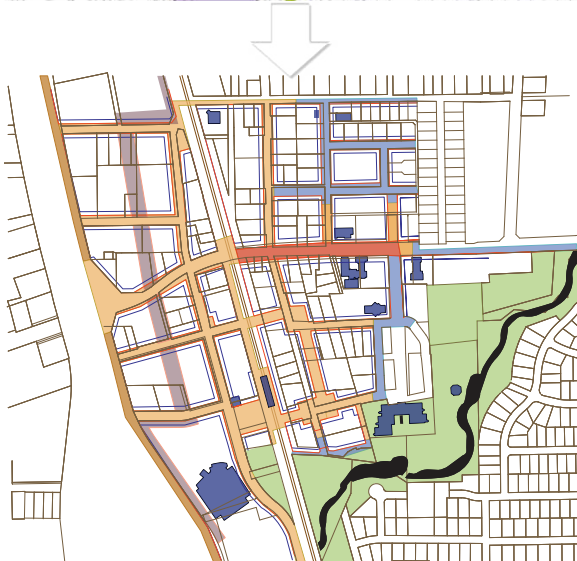


CHAPTER



INTRODUCTION



Farmers Branch Station Area Conceptual Master Plan (top). Land use plan, *Farmers Branch Station Area Conceptual Master Plan* (middle). Regulating Plan (bottom). The clear spirit, intent and integrity of the citizen-endorsed *Master Plan* for the Station Area is imbued in the Regulating Plan of the form-based code.

A. Intent

The *Station Area Form-Based Code* is designed to foster a vibrant town center for Farmers Branch through a lively mix of uses—with shopfronts, sidewalk cafes, and other commercial uses at street level, overlooked by canopy shade trees, upper story residences and offices.

Redevelopment within the Station Area shall be regulated by the *Station Area Form-Based Code* in order to achieve the vision set forth in the *Farmers Branch Station Area Conceptual Master Plan*. The *Station Area Conceptual Master Plan* was produced through a series of public meetings and workshops that took place during 2001 and 2002. The *Station Area Conceptual Master Plan* was adopted by the City Council on July 22, 2002 with the approval of Resolution No. 2002-076.

The *Station Area Form-Based Code* provides the specific means to guide implementation of the citizen-endorsed vision for the development and redevelopment of all properties in the Station Area. However, the ultimate configuration of the Dallas Area Rapid Transit (DART) light rail station and associated improvements are shown only for illustrative purposes.

The *Station Area Form-Based Code* (also referred to herein as the “*Form-Based Code*” or the “*Code*”) is a legal document that regulates land-development by setting careful and coherent controls on building form—while employing more flexible parameters relative to building use and density. This greater emphasis on physical form is intended to produce safe, attractive and enjoyable public spaces (good streets, neighborhoods and parks) complemented with a healthy mix of uses. With proper urban form, a greater integration of building uses is natural and comfortable. The *Form-Based Code* uses simple and clear graphic prescriptions and parameters for height, siting, and building elements to address the basic necessities for forming good public space.

Wherever there appears to be a conflict between the *Station Area Form-Based Code* and other sections of the *Farmers Branch Comprehensive Zoning Ordinance* (as applied to a particular development in the Station Area), the requirements specifically set forth in the *Form-Based Code* shall prevail. For development standards not covered by the *Form-Based Code*, the other applicable sections in the *Farmers Branch Comprehensive Zoning Ordinance* shall be used as the requirement. Similarly, all development must comply with all relative Federal, State or local regulations and ordinances.

B. How to Use this Code

Wherever a word is in SMALL CAPITAL LETTERS format, consult the definitions for the specific meaning.

In order to understand what the *Code* allows on property within the Station Area there are three basic steps.

1. Look at the REGULATING PLAN. Find the property of interest. Note the REQUIRED BUILDING LINE (RBL) and the PARKING SETBACK LINE. Note the color of the fronting STREET-SPACE – the color determines the BUILDING ENVELOPE STANDARD for buildings fronting that street(s). The key at the upper right of the REGULATING PLAN will direct you to the proper BUILDING ENVELOPE STANDARD. The REGULATING PLAN includes two slightly different versions (A and B) to allow for some flexibility in the street pattern and the character or location of public spaces.
2. Look at the appropriate BUILDING ENVELOPE STANDARD page in the *Code*. This page outlines the basic parameters for building on the site in terms of height, siting, elements, and use.
3. Look at the ARCHITECTURAL STANDARDS. This section outlines the parameters for the external building materials and architectural configurations.

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

For additional information regarding the STREET-SPACE, consult the street types and the STREETScape STANDARDS. These will show the prescriptions for the character of the STREET-SPACE including vehicular traffic lane widths, curb radii, sidewalk and tree planting area dimensions, and on-street parking configurations.

C. Components of the Code

The *Code* is comprised of: the REGULATING PLAN, illustrative Street Type Specifications, the BUILDING ENVELOPE STANDARDS, Streetscape Standards, Architectural Standards, and Definitions.

Regulating Plan: The REGULATING PLAN is the coding key for the *Station Area Form-Based Code*. The REGULATING PLAN shows how each LOT relates to public spaces (STREETS, CIVIC GREENS, PEDESTRIAN PATHWAYS, etc.) and the surrounding neighborhood. There may be additional regulations for LOTS in special locations as identified in the REGULATING PLAN.

Street-Type Specifications: The Street-Type Specifications illustrate typical configurations for streets within the Station Area. Specifications address vehicular traffic lane widths, curb radii, sidewalk and tree planting area dimensions, and on-street parking configurations.

Building Envelope Standards: The BUILDING ENVELOPE STANDARDS establish basic parameters governing building form, including the envelope for building placement in three dimensions and certain permitted or required building elements, such as storefronts, BALCONIES, and STREET WALLS.

The BUILDING ENVELOPE STANDARDS establish both the boundaries within which development may take place and what requirements apply. The applicable standards for a building is determined by its STREET FRONTAGE contained in the REGULATING PLAN. This produces a coherent STREET-SPACE and allows the building greater latitude behind its street FACADE.

The intent of the BUILDING ENVELOPE STANDARDS is to shape vital public space throughout the Station Area through placement and envelope controls on buildings that frame the STREET-SPACE. They aim for the minimum level of control necessary to meet that goal.

Streetscape Standards: The purpose of the Streetscape Standards is to ensure coherent STREETS and to assist builders and owners with understanding the relationship between the public space of the Station Area and their own building. These standards set the parameters for the placement of street-trees and other amenities or appurtenances (e.g., benches, signs, STREET LIGHTS, etc.) on or near each building site.

Architectural Standards: The goal of the Architectural Standards is a coherent and pleasing architectural character that is complementary to the best local traditions. The Architectural Standards govern a building's architectural elements regardless of its BUILDING ENVELOPE STANDARD and set the parameters for allowable materials, configurations, and construction techniques. Equivalent or better products than those specified are always encouraged and may be submitted for consideration to the City.

Definitions: Whenever a word is in SMALL CAPITAL LETTERS format, consult the definitions for its specific meaning. Words used in the *Form-Based Code*, but not defined by the *Form-Based Code*, which are defined in the Farmers Branch Comprehensive Zoning Ordinance, shall have the meanings set forth therein.