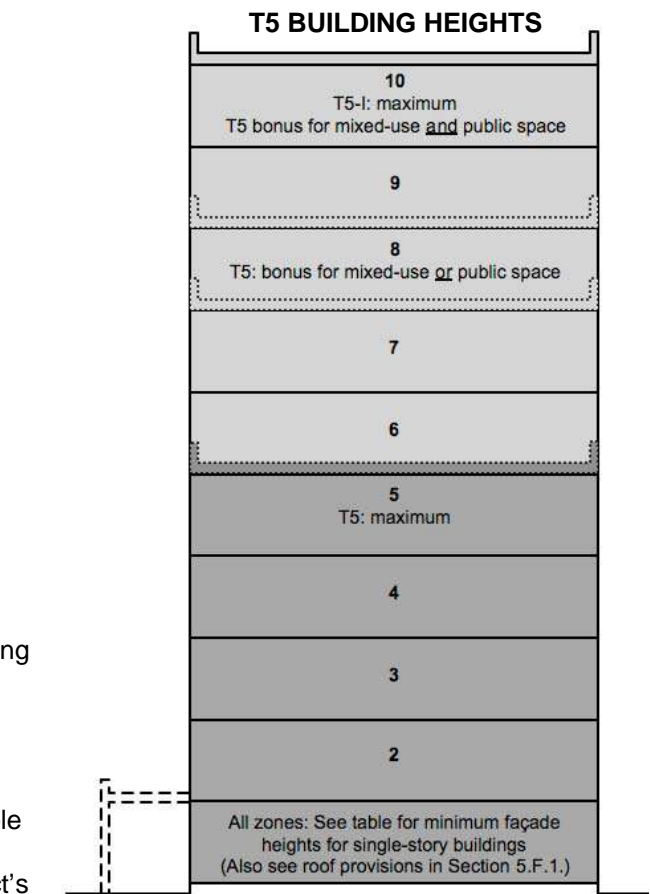
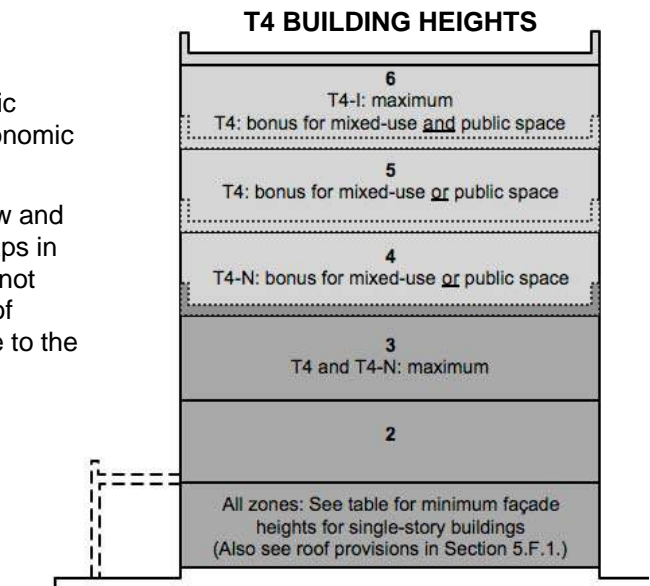
5.D. Building Height

1. HEIGHT GUIDELINE – New single-story buildings are strongly discouraged. Multi-story buildings are consistent with the historic urban character of the district and are essential in achieving economic development and urban design goals for the Near Southside.
2. BUILDING HEIGHTS shall conform to the standards listed below and shown in the diagrams to the right. Zones are shown on the maps in Section 4.B. Building height is measured by number of stories, not including a raised basement or inhabited attic; i.e., the number of complete stories between the average grade of the frontage line to the eave of a pitched roof or to the surface of a flat roof.

Minimum heights (Also see 5.D.1. guideline above)	New façades along public streets and public spaces: <ul style="list-style-type: none"> • 15 ft. for buildings < 4,000 square feet • 18 ft. for buildings ≥ 4,000 square feet Ground floors of multistory non-residential buildings: min. 10 ft., floor to ceiling.	
Maximum heights	T4 and T4-N	3 stories
	T4-I	6 stories
	T5	5 stories
	T5-I	10 stories
Maximum heights with a) mix of use and/or b) public space bonuses (See Section 5.D.3.)	T4-N: a <u>or</u> b	4 stories
	T4: a <u>or</u> b	5 stories
	T4: a <u>and</u> b	6 stories
	T5: a <u>or</u> b	8 stories
	T5: a <u>and</u> b	10 stories

3. HEIGHT BONUS REQUIREMENTS

- a. **Mix of residential and non-residential uses** – The building must include at least 20% residential and 10% office, restaurant, and/or retail uses, as measured by gross floor area.
 - b. **Public space** – The project must include a publicly accessible, privately maintained park, plaza, or other usable outdoor public space. Public access must be maintained through a public access easement. The ratio of the project's gross floor area (including height bonus area) to the public space's surface area shall not exceed 10:1, and no public space shall be less than 2,500 sq. ft. (See Sec. 5.B.4.)
4. FAIRMOUNT TRANSITIONAL HEIGHT PLANE – Applies to properties that share a property line with a one- or two-family house located in the Fairmount Historic District. Any portion of a building within 20 feet of the property line shall not exceed 2 stories. A 45 degree transitional height plane shall apply to any portion of a building further than 20 feet from the property line, as depicted in the diagram to the right.



5.E. Parking and Driveways

1. OFF-STREET PARKING REQUIREMENT – None, except for properties located within 250 feet of a one- or two-family zoning district. For those properties, the requirements in Section 6.201 of the Zoning Ordinance, reduced by 25%, shall apply. Uses within historically significant buildings are exempt.
GUIDELINE – Shared parking garages are encouraged.

2. SURFACE PARKING CAP – The number of off-street spaces shall not exceed 100% of the total prescribed by Section 6.201 of the Zoning Ordinance, unless a parking study demonstrates need for additional spaces.

3. SURFACE PARKING LOTS – Lots shall be located behind or to the side of buildings as depicted in the diagrams to the right. (Parking lot design standards are contained in Section 6.201 of the Zoning Ordinance.)
GUIDELINE – Surface parking lots that front streets are discouraged; all site plan options that minimize surface lots along public streets should be explored.

4. SURFACE PARKING SCREENING – Parking lots that front a street shall be separated from the sidewalk by a decorative and durable screen at least 4 ft. in height.
GUIDELINE – Screening walls attached to buildings should be designed as architectural extensions of the building, constructed of the same materials and style.

5. SECURITY FOR PARKING LOTS – A fence not exceeding 6 ft. in height may be used to secure driveways and parking lot entrances if it is not located in the front yard. Chain link and barbed wire fences are not allowed.

6. RESIDENTIAL GARAGES – Garages should not front public pedestrian space. Garages shall be accessed from alleys or rear driveways or shall be detached and located at the rear of the site.

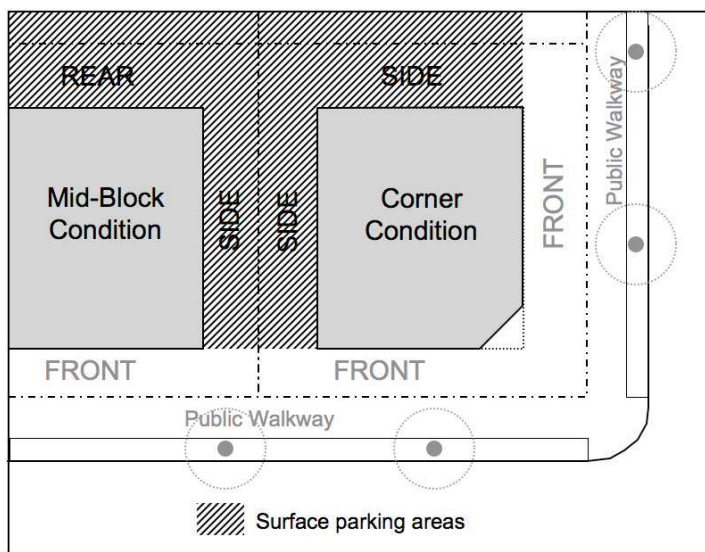
7. COMMERCIAL OR PUBLIC PARKING GARAGES shall be located at the interior of a block or underground and shall not be visible from public rights-of-way, unless the UDC approves an exception. Exception requirement: Ground floor commercial uses, or space adaptable for future commercial use, shall be integrated into parking garages located along public streets.

8. DRIVEWAY LOCATION – Private vehicular driveways shall not be located along “Main” streets. This provision applies as a guideline in “I” zones.

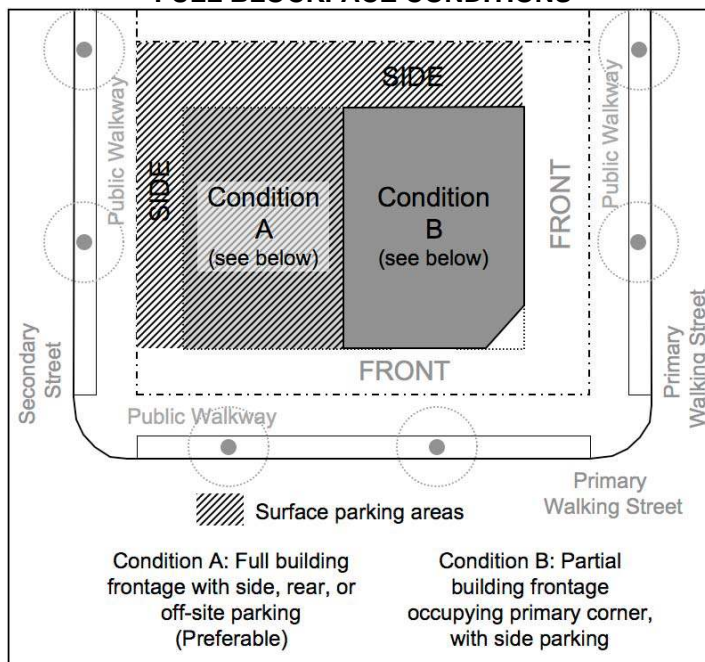
9. DROP-OFF AND LOADING AREAS – On-street drop-off and loading areas support a pedestrian-oriented district and may be approved by the City’s Traffic Engineer. Off-street loading and drop-off areas that are located between the building and the sidewalk are allowed in T4-I and T5-I zones if a continuous sidewalk is provided adjacent to the street.

GUIDELINE – Drop-off and loading areas proposed in zones other than T4-I and T5-I should be located under the overhang of a building that maintains the urban street edge within the maximum front setback.

SURFACE PARKING: PARTIAL BLOCKFACE CONDITIONS



SURFACE PARKING: FULL BLOCKFACE CONDITIONS



COMPATIBLE PARKING FACILITIES



The parking standards are intended to minimize the impact of parking facilities.

5.F. Architectural Standards

1. ROOFS

- a. **Single-story buildings** – New single-story buildings shall not have large expanses of sloped roofs. Roof slope shall not be greater than 1:12. Sloped roof elements that are not part of the actual roof, similar to elements found on certain historic commercial buildings, are permitted.
- b. **Roof design guidelines** –
 - Parapet roofs or low-sloped roofs are encouraged.
 - Visually dominant pitched roofs on multi-story buildings are strongly discouraged, but partial pitched roofs or pitched roof elements are generally compatible.
 - “Green” roofs that utilize plants to absorb rainwater and reduce ambient air temperatures are strongly encouraged.
- c. **Screening of rooftop equipment** –Parapets or other screening elements of sufficient height shall conceal mechanical equipment from street-level views.

ROOFS ON SINGLE-STORY BUILDINGS



PEDESTRIAN PROTECTION



2. **PARALLEL FRONTAGES (Guideline)** – Building facades should be built parallel to the street frontage, except for chamfered corners.
3. **ENTRANCES** facing a pedestrian way shall incorporate elements that protect pedestrians from the sun and rain.
4. **AWNINGS, GALLERIES, ARCADES, AND BALCONIES (Guidelines)** – Awnings, galleries, and arcades are encouraged for all ground floor retail uses so as to provide pedestrian protection and visual interest. Where feasible, balconies are encouraged and should be designed as an integral part of the building.
5. **FAÇADES** – The following standards apply to building facades facing a publicly accessible street or other public space (except alleys).

ENTRANCES FROM PEDESTRIAN WAYS



- a. **Façade variation** – Buildings shall, at a minimum, incorporate:
 - 1) Expression of structural elements, such as:
 - o Floors
 - o Vertical support
 - o Foundation
 - 2) Façade articulation through the use of projecting and recessed elements.
 - 3) Variety in materials, material pattern, or color.

FAÇADE VARIATION



(Façade section continued on next page.)

5.F. Architectural Standards (cont.)

b. Building materials

- 1) New building façades facing public areas (except alleys) shall conform to the material standards listed to the right. The lists could evolve as technology changes. Creative design is encouraged, and projects that incorporate unlisted materials may be submitted for staff and UDC review.
- 2) Leadership in Energy and Environmental Design (LEED) Buildings – Buildings following the U.S. Green Building Council's LEED certification requirements shall be exempt from building material standards.

- ### c. Fenestration (all buildings)
- New building façades fronting on publicly accessible streets or other public spaces (except alleys) shall have openings and transparent (not mirrored) glazing that together constitute not less than 25 percent of the façade. This provision applies as a guideline in “I” zones.

d. Ground floor transparency for non-residential uses

- 1) For all ground floor nonresidential uses located along publicly accessible streets and other public spaces, at least 40 percent of the wall area between 2 and 12 feet shall consist of glazing (i.e., clear windows or doors). This provision applies as a guideline in “I” zones.
- 2) Guideline – Ground floor restaurants, cafés, and bars are encouraged along “Main” streets and should have windows and doors that can be opened to provide direct access to the sidewalk when weather permits (i.e., when interior heating or cooling systems are not necessary.)

- ### e. Lower level delineation for nonresidential or mixed-use buildings
- Façades oriented to a publicly accessible street or other public space shall include clear delineation between the first or second level and the upper levels with a cornice, canopy, balcony, arcade, or other architectural feature.

- ### f. Parking garage façades on “Main” Streets
- Parking garages shall not have exposed structured parking at the ground floor level along a “Main” street.

MATERIALS ALONG PUBLIC STREETS



BUILDING MATERIALS

Primary Materials

- Brick
- Stone, or stone veneer with cavity wall construction
- Stucco
- Glass curtain wall system
- Metal Panels – individual or curtain wall systems
- Concrete – finish should be to an architectural level
- Wood
- Cement composite board (not simulating wood)
- Tile – terra cotta, porcelain, or ceramic

Limited Accent and Trim Materials

- All primary materials listed above
- Metal – galvanized, painted, or ornamental
- Pre-cast masonry (trim and cornice only)
- EIFS (Exterior insulation and finish system)
- Concrete fiber simulated wood siding

Inappropriate Materials

- Applied stone without cavity wall construction
- Vinyl or aluminum siding
- Mirrored glass

GARAGE FAÇADES ON “MAIN” STREETS



- ## 6. ARCHITECTURAL VARIETY IN LARGE PROJECTS
- Each sequential block of new construction shall contain unique building façades so as to encourage architectural variety within large projects. While the use of similar architectural elements on multiple buildings is acceptable; large, visually monotonous projects that repeat the same exterior buildings design(s) and do not contribute to visual diversity and human-scale character are inappropriate.

7. OUTDOOR STORAGE OR DISPLAY

- a. **T4, T4-N, and T5 zones** – Development in these zones shall comply with the standards for outdoor storage and display set forth in Section 5.306 of the Zoning Ordinance. The UDC may consider exceptions if outdoor materials are sufficiently screened by decorative fencing or other screening elements.
- b. **“I” zones** – Decorative fencing or other screening elements shall be used to minimize the visual impact of outdoor storage adjacent to public streets or other public spaces.

7. SIGNS –

a. **Types**

- 1) On premise attached and monument style signs are permitted.
- 2) Pole signs are not permitted.
- 3) Off premise signs are not permitted.

b. **Basic Sign Standards** – Signs shall conform to the basic dimensional regulations set forth in Chapter 6, Article 4 of the Zoning Ordinance.

c. **Design Guidelines** – Signs should conform to the design guidelines contained in Appendix A, excerpted from the Downtown Sign Standards. The following are general guidelines for sign design:

- 1) Location: Signs should be positioned to emphasize or accent building elements such as storefront openings or entrances.
- 2) Alignment: Signs should be aligned with those on neighboring buildings to promote visual order on the block, to avoid visual clutter, and to enhance legibility.
- 3) Dimensions and Scale: Signs should be consistent with the human scale of Near Southside buildings and blocks.
- 4) Number of Signs: The number of signs per building façade should be limited to the fewest necessary to clearly identify businesses located within the building.
- 5) Colors and Materials: Signs should relate in color and material with the building facade and streetscape. Colors should contribute to legibility and visual appeal.
- 6) Graphics: Sign graphics should be simple. Symbols and logos on signs are quickly read and easily remembered. Lettering should be in proportion to the size of the sign.
- 7) Lighting: Indirect illumination is recommended. Lighting sources should be external, shielded, and directed only at the sign. Internal illumination is acceptable when the letters themselves – not the background – are lit.

SIGNS



The signs above are all consistent with the design guidelines contained in Appendix A.

5.G. On-Site Landscaping (Also see Section 5.B.3.)

1. **TREE PRESERVATION AND CANOPY REQUIREMENTS** – The following provisions of the Tree Ordinance apply:

a. **Preservation Of Significant Trees** – Significant trees at least 30 inches in diameter (94.25 inches in circumference) can only be removed by permit of the City Forester. Criteria for the permit will be one of the following conditions:

- 1) Retention of other existing trees on the same site with a canopy area 1 ½ times the area of the specific tree's canopy, or
- 2) Removal will be granted if planting of new trees at five (5) times greater in canopy area than the removed specific tree canopy (refer to list of canopy trees on the following page), or
- 3) Payment into the tree fund based upon the total diameter of the specific tree times \$200 per diameter inch, or
- 4) Urban Forestry Board approved plan that mitigates the removal of the large tree.

Replacement of any tree preserved and that dies within five years due to construction or development activities will be the responsibility of the original applicant. Replacement will be new trees with a minimum of 3 inches each in diameter and equal to five times the lost canopy. Tree replacement will be guaranteed for a period of two years.

b. **Trees In Surface Parking Lots** – All new construction projects shall provide at least 40% tree canopy coverage of surface parking lots (refer to the categorized list of canopy trees on the following page).

c. **Tree Protections and Warranty/Replacement** – The provisions of Zoning Ordinance Chapter 6, Article 3, Section 6.301.K.6. apply. These provisions ensure that sufficient care is taken during construction to protect existing trees, and that any preserved or newly planted tree required by the provisions of Sections 5.G.1. and 5.B.3. In this document shall be replaced if it dies within 5 years.

2. FRONT YARD LANDSCAPING GUIDELINE – Although no front yard setback is required, where there is a setback, front yard landscaping in addition to required trees should be provided and maintained in areas outside of ground level elements such as patios or porches. Native and drought tolerant species should be used, and irrigation systems should be designed to minimize water demand.

CANOPY TREES APPROVED BY THE CITY FORESTER (Other species considered on case-by-case basis.)

Large Canopy Trees (2,000 square feet)

Pecan #	Carya illinoensis
Deodar Cedar	Cedrus deodara
Green Ash	Fraxinus pennsylvanica
Southern Magnolia#	Magnolia grandiflora
Bur Oak*	Quercus macrocarpa
Chinquapin Oak	Quercus muhlenbergii
Shumard Oak #	Quercus shumardii
Texas Red Oak	Quercus buckleyi
Live Oak *	Quercus virginiana
American Elm	Ulmus Americana
Cedar Elm *	Ulmus crassifolia
Lacebark Elm	Ulmus parvifolia

Medium Canopy Trees (700 square feet)

Caddo Maple *	Acer barbatum var. Caddo
Bigtooth Maple *	Acer grandidentatum
Common Persimmon	Diospyros virginiana
Texas Ash	Fraxinus texensis
Ginkgo	Ginkgo biloba
Kentucky Coffeetree	Gymnocladus dioica
Eastern Red-Cedar *	Juniperus virginiana
Eldarica (Afghan) Pine *	Pinus eldarica
Italian Stone Pine	Pinus pinea
Honey Mesquite *	Prosopis glandulosa
Blackjack Oak *	Quercus marilandica
Monterrey (Mex white) Oak *	Quercus polymorpha
Pond Cypress	Taxodium ascendens
Bald Cypress *	Taxodium distichum

Small Canopy Trees (100 square feet)

Japanese Maple #	Acer palmatum
Common button-bush	Cephalanthus occidentalis
Redbud *	Cercis Canadensis
Desert Willow *	Chilopsis linearis
Rough-leaf Dogwood #	Cornus drummondii
Texas Persimmon *	Diospyros texana
Carolina buckthorn #	Frangula caroliniana
Yaupon Holly *	Ilex vomitoria
Deciduous Holly	Ilex deciduas
Crepe Myrtle *	Lagerstroemia incisa
Mexican Plum *	Prunus mexicana
White Sin Oak *	Quercus sinuata var. breviloba
Flameleaf Sumac *	Rhus lanceolata
Eve's Necklace *	Sophora affinis
Mexican buckeye *	Ugnadia speciosa
Rusty Blackhaw	Viburnum rufidulum

* Drought tolerant species

Not recommended for parking lots or high heat areas



Tree preservation standards promote the retention of significant trees like these along 8th Avenue.



Trees planted in parking lots, together with pervious surfaces such as permeable concrete, improve environmental quality and help reduce stormwater runoff.

6.A. Mix of Use Requirement for Large Developments

The following standards are intended to ensure that large projects in mixed-use zoning districts include a mix of uses, or contribute to the creation of a larger mixed-use area. These standards do not apply in "I" zones.

1. **CONCEPTUAL LAND USE PLAN** – Developers of projects equal to or larger than 3 acres in size shall submit a conceptual land use plan for approval by the Planning Director. The conceptual land use plan must be approved before a building permit application is accepted. The Planning Director may require a conceptual land use plan for a project smaller than 3 acres if it is part of a project larger than 3 acres.

The conceptual land use plan shall illustrate the location and calculated land area of land uses on the site, using the following land use categories (see Section 6.C. for detailed list of land uses within these categories; exceptions noted below):

- One- or two-family residential
 - Multifamily residential
 - Industrial and commercial (including medical offices)
 - Public and civic uses (excluding parks and medical offices)
 - Mixed-use buildings (must include at least 20% residential and 10% non-residential)
 - Publicly accessible parks and plazas
- Parking facilities and private open spaces shall be classified the same as the primary land use they serve.

2. **PROJECT TEST** – The conceptual land use plan shall be approved if it shows that:
 - a. The project includes uses within at least two of the land use categories, and
 - b. No land use category other than mixed-use buildings occupies greater than 2/3 of the total land area.

If a project does not comply with the project test, then the vicinity test in Section 3. shall apply.

3. **VICINITY TEST** – Developments not complying with the project test are permitted if:
 - a. The Planning and Development Director determines that the following conditions are satisfied:
 - 1) The proposed land use at any location within the proposed development site must be within a walking distance of 1,000 feet of a different land use, as measured by the shortest pedestrian route, and
 - 2) The percentage of any single land use category other than mixed-use buildings within a 1,000-foot radius of any location within the proposed development site shall not be greater than 2/3 of the total land area within the radius. The proposed development shall be included in the calculation of this percentage. Undeveloped or agricultural property located within the radius shall not be included in the calculation; or
 - b. The Director determines that the developer has demonstrated that unique site conditions (e.g. adjacency to natural features, highways, freight yards, etc.) make compliance with the conditions of section a. above impractical in certain areas of the development site.

MIX OF USE TESTS



Projects of at least 3 acres must provide a mix of uses that conforms to the "project test" requirements of Section 2. or must contribute to the creation of a larger mixed-use area. City staff conducts a "vicinity test" to make this determination for large single-use projects.

6.B. Residential Requirement in “N” Neighborhood Zones

The following standard is intended to enhance the residential character of existing neighborhoods and to promote the development of additional housing in those areas.

1. RESIDENTIAL REQUIREMENT – Single-use buildings of commercial, retail, or other non-residential character are prohibited in “N” neighborhood zones. (See development zone maps in Section 4.B.). Buildings within these zones must include residential uses. For this section only, bed and breakfast uses are considered residential. Buildings that incorporate a mix of residential and non-residential uses are allowed and encouraged (see height bonus for mix of uses in Section 5.C.)



Mixed-use projects that incorporate housing on upper floors are appropriate in “N” zones.

6.C. Permitted Land Uses

The following table lists land uses permitted in the NS District. A (P) indicates that these uses are allowed by right in the applicable development zone. A (SE) indicates that these uses are allowed by special exception from the Board of Adjustment. An asterisk (*) indicates that the uses are allowed but are subject to supplemental development standards. Please refer to the the Zoning Ordinance for all use definitions and any referenced supplemental standards.

		NS-T4	NS-T5	Supplemental Standards
RESIDENTIAL USES				
Household Living	One-family detached dwelling	P	P	
	One-family zero lot line detached	P	P	
	One-family zero lot line attached (twin home)	P	P	
	Two one-family detached	P	P	
	Duplex/two-family attached dwelling	P	P	
	One-family attached (townhouse, rowhouse)	P	P	
	Cluster housing	P	P	
	HUD-code manufactured housing			
	Industrialized housing	P*	P*	5.116B
	Manufactured home park			
	Manufactured home subdivision			
	Mobile home			
	Multifamily dwelling (apartment)	P	P	
	Boarding or lodging house			
	Community home	P*	P*	5.110
Group Living	Fraternity or sorority house	P	P	
	Group home I	P*	P*	5.115
	Group home II	P*	P*	5.115
	Halfway house			
	Shelter			
	One dwelling unit when part of a business	P	P	

6.C. Permitted Land Uses (cont.)

PUBLIC AND CIVIC USES				
Education	College or University	P	P	
	Day care center (child or adult)	P	P	
	Kindergarten	P	P	
	School, elementary or secondary (public or private)	P	P	
Government	Animal Shelter			
	Correctional facility			
	Government maintenance facility			
	Government office facility	P	P	
	Museum, library or fine art center	P	P	
	Probation or parole office		P*	5.127
Healthcare Facilities	Ambulance dispatch station	P	P	
	Assisted living facility	P	P	
	Blood bank	P	P	
	Care facility	P	P	
Healthcare Facilities	Health services facility; including doctor's office or medical clinic	P	P	
	Hospice	P	P	
	Hospital	P	P	
	Massage Therapy/Spa	P	P	
	Nursing home (with full medical services)	P	P	
Recreation	Center, community recreation or welfare	P	P	
	Center, community recreation or welfare, private or non-profit	P	P	
	Country club (private)	P	P	
	Country club (public)			
	Golf course	P	P	
	Golf driving range		P	
	Park or playground (public or private)	P	P	
Religious	Place of worship	P	P	
	Place of worship auxiliary use	P	P	
Utilities	Central utility plant for institutional or industrial uses		P	
	Communication Tower			
	Electric power substation	SE	P	
	Natural gas compressor stations	SE	SE	
	Power plant or central station light			
	Stealth Telecommunication towers	P	P	
	Telecommunications antenna (on structure)	P*	P*	5.136
	Telecommunications tower	SE*	SE	5.137
	Utility transmission or distribution facility	P*	P*	5.14

6.C. Permitted Land Uses (cont.)

		NS-T4	NS-T5	Supplemental Standards
PUBLIC AND CIVIC USES				
Utilities	Wastewater (sewage) treatment facility			
	Water supply, treatment or storage facility	SE	SE	
COMMERCIAL USES				
Entertainment and Eating	Amusement, indoor	P	P	
	Amusement, outdoor			
	Baseball/softball facility (commercial)	P	P	
	Bowling Alley	P	P	
	Bar, tavern, cocktail lounge, club, private or teen	P	P	
	Circus			
	Club, commercial or business	P	P	
	Drive-in restaurant or business	P*	P*	5.112
	Gambling facility (including bingo)			
	Health or recreation club	P	P	
	Lodge or civic club	P	P	
	Massage Parlor	P	P	
	Massage Parlor/Bath		P	
	Museum/cultural facility	P	P	
	Racing; horse, dog or automotive			
	Restaurant, café, cafeteria	P	P	
	Sexually oriented business			
	Shooting or weapons firing range			
	Stable, commercial, riding, boarding or rodeo arena			
	Swimming pool, commercial	P*	P*	5.135
	Theater, drive-in			
	Theater, movie theater, or auditorium	P*	P	5.138
Lodging	Bed and breakfast inn	P*	P*	5.107
	Hotel, motel or inn		P	
	Recreational vehicle (RV) park			
Office	Bank, financial institution	P	P	
	Offices	P	P	
Retail Sales and Service	Antique shop	P	P	
	Appliance, sales, supply or repair	P*	P*	5.133
	Bakery	P	P	
	Barber or beauty shop	P	P	
	Boat rental or sales		P	
	book, stationary stores or newstand	P	P	
	Burglar alarms sales or service	P	P	

6.C. Permitted Land Uses (cont.)

		NS-T4	NS-T5	Supplemental Standards
COMMERCIAL USES				
Retail Sales and Service	Business college or commercial school	P	P	
	Caterer or wedding service	P	P	
	Clothing/wearing apparel sales, new	P*	P*	5.133
	Clothing/wearing apparel sales, used	P*	P*	5.133
	Convenience store	P	P	
	Dance Studio	P	P	
	Dressmaking, custom; millinery shop	P	P	
	Duplicating Services	P	P	
	Feed store, no processing/milling	P	P	
	Firewood sales	P*	P	5.113
	Furniture sales, new and used (office & residential) in a building	P*	P*	5.133
	Furniture upholstery, refinishing or resale	P	P	
Retail Sales and Service	General merchandise store	P*	P*	5.133
	Greenhouse or plant nursery	P*	P*	5.114, 5.133
	Grocery store, meat market	P*	P*	5.133
	Gunsmithing, repairs or sales		P	
	Home improvement store	P*	P*	5.133
	Interior decorating	P	P	
	Kennel			5.117
	Large retail store	P*	P*	5.134
	Laundry or dry cleaning collection office	P	P	
	Laundry, dry cleaning or washateria	P	P	
	Leather goods shop	P	P	
	Liquor or package store	P	P	
	Locksmith	P	P	
	Marina, water taxi, recreation boat house			
	Medical supplies/equipment sales or rental	P	P	
	Mini-warehouses			5.143
	Mortuary or funeral home	P	P	
	Newspaper distribution center		P	5.124
	Optician	P	P	
	Pawn shop		P*	5.125, 5.133
	Pharmacy (drug store)	P	P	
	Photograph, portrait/camera shop or photo finishing	P	P	

6.C. Permitted Land Uses (cont.)

		NS-T4	NS-T5	Supplemental Standards
COMMERCIAL USES				
Retail Sales and Service	Business college or commercial school	P	P	
	Caterer or wedding service	P	P	
	Clothing/wearing apparel sales, new	P*	P*	5.133
	Clothing/wearing apparel sales, used	P*	P*	5.133
	Convenience store	P	P	
	Dance Studio	P	P	
Retail Sales and Service	Recording studio	P	P	
	Retail sales, general	P*	P*	5.133
	Saddle or harness, repair or sales	P	P	
	Shoe shine shop	P	P	
	Studio, art or photography	P	P	
Retail Sales & Service	Tailor, clothing or apparel shop	P	P	
	Tattoo parlor		P	
	Taxidermist shop	P	P	
	Veterinary clinic w/indoor kennels	P*	P*	5.141
	Veterinary clinic w/outdoor kennels			5.142
Vehicle Sales & Service	Auto parts supply, retail	P	P	
	Automotive repair; paint and body shop	P	P	
	Car wash, full or self service		P*	5.108
	Gasoline sales	P	P	
	Mobile home or manufactured housing sales			
	Parking area or garage, storage commercial or auxiliary	P*	P*	6.202F
	Recreational vehicle (RV) sales & service		P	
	Service station		P	
	Truck stop w/fuel & accessory services			
	Vehicle junkyard			
	Vehicle sales or rental; including automobiles, motorcycles, boats or trailers	P	P	
	Vehicle steam cleaning		P	
INDUSTRIAL USES				
Light Industrial Services	Assaying		P*	5.103
	Assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes	P	P	
	Blacksmithing or wagon shop			
	Bottling works, milk or soft drinks		P	
	Carpet and rug cleaning		P	
	Chicken Battery or brooder			
	Coal, coke or wood yard			
	Crematorium		P	
	Electroplating		P	

6.C. Permitted Land Uses (cont.)

		NS-T4	NS-T5	Supplemental Standards
INDUSTRIAL USES				
Light Industrial Services	Fabricating or manufactured housing, temporary or office building			
	Food processing (no slaughtering)		P	
	Furniture or cabinet repair or construction	P	P	
	Furniture sales, w/outside storage/display (new/used)			
	Galvanizing, small utensils			
	Machine shops		P*	
	Manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning/polishing preparations, boats under 28' in length, brooms or brushes, buttons & novelties, canvas products, electronic equipment, clothing, suits, coats, or dresses for wholesale	P	P	
	Manufacture of aluminum, brass or other metals or from bone, paper, rubber, leather or plastics	P	P	
	Manufactured home/RV repair			
	Monument/marble works, finishing and carving only		P	
	Monument works, stone		P	
	Outdoor sales and storage	P	P	5.133
	Paint manufacturing, mixing or spraying		P	
Light Industrial Services	Manufacture of boxes other than paper		P	
	Pattern shop		P	
	Printing, lithographing, book-binding, newspapers or publishing		P	
	Rubber stamping, shearing/punching		P	
	Rubber stamp manufacture		P	
	Sheet metal shop		P*	5.131
	Warehouse or bulk storage		P*	5.143
	Welding shop, custom work (not structural)	P	P	
	Yards, contractor's, lumber or storage including vehicles		P	5.133
Heavy Industrial & Manufacturing				
	Animal by-products processing			
	Batch plant, concrete or asphalt (permanent)			

6.C. Permitted Land Uses (cont.)

		NS-T4	NS-T5	Supplemental Standards
INDUSTRIAL USES				
Heavy Industrial & Manufacturing	Brewery, distillery or winery		P	
	Brick, clay, glass, shale, tile or terra cotta products manufacture			
	Cement products plant			
	Cement, lime, gypsum or plaster of Paris manufacture			
	Cotton gin, cotton oil mill, bailing or compress			
	Creosote, treatment/manufacture			
	Egg cracking or processing			
	Furnace, blast; forge plant, boiler works manufacture			
	Galvanizing, sheet or structural shapes			
Heavy Industrial & Manufacturing	Gas (natural or artificial) manufacture processing/storage			
	Glue manufacture			
	Grain elevator			
	Magnesium casting, machining or fabricating			
	Manufacture of acetylene or oxygen gas, alcohol, adding machines, airplanes, automobiles, trucks & tractors (including assembly plants), ball or roller bearings, steel tanks, candles and celluloid, cash registers, cutlery, disinfectants, dextrin, dyestuff			
	Manufacture of basket material, bicycles, boots, boxes, caskets, shoes. Defined as other than paper.			
	Manufacture of dies, cores, die-casting molds			
	Manufacture, processing/production of hazardous chemicals			

6.C. Permitted Land Uses (cont.)

		NS-T4	NS-T5	Supplemental Standards
INDUSTRIAL USES				
Heavy Industrial & Manufacturing	Metal casting			
	Metal foundry plant or fabrication plant			
	Metal smelting, reclamation or ore reduction			
	Metal stamping, dyeing, shearing or punching			
	Mill, feed or flour			
	Mining quarry, dredging or excavation of rock, dirt, gravel, sand, stone			
	Packing plant			
	Paper or pulp manufacture			
	Petroleum refining or wholesale storage			
	Planing mill or woodworking shop			
	Poultry killing or dressing			
	Rock, cement crushers & stone quarry			
	Rolling mill			
	Soap manufacture			
	Soda or compound manufacture			
	Stoneyard, building stone, cutting, sawing or storage			
	Tar distillation/manufacturing			
	Tobacco (chewing) manufacture or treatment			
	Welding shop			
Transportation	Airport, aviation field, helistop or landing area	SE	SE	
	Passenger station	P	P	
Transportation	Railroad freight or classification yard			
	Railroad roundhouse or RR car repair shop		P	
	Railroad tracks: team, spur, loading or storage			
	Terminal; truck, freight, rail or water			
Waste Related	Landfill, recycling center, household hazardous waste or waste tire facility			

6.C. Permitted Land Uses (cont.)

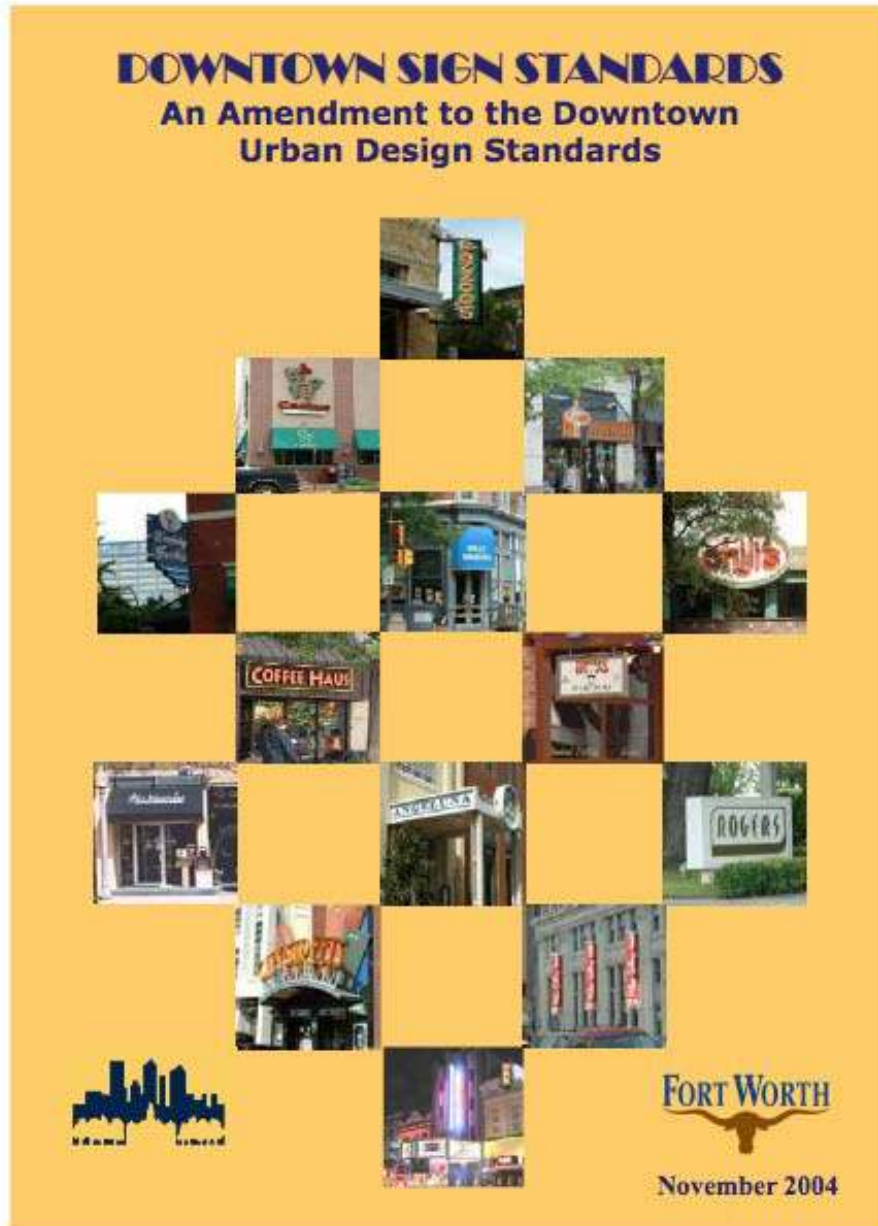
		NS-T4	NS-T5	Supplemental Standards
INDUSTRIAL USES				
Waste Related	Pet cemetery			
	Recycling collection facility	SE*	P*	5.130
	Salvage yard (other than automotive)			
Wholesale	Wholesale: bakery, produce market or wholesale house		P	
	Wholesale office or sample room	P	P	
OTHER USES				
Agriculture	Agricultural uses			
	Stockyards or feeding pens (commercial)			
ACCESSORY USES				
Accessory Uses	Accessory use or building			5.302
	Satellite antenna (dish)	P*	P	5.304
	Stable, stockyards or feeding pens (non commercial)			
	Storage or display, outside	P*	P*	5.306
TEMPORARY USES				
Temporary	Amusement, outdoor (temporary)	SE*	SE*	5.400
	Batch plant, concrete or asphalt (temporary)			5.401
	Residence for security purposes (temporary)	SE*	SE*	5.404
	Trailer, portable; sales, construction or storage	P	P	
	Vendor, door to door	P*	P*	5.406
	Vendor, Food, Non-Potentially Hazardous Food	P*	P*	5.406
	Vendor, Food, Potentially Hazardous Food	P*	P*	5.406
	Vendor, Merchandise	P*	P*	5.406
	Vendor Transient			
	Vendor, Transient, Non-Potentially Hazardous Food	P*	P*	5.406
	Vendor, Transient, Potentially Hazardous Food	P*	P*	5.406

DEVELOPMENT REVIEW CHECKLIST	Complies?	Comments
Streets and Other Public Spaces		
Street standards (on-street parking, bike lanes, etc.)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Roadside design (trees, walkways, pedestrian lights, etc.)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Public park or plaza guidelines	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Public art guidelines	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Building Location and Orientation		
Base setbacks and contextual setbacks	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Primary pedestrian entrances from streets/public spaces	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Individual retail entrances from streets/public spaces	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Corner entrance for corner retail buildings	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
No front yard perimeter fence	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Privacy fence < 4 ft for residential patios or sidewalk eating	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Drive-through design standards	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Building Height		
Minimum height guideline: multistory buildings encouraged	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Base height limit for applicable development zone	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Height bonus for mix of use and/or public space	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Parking and Driveways		
Off-street parking for uses within 250' of one- or two-family	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Surface parking cap	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Surface parking located to rear or side of buildings	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Screening of surface parking	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Driveway and/or parking lot security fencing	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Residential garages accessed from alleys or rear driveways	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Commercial/public parking garages not visible from street	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
No new vehicular driveways on "Main" streets	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Drop-off and loading areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Architectural Standards		
No large expanses of sloped roofs on single-story buildings	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Parapet or low-slope roofs encouraged; visually dominant sloped roofs discouraged but pitched elements compatible	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Green roofs strongly encouraged	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Parapets screen rooftop equipment	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Frontages parallel to street, except chamfered corners	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Entrances have pedestrian protection	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Awnings, arcades, etc. encouraged for 1 st floor retail	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Balconies encouraged	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Façade variation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Building materials	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Ground floor transparency for non-residential uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Fenestration at least 25% of all public facades	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Delineation between lower and upper floors for non-residential and mixed-use buildings	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Parking garage façade standards	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Architectural variety in large projects	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Outdoor storage or display	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
No pole signs	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Sign standards and guidelines	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
On-Site Landscaping		
Tree preservation and canopy standards	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Front yard landscaping	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Land Uses and Historically Significant Buildings		
Mix of use test for sites ≥ 3 acres	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Residential component for all projects in "N" zones	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
All land uses permitted per land use tables	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Supplemental standards, as applicable	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Historic buildings incorporated	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Required Drawings – Enclosed, as applicable:		
Site and landscape plans	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Building plans and elevations	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Material specifications	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Plans and specifications for proposed signs	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Description of proposed scope of work	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Photographs of site and existing conditions	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

APPENDIX A

Near Southside Sign Guidelines

(Excerpted from the Downtown Sign Standards)



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GENERAL DESIGN GUIDELINES

Types: Pole signs are prohibited ~~within the Downtown Urban Design District with the exception of parking lot pole signs, directional signs, and on-premise signs for properties fronting I-30 and I-35.~~ When possible and where appropriate, ~~building signage in lieu of pole signs and~~ Unified Sign Agreements are strongly encouraged to reduce sign clutter.

Location: Signs should be positioned to emphasize or accent building elements such as storefront openings or entrances.



A building's architecture often provides appropriate locations for signs. Signs should not overpower the façade or cover significant architectural components. The signs above are appropriately located and architecturally compatible.

Alignment: Signs should be aligned with those on neighboring buildings to promote visual order on the block, avoid visual clutter, and enhance legibility.



Signs should be aligned with those on neighboring storefronts.

Dimensions and Scale: Signs should be consistent with the human scale of ~~Downtown~~ buildings and blocks.

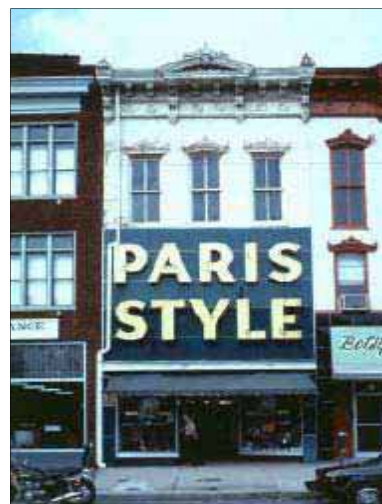
Measurement of Sign Area: Sign area for all signs shall be measured by means of the area of one rectangular or circular shape that encloses all sign elements except the support structure. For signs consisting of individual letters and/or graphics mounted on a building wall or window, the sign area shall be measured by means of the area of one rectangular or circular shape that encloses all of the letters and graphics that constitute the sign.



Examples of signs that are compatible in scale.



Examples of oversized signs that are out of scale with the building façade.



Number of Signs: The number of signs per building façade should be limited to the fewest necessary to clearly identify businesses located within the building.



Repetitious signage on the same building frontage should be avoided.

Colors and Materials: Signs should relate in color and material with the building facade and streetscape. Colors should contribute to legibility and visual appeal.



Materials and colors should contribute to legibility and visual appeal.



Sign colors should complement façade colors.

Graphics: Sign graphics should be simple. Symbols and logos on signs are quickly read and easily remembered. Lettering should be in proportion to the size of the sign.



Sign fonts should be both legible and artistic.

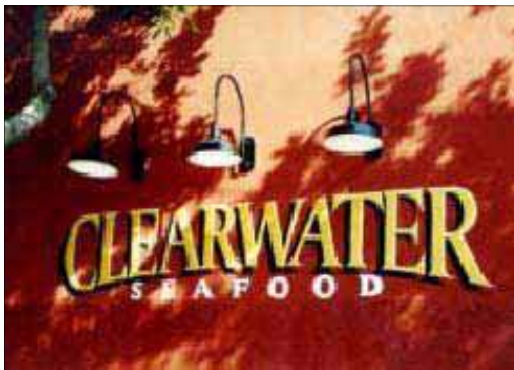


Contrast between the color of the background and the letters or symbols makes the sign easier to read.



A sign with a brief, succinct message is attractive and easy to read.

Lighting: Indirect illumination is recommended. Lighting sources should be external, shielded, and directed only at the sign. Internal illumination is acceptable when the letters themselves — not the background — are lit.



The light source should be directed toward the sign and should not shine into adjacent property or cause glare



An example of internal illumination when the letters -- not the background -- are lit.

SUGGESTED SIGNS & STANDARDS

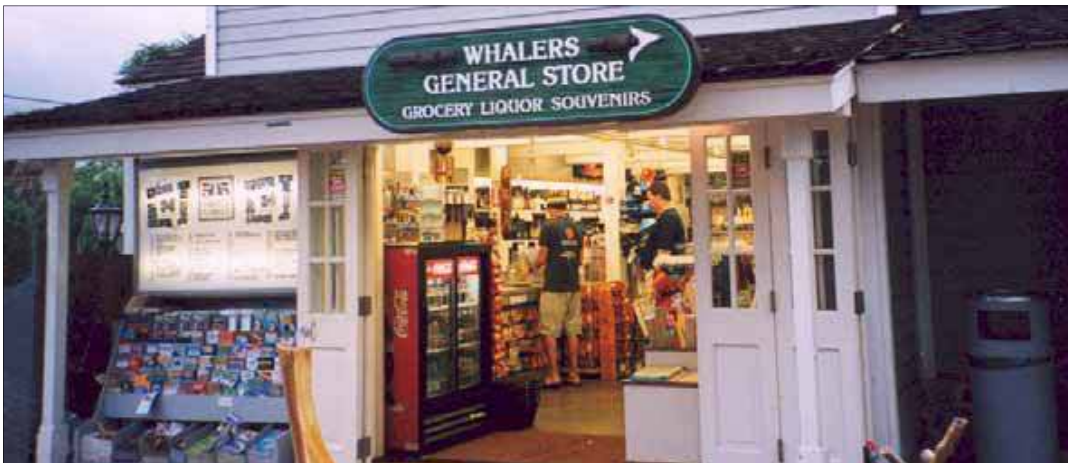
Wall Signs

Wall signs are attached to and completely supported by exterior walls. A wall sign should be placed above first floor windows on a one-story structure or between windows on multiple story structures. One wall sign for each storefront or building façade that fronts a public street or alley is usually sufficient.

- Maximum width: 66 percent of the linear width of the business.
- Letter height: Lettering should be in proportion to the size of the sign and the width of the storefront. Wider storefronts could have taller letters. As a general rule, the maximum height of a capital letter should be 3/4 the height of the sign background.

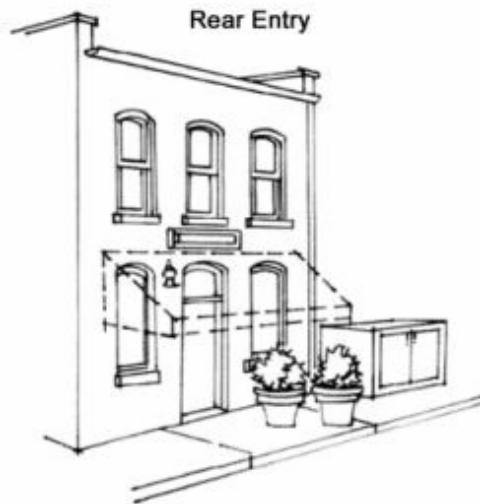


Wall signs should be designed to be compatible with the storefront in scale, proportions, and color.



The shape and color of the sign above do not complement the storefront.

Signs on a side or rear building elevation for a ground floor business should be permitted, provided that the elevation contains a public entrance or fronts on a parking lot or street right-of-way.



Example of a rear building elevation sign.

Businesses located on a second floor and facing a street could have signs above the second floor windows, with lettering in proportion with the size of the sign and the width of the business.



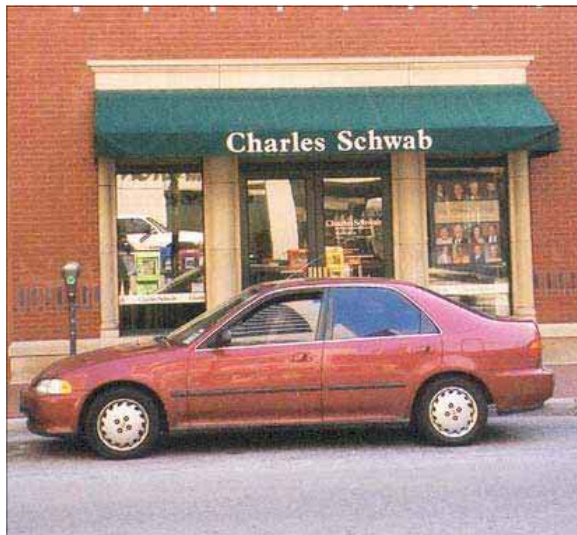
Examples of upper floor signs.

Awning and Canopy Signs

Awning and canopy signs are painted on or attached to an awning or canopy above a business door or window.

Awning signs may be allowed on the shed portion of the awning, but is preferred on the valence flap. The flap height should be large enough for letters and symbols to be read easily.

- Maximum letter height: 75 percent of the height of the valence flap/shed area.
- Minimum valence height: 8 inches.
- Minimum vertical clearance: 8 feet.
- Material: Matte finish canvas, glass, or metal.
- Color: Solid or striped.



Awnings and canopies often enhance building architecture, and add color and interest to the streetscape.



Signs can be incorporated into the design of both awnings and canopies.



The second floor awnings complement the vertically proportioned windows.



Awnings should be compatible with the architecture of the building in scale, materials, and style.

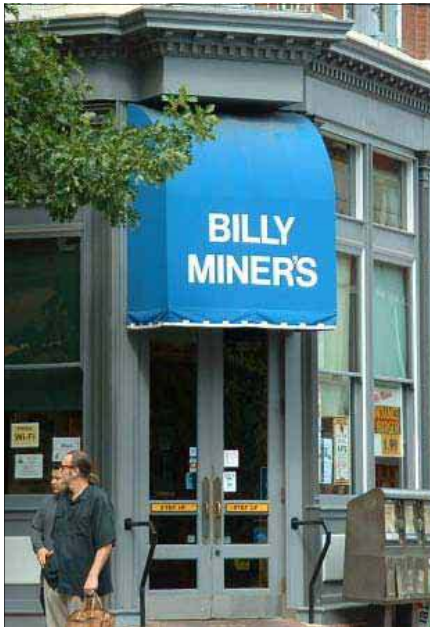
- Awning shape should relate to the window or door opening. Barrel shaped awnings should be used to complement arched windows while rectangular awnings should be used on rectangular windows.
- The color of an awning sign should complement the color and material of the building to which it is attached.



The proportions of a building provide clues for the proper dimensions of awnings and canopies.



Awning shape should relate to the window or door opening.



*Examples of awnings and canopies in Downtown Fort Worth. Awnings and canopies should reinforce **Downtown's** unique design qualities and should strengthen the image of individual businesses.*



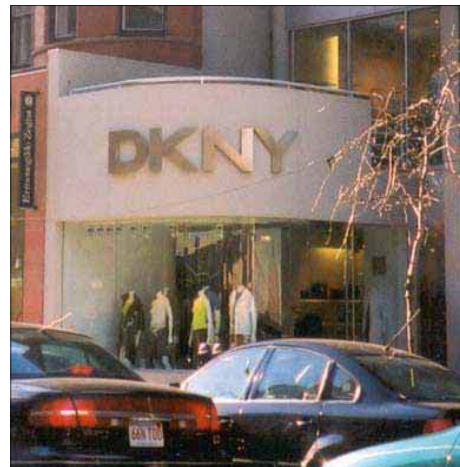
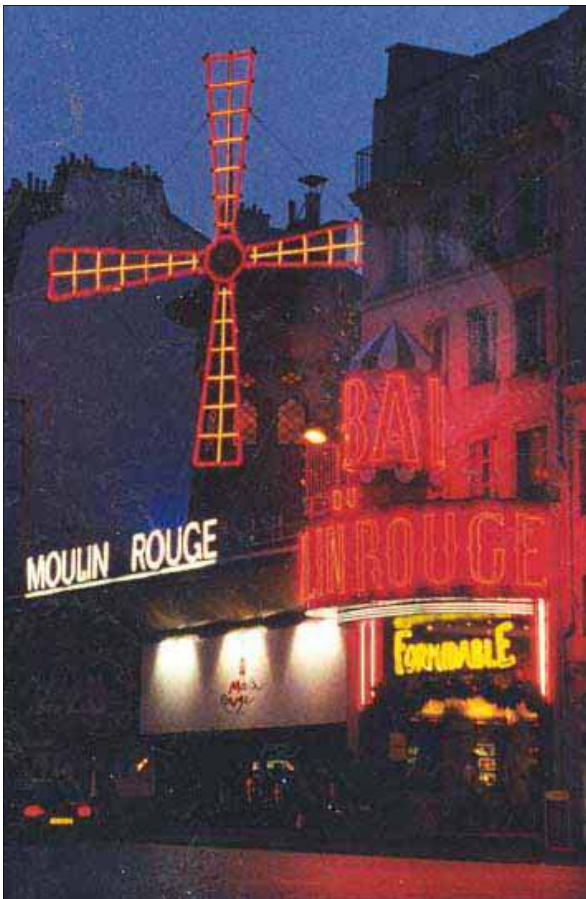
Good examples of awning and canopy signs.



Graphic/Logo Signs

Graphic/logo signs bear a brand name, registered trademark or business logo. Signature graphics and logos are allowed to be used as signs for the businesses that they represent.

Graphic/logo signs can be wall signs, awning and canopy signs, or any other sign types identified in these standards.



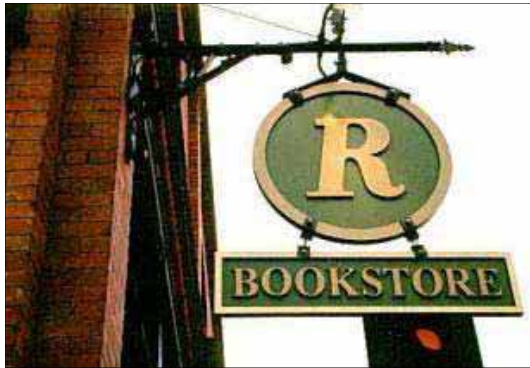
Examples of logo signs.

Symbols and logos on signs, identifying the business, add interest to the street, and are often remembered more easily than words.

Projecting Signs

Projecting signs are attached to the face of a building and project more than 12 inches from the wall surface. No more than one projecting sign may be maintained per tenant space frontage at the ground level of a building.

- Minimum vertical clearance: 11 feet.
- Maximum projection: 48 inches.
- Maximum area: 12 square feet (see measurement note on page 3).
- Location: Limited to first or second floor. A second or third story tenant with a separate entry door on the street can have a small projecting sign with a maximum area of 6 square feet near the tenant's street entry.



Projecting signs should be visually interesting.



Projecting signs should be oriented to pedestrians.



The size and shape of a projecting sign should respect the scale of the structure.



Projecting signs should fit within an imaginary rectangle with a maximum area of 12 square feet.



Projecting signs should reflect the character of each building and business and should be compatible with adjacent signage.



Projecting signs may display multiple tenant names.

Hanging Signs

Hanging signs are projecting signs suspended below a marquee or canopy. Hanging signs can include logos, symbols, or lettering. A hanging sign is generally intended to be read by pedestrians and by motorists in slow-moving vehicles.

To minimize visual clutter, hanging signs should not be located within close proximity to other hanging signs or projecting signs, preferably at least 25 feet from each other.

- Minimum vertical clearance: 8 feet.
- Maximum projection: 48 inches.
- Maximum area: 6 square feet (see measurement note on page 3).
- Location: First floor businesses and upper floor businesses with covered entries, porches, or balconies.



A hanging sign should be perpendicular to the building.



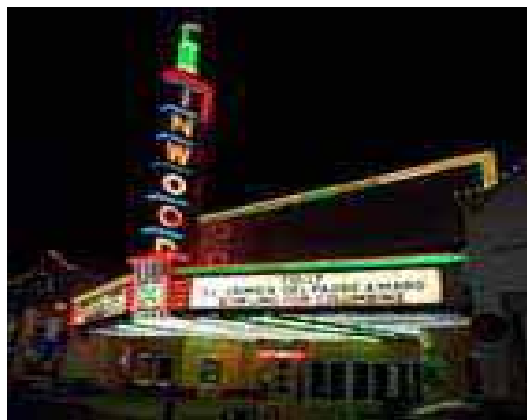
Marquee Signs

Marquee signs are projecting signs attached to the perimeter or border of a permanently roofed building, and are constructed as a part of the building. Marquee signs are usually installed on theatres, cinemas, or performing art facilities.

- Sign copy: Limited to include the facility's name and changeable copy related to current and future attractions.
- Maximum area for facility name: 40 percent of total sign area (see measurement note on page 3).
- Maximum area for the changeable copy: 80 percent of total sign area (see measurement note on page 3).



Marquee signs are often made of metal or glass.



Window Signs

Window signs are any signs painted on or attached to the inside of a window facing the street. This type of signage could contain text, graphic logos, or other images.

Window signs should not completely obscure visibility into and out of the window. Exceptions might be made for signs that screen utility and office equipment.

A maximum of one window sign is permitted per window pane or framed window area.

Temporary window signs should be allowed to identify special events and sales, provided they are removed immediately following the event.

Handwritten, paper, cardboard, and plastic signs are prohibited.

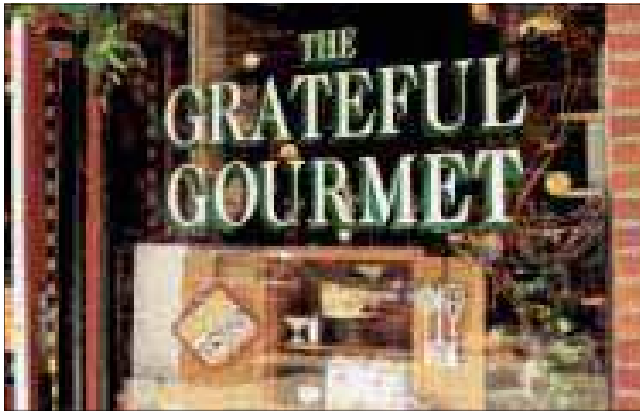
Neon signs are permitted provided that all electrical supply cords and conduits and electrical transformers are hidden from view through the window.

- Maximum area: 25 percent of the total transparent glass area of windows parallel to the street, excluding the area of any glass doors.
- Location: Limited to ground floor window facing the primary street frontage or adjoining parking lot or commercial uses on second floor windows for commercial uses that do not have ground floor occupancy.
- Material: High quality, such as paint, gold-leaf, or neon.

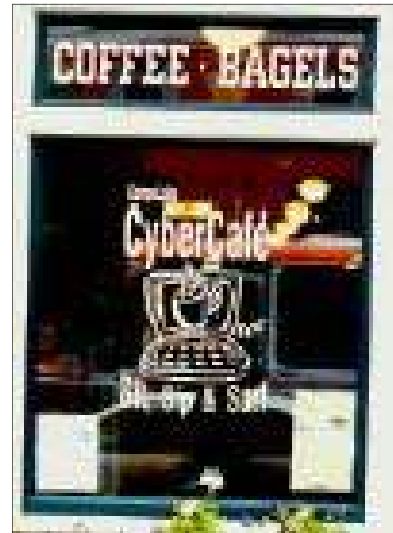


Window signs can express business image through graphic logos or colorful images.





Well-designed window graphics attract attention while still allowing pedestrians to view store interiors.

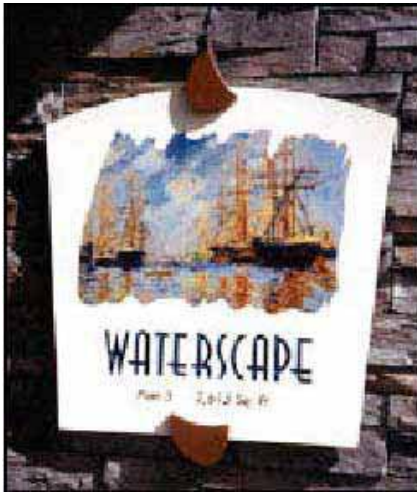


The sign copy of window signs should be in proportion to the glass surface.

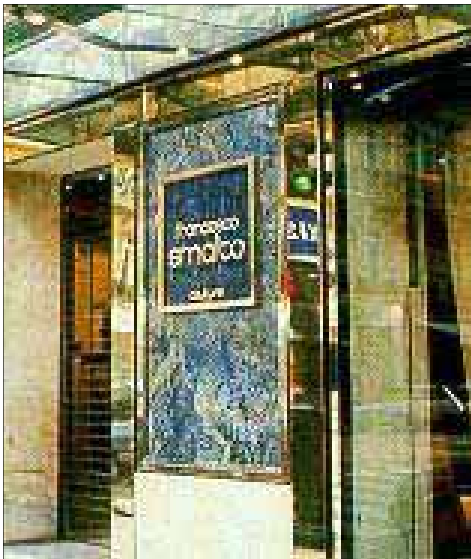
Plaque Signs

Plaque signs are attached to surfaces adjacent to entries and are smaller versions of wall signs.

- Maximum projection: 2 inches.
- Maximum area: 2 square feet (see measurement note on page 3).
- Location: Limited to wall surfaces adjacent to tenant entries.
- Graphics: Business name and logos.



Plaque signs should include unique designs or other interesting graphics.



Plaque signs are smaller versions of wall signs

Monument Signs

Monument signs are freestanding and are located adjacent to sidewalks. Such signs are typically used for buildings that are separated from adjacent streets by substantial setbacks.

A monument sign should be set onto a base or frame, presenting a solid, attractive and well-proportioned appearance that compliments the building design and materials.

- Maximum area: 60 square feet per sign face, with no more than two sign faces.
- Location: Limited to a landscaped area.
- Minimum setback from the public right-of-way: 5 feet.
- Material: Opaque backgrounds with a non-reflective material.
- Lighting: External lighting fixtures designed to complement the appearance of the sign, or internal lighting that only illuminates text and logos.
- Maximum height: 8 feet, including base.
- Text: Limited to the building or development name, logos, and the business address.
- Background: Opaque and non-reflective.



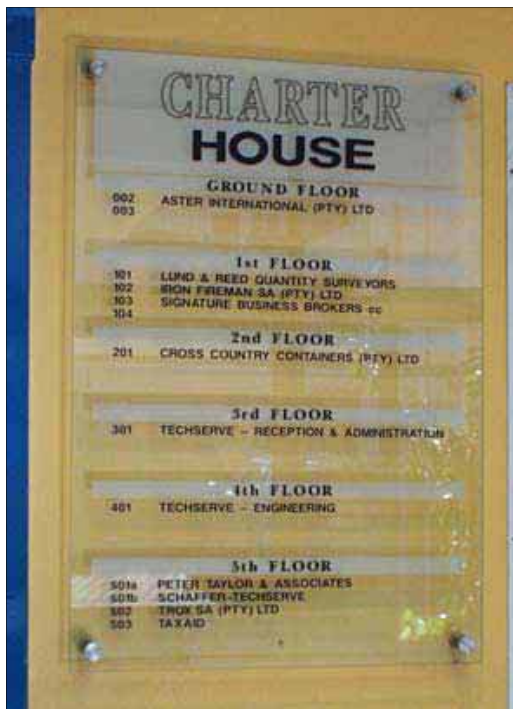
Monument signs should be constructed out of materials that complement the commercial building and its architectural style.



Tenant Directory Signs

Tenant directory signs are used to identify businesses in multi-tenant buildings that do not have direct frontage on a public street. The design of the sign should complement the building's design.

- Orientation: To the pedestrian.
- Location: Mounted flat against a solid wall within or near a main entrance or incorporated into a freestanding sign located on the property on which the tenants are located.
- Lighting: Directories may be externally illuminated.
- Maximum sign height, including the sign base: 6 feet.
- Sign copy: May include building or development name, development logo, address, tenant names, and suite addresses.
- Maximum letter height:
 - ⇒ 8 inches - Building/development name or logo
 - ⇒ 4 inches - All others.



Tenant directory signs could be mounted flat against a solid wall within or near a main entrance, or incorporated into a freestanding sign.



A-Frame Signs

Portable A-frame signs are signs or advertising devices which rest on the ground and are not designed to be permanently attached to a building or permanently anchored to the ground. A-frame signs in ~~Downtown~~ are designed to attract pedestrians, not passing motorists.

Each business is allowed to have one A-frame sign.

A-Frame signs should not encroach into required off-street parking areas, public roadways or alleys, and may not be arranged so as to create site distance conflicts or other traffic hazards.

A-Frame signs should be utilized only during regular business hours and should be removed during non-business hours.

- Maximum area: 6 square feet (see measurement note on page 3).
- Location: On private property or within the public right-of-way, provided they do not interfere with vehicle access, pedestrian movement or wheel-chair access to, through, and around the site. A minimum access width of five (5) feet should be maintained along all sidewalks and building entrances accessible to the public.
- Material: Sturdy and not subject to fading or damage from weather. The use of paper or cloth is not permitted unless located within a glass or plastic enclosure.



Portable signs should be creative and visually interesting.

Banner Signs

Banner signs contain a logo or design placed on lightweight material that can move with the wind. A banner sign is intended to add liveliness, color, and a sense of movement to a pedestrian-oriented street. The size of commercial banners should be in scale with the building. Flagpoles and brackets should be placed so as not to obscure architectural elements; locations should be considered in context of the entire facade.

- Orientation: Vertical and mounted perpendicular to the building face.
- Projection: No more than 4 feet.
- Distance above ground: 8 feet at lowest point.
- Banners along the same block of a street should generally be set at the same angle from the buildings.



A banner sign is intended to add liveliness, color, and a sense of movement to a pedestrian-oriented street.

Banner signs should hang from projecting metal brackets of a size and design appropriate to the banner and the architectural character of the building.



Banner signs should be mounted perpendicular to the façade.



Murals

Murals painted on a wall surface may be permitted upon approval by the DDRB to ensure:

- The artwork complements the design of the building in color, shape, and location on the building.
- Material is durable and resistant to graffiti and weather.

If the mural contains advertising, it qualifies as a sign and should be reviewed ~~by the Downtown Design Review Board~~. If the mural does not contain advertising and is created by artists, then it must also go before the Art Commission.



The negative visual effect of long windowless walls can be mitigated with public art or interpretive murals depicting the history and culture of the area.



Examples of murals

Service Station Signs

Because of their inherently automobile-oriented functions, service stations present unique design challenges when constructed within pedestrian-oriented, mixed-use districts like ~~Downtown~~. These guidelines are intended to help ensure that service stations and related signage is compatible with other ~~Downtown~~ development.

- Service station design and signage should reflect a balance between providing adequate visibility for the business and protecting the visual appeal of ~~Downtown~~ streetscapes.
- Signs and business identity should not be the dominant architectural feature of the service station.



The computer graphic above provides a good example of a service station designed to complement the surrounding urban environment.

- Ground mounted monument signs are encouraged over signs located on the station canopy.
- When multiple corporations share one site, the corporate logos should be located together on the same sign.
- Signs related to safety, operations, and products are allowable at pump islands but should be scaled for the visibility of the immediate user only.
- Repetitious signage on the same building frontage should be avoided, regardless of the sign area allowed for by ordinance.

A. Business Identification Signs

1. Wall Signs

Previous wall sign standards apply.

2. Monument Signs

Previous monument sign standards apply.

3. Canopy Signs

- Maximum area: 24 square feet (see measurement note on page 3).
- Maximum projection: 12 inches.

B. Price Signs

Price signs should be monument signs and can either be separate or incorporated with business identification signs. If separate, the following standards apply:

- Maximum height: 6 feet.
- Maximum width: 3 feet.



Examples of well designed price signs.



Signs should be placed so they are not obscured by landscaping when it has reached full maturity and should be integrated with landscape elements such as walls and planters.



Sign locations should be integrated within the design of the site.

APPENDIX B

4.909 Near Southside (“NS”) District

A. Purpose and Intent

It is the purpose of the Near Southside (“NS”) District to provide a specific mixed-use development zone that encourages pedestrian-oriented, urban development on the Near Southside, and to provide development standards and administrative procedures that encourage high-quality, sustainable development and creative design.

B. Uses

In the Near Southside (“NS”) District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables and supplemental standards contained in Section 6 of the document “Near Southside Development Standards and Guidelines,” an adopted supplement to the City’s Zoning Ordinance.

C. Property Development Standards

The minimum dimension of lots and yards and the height of buildings in the Near Southside (“NS”) District, shall be as shown in the accompanying table and the document “Near Southside Development Standards and Guidelines.”

The development standards may only be applied to that area known as the Near Southside District of Fort Worth boundary as described in Exhibits “A” through “C”, attached hereto and incorporated by reference.

D. Other Development Standards

Development in the Near Southside (“NS”) District is subject to the development standards and guidelines contained in the “Near Southside Development Standards and Guidelines” document. The Near Southside Development Standards and Guidelines attached hereto and approved by

Near Southside (“NS”) District	
Front Setback*	0 feet minimum, 20 feet maximum.
Rear Yard*	3 feet minimum
Side Yard*	0 feet minimum
Units per Acre	No restriction
Units per Building	No restriction
Minimum Heights	New facades along public streets and public places: 15 feet for buildings < 4,000 square feet 18 feet for buildings ≥ 4,000 square feet Ground floors of multistory non-residential buildings: minimum 10 feet, floor to ceiling
Maximum heights**	T4 and T4-N: 3 stories T4-I: 6 stories T5: 5 stories T5-I: 10 stories
Maximum heights with mix of use and/or public spaces bonuses**	TN4-N: mix <u>or</u> public space 4 stories T4: mix <u>or</u> public space 5 stories T4: mix <u>and</u> public space 6 stories T5: mix <u>or</u> public space 8 stories T5: mix <u>and</u> public space 10 stories
Notes: *Additional setback standards and guidelines contained in “Near Southside Development Standards and Guidelines.” ** See zone boundary map in Exhibit C. Height bonus and Fairmount transitional height plane provisions contained in “Near Southside Development Standards and Guidelines.”	

the City Council are included in the zoning ordinance by reference. All future amendments to the Near Southside Development Standards and Guidelines must be considered by the Urban Design Commission and Zoning Commission and approved by the City Council in accordance with the procedure set out in Article 5, Chapter 3.

E. Development Review Process

1. Certificate of Appropriateness: The Planning and Development Director or Urban Design Commission (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 principles but does not conform to a certain development standard(s) or guideline(s). The COA for such projects must describe the projects' compliance with applicable principles. Within the Near Southside ("NS") District, issuance of a certificate of appropriateness reflecting compliance with the Near Southside Development Standards and Guidelines is required as a condition for the following:
 - a. Acceptance by the Planning and Development Department of an application for a building permit for construction of a new structure;
 - b. Acceptance by the Planning and Development Department of an application for a building permit for expansion of an existing structure;
 - c. Acceptance by the Planning and Development Department of an application for a building permit for exterior renovation, remodeling or other alteration of an existing structure; and
 - d. Construction of a surface parking lot.
 - e. Acceptance by the Planning and Development Department of an application for a sign permit.
2. Application for Certificate of Appropriateness
The following materials shall be submitted to the Planning and Development Department in connection with an application for a certificate of appropriateness. The materials must be submitted at least twenty-one days before the meeting of the UDC at which the application for a certificate of appropriateness will be considered. At the time application materials are submitted, the applicant shall receive a sign provided by the Planning and Development Department that shall be posted on the project site at street level in a location readily visible to the public no less than ten days prior to the meeting of the UDC.
 - a. Copies of site plan including
 - i. Footprints of all existing structures
 - ii. Proposed footprint of all new structures
 - iii. Existing structures adjacent to the property
 - iv. Building setbacks

- v. Location of parking areas, parking lot islands, driveways, sidewalks, walkways, loading areas, walls or fences, utilities, lighting, signage, at-grade mechanical units, dumpsters, and all other site improvements.
 - b. Copies of landscape plan including location and dimension of areas to be landscaped (including private property, adjoining right-of-way and parking lot islands), total amount of landscaped area, location, number and planting size of all trees, shrubs, and groundcover, location and coverage of irrigation system, and location and description of street furniture.
 - c. Copies of schematic floor plans depicting the arrangement of interior spaces, location of windows and doors, mechanical equipment, electrical meter and utility locations. First floor site plans should show the relationship between the first floor and the site.
 - d. Copies of schematic building elevations for all sides of the building(s) showing design of all elevations, existing grade, proposed grade, finish floor elevations, roof slopes, mechanical vents and equipment, location and type of outdoor light fixtures, design and location of all wall sign(s) and notations regarding exterior colors and material;
 - e. Material specification outline with samples, brochures and/or photographs of all exterior building and site materials, finishes and fixtures.
 - f. For all detached signs, site plans drawn to scale indicating sign location and drawings of proposed sign, lettering and graphics, drawn to scale of at least one-quarter inch to the foot including any support structures. Colors of the proposed sign shall be indicated on the drawing and actual color samples shall also be furnished. Any proposed illumination shall be indicated on the drawing.
3. Authority to Approve Certificate of Appropriateness
- a. The Planning and Development Director or designee is hereby charged with the duty and invested with the authority to approve a certificate of appropriateness for new construction and renovations when the project conforms to all standards and guidelines. He or she has the discretion to forward the application for a certificate of appropriateness to the Urban Design Commission for decision.

- b. The Urban Design Commission is hereby charged with the duty and invested with the authority to enforce the Near Southside Development Standards and Guidelines for new construction and exterior renovations by hearing and deciding applications for certificates of appropriateness in accordance with this section.

F. Appeals

1. All decisions by the Planning and Development Director may be appealed to the Urban Design Commission. A written notice of appeal must be filed with the Executive Secretary of the UDC within ten (10) days of notice of the decision of the Planning and Development Director or designee. The standard of review for an appeal before the UDC shall be *de novo*.
2. All decisions other than actions relating to designation by the UDC may be appealed to the Appeals Board by the applicant. A written notice of appeal must be filed with the City Secretary within ten days after receipt of notification of the UDC's decision. The written notice of appeal shall specify:
 - a That the decision of the board is unreasonable, either in whole or in part; and
 - b The grounds for the appeal.
3. The Appeals Board shall schedule a hearing on such appeal within 30 days after receipt of the notice of appeal, or as soon thereafter as reasonably practicable. The Secretary of the UDC shall forward to the Appeals Board a complete record of the matter, including a transcript of the tape of the hearing before the UDC. In consideration of an appeal, the Appeals Board shall:
 - a Hear and consider testimony and evidence concerning the previous recommendations and actions of the city staff and the UDC;
 - b Hear new testimony and consider new evidence that was not available at the time of the hearing before the UDC;
 - c Apply the substantial evidence test to the decision of the UDC, considering the record made before the UDC;
 - d Have the option to remand any case back to the UDC for further proceedings.
4. The Appeals Board may uphold, reverse or modify the decision of the UDC unless a continuance is agreed to by the owner/appellant.
5. A hearing before the Appeals Board shall exhaust the administrative remedies of the property owner/appellant under this title. Any owner/appellant aggrieved by the decision of the Appeals Board may file in District Court.