



Zoning Commission

Date: November 9, 2021

Case Number: ZC-21-178A

Council District: 5

Text Amendment

Case Manager: [Sevanne Steiner](#)

Owner / Applicant: The City of Fort Worth

Request

Request: Amend Zoning Ordinance Section 4.1307 Trinity Lakes Form-Based Zoning District to amend various sections of the Trinity Lakes Development Code to provide clarification of residential parking requirements, provide adjustments to building heights in the boulevard mixed use and transition character zones, limit building height within lake frontage areas, update boundaries of the character zones and update appendices

Recommendation

Urban Design Commission:

Approval

Staff Recommendation:

Approval

Zoning Commission Recommendation:

Approval by a vote of 7-0

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1. [Project Description and Background](#)
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Project Description and Background

Staff is proposing Zoning Ordinance text amendments for the Trinity Lakes Development Code. The purpose of the amendments is to accommodate significant changes that have occurred in the Trinity Lakes form-based district since the code was adopted by the City Council on December 4, 2012 and amended on January 27, 2015. The most significant change is the new Trinity Railway Express (TRE) transit station moving from Richland Hills to the Village Mixed Use character zone subdistrict. In addition, Interstate 820 is being widened and modernized including frontage roads providing highway access. Lastly, Trinity Boulevard is being reconstructed. As a result, changes are being recommended by the Urban Design Commission (UDC) and staff to the Boulevard, Highway, Transition, and Village Mixed Use character zone subdistricts.

Specifically, the amendments are as follows:

- 1) Adjust all residential parking requirements to one (1) space per unit reflecting current Transit Oriented Development best practices.
- 2) Adjust maximum building height from three (3) to six (6) stories in the Boulevard Mixed Use character zone.
- 3) Adjust maximum building height from three (3) to four (4) stories in the Transition character zone.
- 4) Limit building height to two (2) stories within 30 feet of lakeside frontage areas.
- 5) Clarify 65% maximum permeable lot coverage requirement.
- 6) Change Planning and Development Department to the Development Services Department.
- 7) Update references to all appendices

Public Notification

300-foot Legal Notifications were mailed on September 21, 2021.

The following organizations were notified: (emailed September 24, 2021)

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.	Neighborhoods of East Fort Worth
Lakes of River Trails West HOA	River Trails HA
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	East Fort Worth Business Association
Birdville ISD	Fort Worth ISD
Hurst Eules Bedford ISD	

Proposed Amendments

The requested text amendments shall be evaluated as described in the Trinity Lakes Code, excerpted below:

A request for a modification to any of the standards of this Code other than minor modifications permitted under Section 3.2 shall be reviewed and processed as a text amendment. In evaluating an amendment, the approval body shall consider the extent to which the application meets any of the following:

- (i) Provides an alternative "Master Plan" approach by consolidating multiple properties to create a predictable, market responsive development for the area; or
- (ii) Fits the adjoining context by providing appropriate transitions.

PROPOSED AMENDMENTS

Table 5.1 - Schedule of Uses: Under Vehicle Sales and Service with drive through facilities, change Highway Commercial from “NP” Not Permitted to “P/C” Permitted with conditions found in Table 5.2 Use Criteria

Section 6: Adjust all residential parking requirements to one (1) space per unit.

- This is due to the activation of the transit station and is in line with TOD best practice standards.

Section 6.1.3 – Boulevard Mixed-Use Character Zone: Adjust maximum building height to six (6) stories.

- This is to align mixed-use development with the Village and Highway Mixed Use districts given its direct connection to the transit station.

Section 6.5.3 – Transition Character Zone: Adjust maximum building height to four (4) stories.

- This will appropriately transition Highway, Village and Boulevard Mixed Use to Neighborhood Zoning, which currently has a three (3) story height maximum.

In addition to the previous text amendments, the following are clarification edits to be made in the text:

Section 1.4: The TLD Code implements the vision for Trinity Lakes as established in the Regulating Plan (Appendix A Appendices A and B)

Section 2.3.1: Locate the subject property on the Trinity Lakes Regulating Plan (Appendix A Appendices A and B)

- Correction from previous amendments when a second page for Regulating Plan was added.

Section 3.1.8: All private development projects are subject to review by the Planning and Development Department Development Services Department ...

Section 3.2.1: ...all applicable development principles and clearly conform to all standards may be approved administratively by the Planning and Development Director Development Services Director ...

- Updating new name of the Development Services Department

Section 4.5.1: Buildings along the lakeside frontage shall not exceed two (2) stories, within the 30 ft. depth of the Lakeside Frontage (language added).

- Clarification of the depth of the two (2) story height limit.

Section 10.4: The “X %” metric for pervious ground and permeable materials lot coverage should be amended to 65%.

- There was a scrivener’s error that did not get changed through the original adoption process. This percentage of pervious ground was studied by the developer and the City of Fort Worth’s Stormwater Management Department, including the City Floodplain Engineer as a consultant.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, CODIFIED AS APPENDIX “A” OF THE CODE OF THE CITY OF FORT WORTH (2015), TO AMEND VARIOUS SECTIONS OF THE TRINITY LAKES DEVELOPMENT CODE AS PROVIDED BY SECTION 4.1307.D., “OTHER DEVELOPMENT STANDARDS” OF SECTION 4.1307, “TRINITY LAKES (“TL”) DISTRICT OF ARTICLE 13, “FORM-BASED DISTRICTS” OF CHAPTER 4, “DISTRICT REGULATIONS” TO PROVIDE CLARIFICATION OF RESIDENTIAL PARKING REQUIREMENTS, PROVIDE ADJUSTMENTS TO BUILDING HEIGHTS IN THE BOULEVARD MIXED USE AND TRANSITION CHARACTER ZONES, LIMIT BUILDING HEIGHT WITHIN LAKE FRONTAGE AREAS, UPDATE BOUNDARIES OF THE CHARACTER ZONES AND UPDATE APPENDICES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council adopted Ordinance No. 20511-12-2012 on December 4, 2012 creating the Trinity Lakes form-based zoning districts to encourage high quality, pedestrian-oriented development and a variety of housing types and neighborhood layouts; adopted the Trinity Lakes Development Code as part of the Zoning Ordinance; and established the Urban Design Commission and staff to administer those design standards; and

WHEREAS, the City Council adopted Ordinance No. 21359-05-2014 on August 5, 2014 amending the Trinity Lakes Development Code adopted as part of the Zoning Ordinance clarify and correct inconsistencies; and

WHEREAS, the City Council adopted Ordinance No. 21671-03-2015 on March 5, 2015 amending the Trinity Lakes Development Code to provide additional clarifications to regulation of accessory structures, garages, and other development standards; and

WHEREAS, since the creation of the Trinity Lakes District and the implementation of the Trinity Lakes Development Code staff has reviewed projects which have prompted these proposed amendments to clarify and correct inconsistencies in the Trinity Lakes Development Code; and

WHEREAS, the property owner and their consultants have provided input and worked with staff on the proposed amendments to the Trinity Lakes Development Code and has endorsed the proposed amendments, and

WHEREAS, it is advisable to amend the Trinity Lakes Development Code to provide clarification of residential parking requirements, provide adjustments to building heights in the boulevard mixed use and transition character zones, limit building height within lake frontage areas, update boundaries of the character zones and update appendices; and

WHEREAS, Section 4.1307.D of the Zoning Ordinance entitled “Other Development Standards” requires that any revisions to the Trinity Lakes Development Code must be considered by the Urban Design Commission, the Zoning Commission and the City Council;

WHEREAS, the Zoning Commission recommends approval of the proposed amendments to the Trinity Lakes Development Code to the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS AS FOLLOWS:

SECTION 1.

The Trinity Lakes Development Code, as adopted and incorporated into Ordinance No. 21359, the Zoning Ordinance in Chapter 4, “District Regulations”, Article

13 “Form Based Districts”, Section 4.1307, “Trinity Lakes (TL) District”, Subsection 4.1307.D. “Other standards” is hereby amended as set out in Exhibit “A”, attached and hereby incorporated into the Zoning Ordinance by reference, in various sections of the Trinity Lakes Development Code to update and amend the Regulating Plan, to provide clarification of residential parking requirements, provide adjustments to building heights in the boulevard mixed use and transition character zones, limit building height within lake frontage areas, update boundaries of the character zones and update appendices, which will provide clarity and flexibility for the property owners in the Trinity Lakes District. A copy of the Trinity Lakes Development Code is on file in the City Secretary’s Office.

SECTION 2.

This ordinance shall be cumulative of all provision of ordinances and the Code of the City of Fort Worth, Texas (2015), as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 3.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction,

such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation exists shall constitute a separate offense.

SECTION 5.

All rights and remedies of the City of Fort Worth, Texas, are expressly saved as to any all violations of the provisions of Ordinance Nos. 13896 and 21359 which have accrued at the time of the effective date of this ordinance and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 6.

The City Secretary of the City of Fort Worth, Texas, is hereby directed to publish the caption, penalty clause and effective date of this ordinance for two (2) days in the

official newspaper of the City of Fort Worth, Texas, as authorized by Section 52.013, Texas Local Government Code.

SECTION 7.

This ordinance shall take effect upon adoption and publication as required by law.

APPROVED AS TO FORM AND LEGALITY:

Melinda Ramos, Assistant City Attorney

Ronald Gonzales, Acting City Secretary

ADOPTED: _____

EFFECTIVE: _____

EXHIBIT A

TRINITY LAKES

Trinity Lakes Development Code

~~Prepared for Newell Companies~~

~~and the City of Fort Worth by:~~

~~GATEWAYPLANNING~~

~~Design • Implementation • Value Capture~~



DRAFT Amendment August 27, 2021
Red-lined Version

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I. Introduction

1.1 Authority

This Trinity Lakes Development Code (hereinafter, “the TLD Code”) is enacted as one of the instruments for implementing the public purposes and objectives of the adopted City of Fort Worth 2012 Comprehensive Plan, and more specifically the Parks and Community Services Strategy of the Trinity River Vision and Trinity River Trails by extending the trail and park system into the deficient eastside sector and the policy of promoting walkable urbanism. The Code supplants the application of all provisions of the City of Fort Worth Zoning Ordinance as it pertained to land within the boundaries of the Trinity Lakes Development (hereinafter, “Trinity Lakes”) prior to the effective date of this TLD Code.

1.2 Purpose & Intent

The purpose of Trinity Lakes is to encourage economic development within East Fort Worth to accompany a growing residential market base. The TLD Code implements specific character areas with a pedestrian-oriented mix of uses and convenient access between area neighborhoods and shopping, employment, housing and neighborhood retail services. The intent is to establish Trinity Lakes as an attractive and vibrant place in the community. Therefore, the goals of the TLD Code are to provide a more functional and attractive community through the use of recognized principles of urban design and allow property owners flexibility in land use, while prescribing a higher level of detail in building design and form. Because of Trinity Lakes’ adjacency to the TRE Rail Line, the plan and code are declared to be “rail-ready,” in the event that Trinity Lakes becomes attractive as a future station on the TRE.

1.3 Economic Development

The TLD Code and corresponding standards are created to support economic development, create a sustainable tax base, and implement job creation by establishing adjacency predictability of private development that supports and leverages investment in and around Trinity Lakes in East Fort Worth.

1.4 Establishment of Specific Development Standards

The TLD Code implements the vision for Trinity Lakes as established in the Regulating Plan (Appendix A & B). Creation of different Character Zones within the area enables specific site and location standards to be enumerated and applied. Clear graphic standards are provided for location, height, and building elements. Such standards promote adjacency predictability, flexibility in land use, walkable mixed-use development, transitions to existing neighborhoods, and transportation choice.

II. Components of the TLD Code

2.1 The Regulating Plan

The Regulating Plan for the area shall be the official zoning map. It shall establish the following standards for all lots within the zone:

2.1.1 Character Zones– Trinity Lakes is distinguished into different “Character Zones”. Each Character Zone is intended to create a distinct urban form different from another Character Zone. Each Character Zone shall establish use and building standards including height, bulk, building and parking location, and functional design. The Regulating Plan classifies all lots within the area into one of six Character Zones.

2.1.2 Street Designations by Type– The Street Designations on the Regulating Plan include Main Street, Avenue, Neighborhood Street, Mixed Use

General, and Park Edge within Trinity Lakes. In addition, streets are distinguished by the appropriate development context by denoting them on the Regulating Plan as Type ‘A’ or Type ‘B’ Streets.

2.1.3 Required and Recommended Street Network - The Required and Recommended Street Network specifies the future streets needed to implement the Trinity Lakes Development Regulating Plan. The Required Streets shall be mandatory and shall generally meet the locational and connectivity goals of the Regulating Plan. The Recommended Streets are not mandatory and are at the election of the developer. Their design shall be guided by the Street Designations.

2.1.4 Required Open Space – The Required Open Space on the regulating plan consists of required open spaces such as parks, plazas, pedestrian paseos and lakeside frontages within the area.

2.1.5 Special Frontage Standards - The Special Frontage Standards establish exceptions and special conditions for all buildings along designated frontages. Special Frontage Standards shall apply in addition to the underlying Character Zone standards.

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

2.3 Using This Code

The following basic steps should be followed to determine the uses and development standards applicable on property within the Trinity Lakes area:

2.3.1 Locate the subject property on the Trinity Lakes Regulating Plan (Appendix A & B).

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

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

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

2.3.5 Refer to Section VIII for Building Design Standards.

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

III. Administration

3.1 Applicability

- 3.1.1 The uses and buildings on all land within Trinity Lakes zoning classification shall conform exclusively to this TLD Code.
- 3.1.2 Provisions of this TLD Code are activated by “shall” when required; “should” when recommended; and “may” when optional.
- 3.1.3 The provisions of this TLD Code, when in conflict, shall take precedence over those of other City of Fort Worth codes, ordinances, regulations and standards as amended except as noted herein. Development under this Code, shall comply with the Neighborhood and Community Park Dedication Policy and in accordance with this policy the Developer will work with the Parks and Community Service Department to create a mutually acceptable Trinity Lakes Park Plan.
- 3.1.4 The development standards under Chapter 6 the City of Fort Worth Zoning Ordinance, as amended, shall not apply to Trinity Lakes except as specifically referenced herein. Development standards not addressed in this Code shall be governed by the City of Fort Worth Zoning Ordinance to the extent they are not in conflict with the intent or text of the TLD Code.
- 3.1.5 Sign Standards under Chapter 6, Article 4 as amended, of the City of Fort Worth Zoning Ordinance, shall not apply to the area except as specifically referenced herein. Sign standards not addressed in this Code shall be governed by the City of Fort Worth Sign Ordinance and Sign Code to the extent they are not in conflict with the intent or text

of the TLD Code and are not prohibited in the TLD Code.

- 3.1.6 Terms used throughout this Code are defined in *Section 11. Definitions*. For those terms not defined in *Section 11. Definitions*, Chapter 9, Definitions of the City of Fort Worth Zoning Ordinance shall apply. For terms not defined in either section, they shall be accorded commonly accepted meanings. In the event of conflict, the definitions of this Code shall take precedence.
- 3.1.7 Where in conflict, numerical metrics shall take precedence over graphic metrics.
- 3.1.8 Projects Subject to Review: All private development projects are subject to review by the ~~Planning and Development~~ ~~Department~~ Development Services Department, the Urban Design Commission (UDC), Appeals Board, and/or the City Council (CC) for compliance with this Code. All buildings, streets, and public spaces by public entities are also subject to review.

3.2 Development Review Process

- 3.2.1 Administrative Review versus UDC Review: Projects that are supported by the operating Trinity Lakes management group with written documentation and are clearly consistent with all applicable development principles and clearly conform to all standards may be approved administratively by the ~~Planning and Development~~ Development Services Director or his/her designee without UDC review. The UDC shall review projects that require interpretation or discretionary judgment with respect to the project’s compliance with standards. Appeals to UDC judgments shall be heard by the Appeals Board. The ~~Planning and~~

~~Development~~Development Services Director or designee shall be responsible for the following:

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

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

- (i) Does not materially change the circulation and building location on the site;
- (ii) Does not increase the building area permitted under this Code;
- (iii) Does not change the relationship between the buildings and the street;
- (iv) Does not allow greater height of any building or reduction of any parking requirement established in this Code; or
- (v) Does not change any required element of the Regulating Plan beyond the thresholds established in Table 3.1 below

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

Table 3.1 Minor Modifications Allowed

Standard	Minor Modification Allowed	Criteria
Area/boundary of Character Zones	No more than a 50% change (increase or decrease) in the area of any Character Zone (aggregate or per block)	<ul style="list-style-type: none"> • Shall not eliminate any Character Zone • Shall not change the overall boundary of the Regulating Plan • 50% measurement shall be based on the total area of that specific Character Zone within the entire Corridor
Location of any Required Street	May be realigned no more than 200' in any direction compared to the Regulating Plan alignment	<ul style="list-style-type: none"> • Shall maintain the connectivity intended by the Regulating Plan
Building Form and Development Standards		
<ul style="list-style-type: none"> • Build to zones 	No more than a 25% change in the maximum or minimum setback.	<ul style="list-style-type: none"> • Changes to the build to zones and setbacks may only be due to any changes to the street cross sections, changes in the width of a sidewalk, or additions of forecourts or outdoor patio/sidewalk cafe seating. • In the Transition Zone, the build to zone may be adjusted to accommodate efficient drive through facilities. The drive through facility shall adhere to screening requirements. • In no case shall the sidewalk in the pedestrian easement be less than 6 feet in width • In no case shall off-street surface parking be permitted between the building and the sidewalk along a Type 'A' Street frontage.
<ul style="list-style-type: none"> • Building Frontage 	No more than a 25% reduction in the required building frontage along each block of a Required Street.	<ul style="list-style-type: none"> • Any reduction in the required building frontage shall be to accommodate porte-cocheres for drop-off and pick-up.
Street Cross Sections and Streetscape standards	<p>Cross sections of new streets may be adjusted with respect to number of lanes, lane widths, on-street parking configuration, and pedestrian accommodation</p> <p>Street tree planting, street lighting, and other streetscape elements may be adjusted based on the development context and street cross section.</p>	<ul style="list-style-type: none"> • Any changes to the street cross sections or streetscape standards shall be based on specific development context such as vegetation, natural features, drainage, and fire access and is subject to approval by the City.
Required Open Space	Any required public open space may be adjusted by no more than 25%.	<ul style="list-style-type: none"> • Changes shall be based on total acreage.
Any numerical standard, not listed above and established in this Code	May be modified (increased or decreased) no greater than 10%	<ul style="list-style-type: none"> • Any modification to numerical standards shall still be in keeping with the purpose and intent of the TLD code.

- 3.2.3 A request for a modification to any of the standards of this Code other than minor modifications permitted under Section 3.2 shall be reviewed and processed as a text amendment. In evaluating an amendment, the approval body shall consider the extent to which the application meets any of the following:
 - (i) Provides an alternative “Master Plan” approach by consolidating multiple properties to create a predictable, market responsive development for the area; or
 - (ii) Fits the adjoining context by providing appropriate transitions.
- 3.2.4 Standard for Approval of Development Applications: The ~~Planning and Development~~Development Services Director or UDC shall approve all site plans for development that are clearly consistent with applicable development standard(s).
- 3.2.5 Plat Approval: The City of Fort Worth Subdivision Ordinance standards shall apply for the plat approval process.
- 3.2.6 Variances to Zoning Property Development Standards: The UDC is authorized to approve appropriate exceptions to the Code, provided a project complies with the purpose and intent. The UDC may allow additional flexibility for projects of exceptional civic or environmental design. Any change to dimensional standards beyond the minor modifications in Table 3.1 related to building heights or setbacks, however, requires a variance approved by the Board of Adjustment.
- 3.2.7 Waivers to standards within the Subdivision Ordinance beyond those allowed by this Code shall require approval by the City Plan Commission.

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

IV. The Regulating Plan

- 4.1 **Adoption of the Regulating Plan:** The Trinity Lakes Regulating Plan (Appendix A and B) is hereby adopted as the official zoning map for the area. Within any area subject to the approved Regulating Plan, this TLD Code becomes the exclusive and mandatory regulation.

4.2 Establishment of Character Zones

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

- 4.2.1 Boulevard Mixed Use – The Boulevard Mixed Use Zone is intended to create a vibrant, mixed-use area that leverages Trinity Boulevard as a “Complete Street,” supporting multi modal traffic and linking other regional destinations. The Boulevard Mixed Use Zone will serve as the much-needed commercial node for the local community. Development within the Boulevard Mixed Use Zone shall meet the Building Form and Development Standards in Section 6.1 of this TLD Code.
- 4.2.2 Village Mixed Use – The Village Mixed Use Zone is intended to create opportunities for local small scale, retail and restaurant, and higher density residential (apartments, townhouses, multi-unit homes, live-work) development. This area is envisioned as a peaceful place to bring family and

- friends to enjoy a walk or a conversation while dining outdoors and along the lake. This area is intended to take advantage of the lake side views by developing small scale retail and restaurants along the lake edge and higher density residential development that are able to take advantage of lake views. Development within the Village Mixed Use Zone shall meet the Building Form and Development Standards in Section 6.2 of this TLD Code.
- 4.2.3 Highway Mixed Use – The Highway Mixed Use Zone is intended to create opportunities for large scale development office and residential uses including lodging uses that take advantage of visibility and access from I-820. Office development will compliment other development in Trinity Lakes through architecture and scale. Development will transition from higher intensity along the highway to the lower scale development within the Trinity Lakes development. Office development will also include an appropriate transition from the noise and activity on the I-820 expressway, to the neighborhoods in Trinity Lakes. Development in the zone shall meet the Building Form and Development Standards in Section 6.3 of this TLD Code.
- 4.2.4 Campus Commercial – The Campus Commercial Zone is intended to create an employment center based on market opportunities. The development is envisioned as a campus environment that also compliments the moderate scale of the adjacent development. Development will be integrated into a street network that is compatible with the planned street network connections. The focus of the Campus Commercial Zone is to maximize the potential to create a regional employment destination with easy access to regional highways, thoroughfares and the extensive trail network.
- Development within the Campus Commercial Zone shall meet the Building Form and Development Standards in Section 6.4 of this TLD Code.
- 4.2.5 Transition – The Transition Zone is intended to provide for a range of small scale office and residential (low-density apartments, live-work, townhouses, multi-unit homes, patio homes, etc) transitions between higher intensity development and the existing and proposed neighborhoods. Transition standards will emphasize keeping a smaller scale for residential uses and limiting building types to be compatible with the adjoining neighborhoods. Natural drainage and open space are envisioned to be amenities for these areas and should be treated as a parks and open spaces accessible to the public. Development within the Transition Zone shall meet the Building Form and Development Standards in Section 6.5 of this TLD Code.
- 4.2.6 Neighborhood – The Neighborhood Zone is intended to provide for a range of residential uses and building types (low-density apartments, live-work, townhouses, multi-unit homes, patio homes, cottage homes, estate homes, etc.) along the southern edge of the Trinity Lakes Development. Development will connect to the existing regional trail network and allow that network to feed into the local trails of Trinity Lakes. The open space to the south is envisioned as an amenity and provides exposure to the trail system in order for it to be used in a meaningful way. Development within the Neighborhood Zone shall meet the Building Form and Development Standards in Section 6.6 of this TLD Code.

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

4.3.1 Type 'A' Streets Established – Type 'A' Streets are intended to be the primary pedestrian streets and buildings along Type 'A' Streets shall be held to the highest standard of pedestrian-oriented design. The Type 'A' Streets are Main Street, and Neighborhood Street Type 'A' as identified in the Regulating Plan.

4.3.2 Type 'B' Streets Established – Type 'B' Streets are intended to balance pedestrian orientation with automobile orientation. Buildings along Type 'B' Streets may be permitted to accommodate some service and auto-related functions. The Type 'B' Streets are Avenue, Neighborhood Street Type 'B' and Park Edge as identified in the Regulating Plan.

4.4 Required Streets by Street Type – The Street Network indicates required and recommended streets needed to implement the Trinity Lakes Illustrative Master Plan. The Regulating Plan designates the type and location of streets. All new streets in Trinity Lakes shall meet the street design standards established in Section VII herein.

4.5 Special Requirements – In order to address specific requirements and transitions based on street frontage and adjacency, the following Special Frontage Requirements as established in the Regulating Plan shall apply:

4.5.1 Lakeside Frontage: Ground floors of all buildings designated as Lakeside Frontage on the Regulating Plan shall not be occupied by residential units and/or lodging rooms in hotels to a minimum depth of 30 ft. as measured from the front building line. Buildings along the lakeside frontage shall not exceed two (2) stories.

4.5.2 Main Street Frontage: Ground floors of all buildings designated as Main Street Frontage on the Regulating Plan shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicapped accessibility, and first floor elevation flush with the sidewalk.

4.5.3 Campus Commercial Height Transition: Building height of all buildings designated as Campus Commercial Height Transition on the Regulating Plan shall be limited to 6 stories. The intent for this is to appropriately transition the heights of the adjacent zones to the taller buildings in the Campus Commercial Zone.

4.6 Required Open Space – The Regulating Plan indicates required Open Spaces based on the Illustrative Master Plan. The specific standards for Open Space are established in Section X: [Open Space Design Standards](#).

4.7 Gas Wells – The Regulating Plan indicates existing Gas Well locations. If development other than civic/open space is desired, an amendment shall be filed in order to submit a revised plan for the specific location, according to Section 3.2.3 of this Code.

V. Schedule of Permitted Uses

5.1), but are substantially similar, may be permitted upon approval of the ~~Planning and Development~~ **Development Services** Director or his/her designee, subject to Appeals Board for appeal.

5.1 Applicability: Due to the emphasis on urban form over land uses in the District, general use categories have been identified by Character Zone. Uses not listed in the following schedule (Table

Table 5.1 – Schedule of Uses							
	Character Zone	Boulevard Mixed Use	Village Mixed Use	Highway Mixed Use	Campus Commercial	Transition	Neighborhood
Land Use							
Residential Uses							
Household Living	One-family detached dwelling	NP	NP	NP	NP	P	P
	One-family attached (townhouse, rowhouse)	NP	P	NP	NP	P	P ¹
	Manor Home	NP	P	NP	P	P	P/C
	Multifamily dwelling apartment	P	P	P	P	P	NP
	One dwelling unit when part of a business (Loft or Live-Work)	P	P	P	P	P	NP
Public & Civic Uses							
Education	College or University	NP	NP	P	P	NP	NP
	Day care center (child or adult)	NP	P	P	P	P	NP
	Kindergarten	P	P	P	P	P	p
	School, elementary or secondary (public or private)	P	P	P	P	P	P
	Business college or commercial school	NP	NP	P	P	NP	NP
Government	Government office facility	NP	NP	P	P	P	NP
	Museums and other special purpose recreational institutions	NP	NP	P	P	NP	NP
	Museum, library or fine art center	NP	NP	P	P	NP	NP
Healthcare Facilities	Assisted living facility	NP	NP	P	P	P	NP
	Blood bank	NP	NP	P	P	NP	NP
	Care facility	P	NP	P	P	P	NP
	Health services facility; including doctor's office or medical clinic	P	P	P	P	P	NP
	Hospice	NP	NP	NP	P	NP	NP
	Hospital	NP	NP	NP	P	NP	NP
	Massage Therapy and Spa	P	P	P	P	P	NP
Nursing home (with full medical services)	NP	NP	P	P	P	NP	
Recreation	Center, community recreation or welfare	P	NP	P	P	NP	NP
	Center, community recreation or welfare, private or non-profit	P	NP	P	P	NP	NP
	Park or playground (public or private)	P	P	P	P	P	P

¹ Maximum of 8 attached units in a lot

Table 5.1 – Schedule of Uses

		Character Zone	Boulevard Mixed Use	Village Mixed Use	Highway Mixed Use	Campus Commercial	Transition	Neighborhood
Religious	Place of worship		P	P	P	P	P	P
	Place of worship auxiliary use		P	NP	P	P	NP	NP
Utilities	Telecommunications antenna (on structure)		P/C	NP	P/C	P/C	NP	NP
	Telecommunications tower		P/C	NP	P/C	P/C	NP	NP
Commercial Uses								
Entertainment and Eating	Amusement, indoor		P	P	P	P	NP	NP
	Amusement, outdoor		P	P	P	P	NP	NP
	Bowling alley		P	P	P	P	NP	NP
	Bar, tavern, cocktail lounge; club, private or teen		P	P	P	P	NP	NP
	Club, commercial or business		P	P	P	P	P	NP
	Drive-in restaurant or business		P/C	NP	NP	P/C	P/C	NP
	Bingo Parlor		P	P	P	P	P	NP
	Health or recreation club		P	P	P	P	P	NP
	Indoor recreation		P	P	P	P	P	NP
	Lodge or civic club		P	P	P	P	P	NP
	Massage parlor		P	P	P	P	P	NP
	Restaurant, café, cafeteria		P	P	P	P	P	NP
Swimming pool, commercial			P	NP	P	P	NP	NP
	Theater, drive-in		NP	NP	NP	P	NP	NP
Theater, movie theater or auditorium		P	P	P	P	NP	NP	
Lodging	Bed and breakfast inn		NP	NP	NP	NP	P	P
	Hotel, motel or inn		P	P	P	P	NP	NP
Office	Bank, financial institution		P	P	P	P	P	NP
	Offices		P	P	P	P	P	NP
Retail Sales and Service without drive through services	Antique shop		P	P	P	P	P	NP
	Appliance, sales, supply or repair		P	P	P	P	P	NP
	Bakery		P	P	P	P	P	NP
	Barber or beauty shop		P	P	P	P	P	NP
	Book, stationary stores or news stand		P	P	P	P	P	NP
	Burglar alarm sales and service		P	P	P	P	P	NP
	Caterer or wedding service		P	P	P	P	P	NP
	Clothing/wearing apparel sales, new		P	P	P	P	P	NP
	Clothing/wearing apparel sales, used		P	P	P	P	P	NP
	Convenience store		P	P	P	P	P	NP
Copy store or commercial print without off-set printing		P	P	P	P	P	NP	

Table 5.1 – Schedule of Uses

	Character Zone	Boulevard Mixed Use	Village Mixed Use	Highway Mixed Use	Campus Commercial	Transition	Neighborhood
	Dance studio	P	P	P	P	P	NP
	Dressmaking, custom; millinery shop	P	P	P	P	P	NP
	Duplicating services	P	P	P	P	P	NP
	Farmer's Market	P	P	P	P	P	NP
	Furniture sales, new and used (office & residential) in a building	P	P	P	P	P	NP
	Furniture upholstery, refinishing or resale	P	P	P	P	P	NP
	General merchandise store	P	P	P	P	P	NP
	Greenhouse or plant nursery	P	NP	P	P	P	NP
Retail Sales and Service <u>without</u> drive through services	Grocery store	P	NP	NP	P	NP	NP
	Home improvement store	P	P	P	P	P	NP
	Interior decorating	P	P	P	P	P	NP
	Large retail store	P	NP	P	P	NP	NP
	Laundry or dry cleaning collection office	P	P	P	P	P	NP
	Leather goods shop	P	P	P	P	P	NP
	Locksmith	P	P	P	P	P	NP
	Medical supplies/equipment sales or rental	P	P	P	P	P	NP
	Mortuary or funeral home	P	P	P	P	P	NP
	Newspaper distribution center	P	P	P	P	P	NP
	Optician	P	P	P	P	P	NP
	Pawn shop	P	P	P	P	P	NP
	Pharmacy (drug store)	P	P	P	P	P	NP
	Photograph, portrait/camera shop or photo finishing	P	P	P	P	P	NP
	Recording studio	P	P	P	P	P	NP
	Retail sales, general	P	P	P	P	P	NP
	Saddle or harness, repair or sales	P	P	P	P	P	NP
	Shoe shine shop	P	P	P	P	P	NP
	Studio, art or photography	P	P	P	P	P	NP
	Tailor, clothing or apparel shop	P	P	P	P	P	NP
Veterinary clinic w/indoor kennels	P	NP	P	P	P	NP	
Vehicle Sales and Service <u>with</u> drive through facilities	Auto parts supply, retail	P/C	NP	NP	P/C	P/C	NP
	Automotive repair; paint and body shop	P/C	NP	NP	P/C	P/C	NP
	Car wash, full or self service	P/C	NP	NP	P/C	P/C	NP
	Gasoline sales	P/C	NP	NP	P/C	P/C	NP
	Parking area or garage, storage commercial or auxiliary	P	P/C	P	P	P/C	NP

Table 5.1 – Schedule of Uses

	Character Zone	Boulevard Mixed Use	Village Mixed Use	Highway Mixed Use	Campus Commercial	Transition	Neighborhood
	Service station	P/C	NP	NP	P/C	P/C	NP
Light Industrial							
Light Industrial Services	Assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes	NP	NP	NP	P/C	NP	NP
	Food processing (no slaughtering)	NP	NP	NP	P/C	NP	NP
	Furniture or cabinet repair or construction	NP	NP	NP	P/C	NP	NP
	Furniture sales, with outside storage/display (new/used)	NP	NP	NP	P/C	NP	NP
	Manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning/polishing preparations, boats under 28ft in length, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats, or dresses for wholesale trade	NP	NP	NP	P/C	NP	NP
	Monument/marble works, finishing and carving only	NP	NP	NP	P/C	NP	NP
	Monument works, stone	NP	NP	NP	P/C	NP	NP
	Paint mixing or spraying	NP	NP	NP	P/C	NP	NP
	Paper box manufacture	NP	NP	NP	P/C	NP	NP
	Pattern shop	NP	NP	NP	P/C	NP	NP
	Printing, lithographing, book-binding, newspapers or publishing	NP	NP	NP	P/C	NP	NP
	Rubber stamping, shearing/punching	NP	NP	NP	P/C	NP	NP
Sheet metal shop	NP	NP	NP	P/C	NP	NP	
Welding shop, custom work (not structural)	NP	NP	NP	P/C	NP	NP	
Heavy Industrial							
Heavy Industrial Manufacturing and Transit	Brewery, distillery or winery	NP	NP	NP	P/C	NP	NP
	Passenger station	NP	P	NP	NP	NP	NP
	Wholesale: bakery, produce market or wholesale house	NP	NP	NP	P/C	NP	NP
	Wholesale office or sample room	NP	NP	NP	P/C	NP	NP
Other Uses							
Agriculture and Minerals	Community garden	P/C	P/C	P/C	P/C	P/C	P/C
	Gas Drilling & Production	P	P	P	P	P	P
Accessory Uses	Accessory use or building (for residential use)	NP	NP	NP	NP	P	P
	Incidental Outdoor Display (subject to standards in Section 7 of the Code)	P/A	P/A	P/A	P/A	P/A	NP
	Satellite antenna (dish)	P	P	P	P	P	P
	Solar energy equipment	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
	Wind energy equipment	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Rainwater harvesting equipment	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	

Table 5.1 – Schedule of Uses

	Character Zone	Boulevard Mixed Use	Village Mixed Use	Highway Mixed Use	Campus Commercial	Transition	Neighborhood
	Utility equipment (includes electrical transformers, gas meters, etc)	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Temporary Uses	Amusement, outdoor (temporary)	P	P	P	P	NP	NP
	Batch plant, concrete or asphalt (temporary)	P	P	P	P	NP	NP
	Residence for security purposes, temporary	P	P	P	P	NP	NP
	Sales from kiosks	P	P	P	P	P	NP
	Special Event (subject to City's Special Events Ordinance)	P	P	P	P	NP	NP
	Trailer, portable; sales, construction or storage	P	P	P	P	P	P
	Vendor, Food, Non-Potentially Hazardous Food	P	P	P	P	NP	NP
	Vendor, Food, Potentially Hazardous Food	P	P	P	P	NP	NP
	Vendor, Merchandise	P	P	P	P	NP	NP
Vendor, Mobile Food Vendor Parks/Courts	P	P	P	P	NP	NP	

P= Permitted by right NP= Not Permitted

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

P/A = Permitted Accessory Use

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

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

Table 5.2 – Use Criteria		
<i>Use</i>	<i>Zone</i>	<i>Location & Design Criteria</i>
Non-Residential Uses		
Vehicle Sales and Service	Highway Mixed Use, Boulevard Mixed Use, and Campus Commercial	<ul style="list-style-type: none"> Gas pumps, canopies, and/or service bays shall not be located along any Type 'A' Street frontage. No more than 50% of a lot's frontage along the Boulevard shall be occupied by gas pumps, canopies, and/or service bays. Any buildings associated with the use shall also have a pedestrian entrance at a Type 'A' Street and/or the Boulevard. No outdoor storage of vehicles or other products sold shall be permitted along Type 'A' Streets and the Boulevard. All auto-related sales display shall be inside storefronts or along Type 'B' Streets.
Parking area	Village Mixed Use, and Transition	<ul style="list-style-type: none"> Surface parking shall not be located at a street intersection for minimum of 30' along each street. Street screening required along 'A' Streets Driveway access for parking lots shall be from 'B' Streets or alleys. Access from 'A' Streets or Trinity Boulevard shall be limited and only permitted when 'B' Street or alley access does not exist.
Any permitted use with a drive through facility	Highway Mixed Use, Boulevard Mixed Use, Campus Commercial, and Transition	<ul style="list-style-type: none"> All drive through access (driveways) shall be from Trinity Boulevard only if the lot has no access to any Type 'B' Street. Drive through lanes and/or canopies shall not have frontage along on or be located along any Type 'A' Street. Drive through areas screened by a 4' high Street Screen along the Boulevard Drive through facilities shall meet the design standards in Section VIII of this code.
Utilities	Boulevard Mixed Use, Highway Mixed Use, and Campus Commercial	<ul style="list-style-type: none"> Ground floors along Type 'A' Streets shall be built to Commercial Ready Standards Service bays, loading, and unloading shall be along Type 'B' Street or driveway frontages only. Utility equipment, antennas, and other accessory equipment shall not be installed with frontage on Type 'A' Streets.
Telecommunication Antennas including cell, accessory and mounted (Excluded from this category are freestanding and commercial antennas and equipment buildings)	Boulevard Mixed Use, Village Mixed Use, Highway Mixed Use, and Campus Commercial	<ul style="list-style-type: none"> Antennas shall be permitted on rooftops. Antennas shall be screened entirely with a screen of same color as the principal building. Antennas shall not be visible from adjacent Type 'A' Street.
Residential Uses		
Multi-family residential	Boulevard Mixed Use, Highway Mixed Use, and Campus Commercial	<ul style="list-style-type: none"> No residential uses shall be permitted on the ground floors of building with direct frontage along either Trinity Boulevard or IH 820 Frontage Road. Residential uses are permitted on the ground floors of building with all other street and interior driveway frontages.

Table 5.2 – Use Criteria

<i>Use</i>	<i>Zone</i>	<i>Location & Design Criteria</i>
Manor Home	Neighborhood	<ul style="list-style-type: none"> • No more than 4 units permitted. • Building must appear to be one large house with one front door, although additional side and/or rear doors are permitted. • Parking must be from a rear driveway or alley and garages must not face directly onto a public street
Other Uses		
Electrical equipment, appliance, and components assembly and manufacturing Light Industrial Services and assembly uses Heavy Industrial Manufacturing Wholesale Trade establishment	Campus Commercial	<ul style="list-style-type: none"> • No outdoor storage permitted • Ground floors along Type 'A' Streets shall be built to Commercial Ready Standards • Service bays, loading, and unloading shall be along Type 'B' Street or driveway frontages only.
Community Garden	All Zones	<ul style="list-style-type: none"> • Shall be no larger than 1.0 acre. • Gardens shall be enclosed by a fence on all open sides; where it is not enclosed by a building. • Fences should be installed straight and plumb, with vertical supports at a minimum of 8' on center. Chicken wire, if used, should be continuously supported along all edges. • Fencing Materials: <ul style="list-style-type: none"> ○ <u>Permitted</u>: pressure treated wood (must be painted or stained medium to dark color), chicken wire, wrought iron, painted galvanized steel ○ <u>Not permitted</u>: chain link, barbed wire, vinyl, un-painted/stained pressure treated wood, plywood • Specific to the Village Mixed Use Character Zone – shall be permitted as an interim use of property (3-yr increments)
Rain water harvesting equipment	All Zones	<ul style="list-style-type: none"> • Rain water harvesting equipment may not be installed along Type 'A' Streets. • On all other frontages, they shall be screened with a Street Screen at least as high as the equipment being screened.
Utility equipment (includes electrical transformers, gas meters, etc)	All Zones	<ul style="list-style-type: none"> • A mutually acceptable site location of utility equipment will be determined during the design and platting process through a discussion with the appropriate utility provider.

VI. Building Form and Development Standards

6.1 Boulevard Mixed Use

6.1.1 Illustrations and Intent

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

The Boulevard Mixed Use Zone form and development standards are intended to address development along Trinity Boulevard. Development standards in this frontage type are intended to create a vibrant, mixed-use area that leverages Trinity Boulevard as a "Complete Street" supporting multimodal traffic and linking other regional destinations. The Boulevard Mixed Use area will serve as the well-needed commercial activity area for the local community.

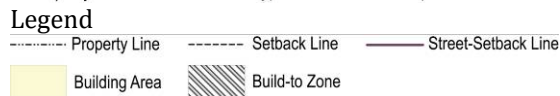
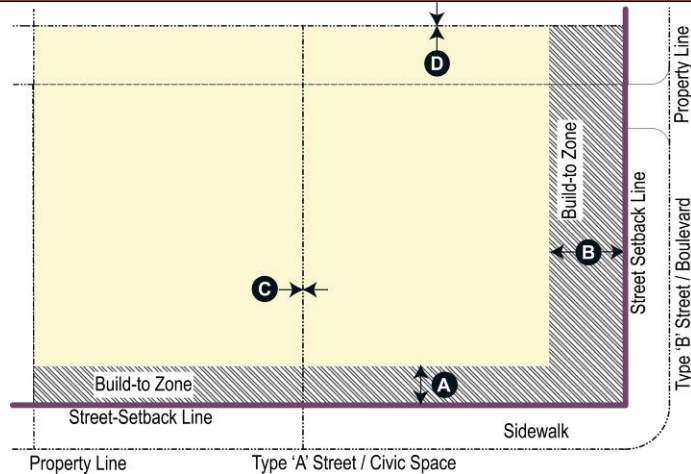
Generally, this frontage type may accommodate large-format retail or office sites with surface parking along the Trinity Boulevard frontage. The goal is to minimize the impact of large, surface parking lots and discourage the "big-box" look.

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



Images of large-format retail and office development with appropriate frontages along Trinity Boulevard and the Main Street.

6.1.2 Building Placement



(i) Street Setback Line (SSL) (Distance from center line of street cross section to edge of the BTZ)	
Main Street	46 ft.
Avenue	42 ft.
Park Edge Street	32 ft.
Neighborhood Street Type A	34 ft.
Mixed Use General Street	30 ft.
Type B	
(ii) Build-to Zone (BTZ) (measured from edge of SSL)	
Front (Type 'A' Street / Civic Space)	0' – 10' (see #1) A
Front (Boulevard / Type 'B' Street)	0' – 75' (see #2) B
Side and Rear (from property line)	0' (see #3) C D
(iii) Building Frontage	
% of building built to Type 'A' Street BTZ	70% (min.) (see #4 and #7)
% of building built to Boulevard /Type 'B' Street BTZ	25% (min.) (see #4 and #7)

Notes

#1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk along Type 'A' streets.

#2 – The area between the building and the edge of the BTZ at the public sidewalk shall include a 6' wide (min.) landscaping strip with street trees planted at 40' on center (average), except at street intersections, where paving is optional up to 50' along the building façade. Species of the street trees shall be selected from the Planting List in Table 6.8 Table A in Chapter 6 Development Standards of the City of Fort Worth Zoning Ordinance.

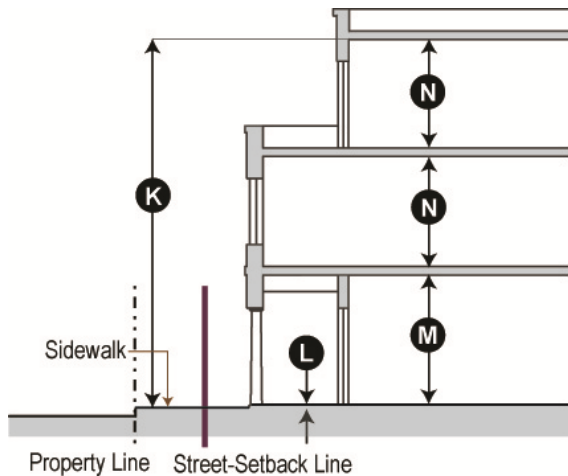
#3 – Side and rear build-to-zone shall be based on minimum fire separation required between buildings, if applicable.

#4 – Corner building street facades shall be built to the BTZ for a minimum of 20' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.

#5 – Floor to floor heights shall not apply to parking structures. Where buildings fall within the Main Street Frontage, those standards shall apply.

#6 – Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.

6.1.3 Building Height



Principal Building Standards

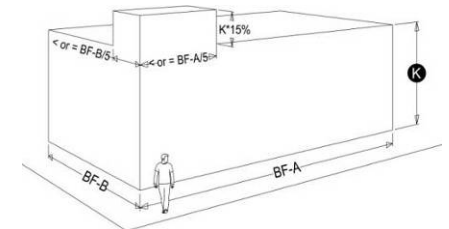
Building Maximum	3-6 stories (max.) (see #6 and #8) K
First floor to floor height	15' (min.) (see #5) M
Ground floor finish level	12 inches max. above sidewalk (for ground floor Commercial Ready buildings) L
Upper floor to floor height	10' (min.) (see #5) N

6.1.4 Commercial Frontage Standards

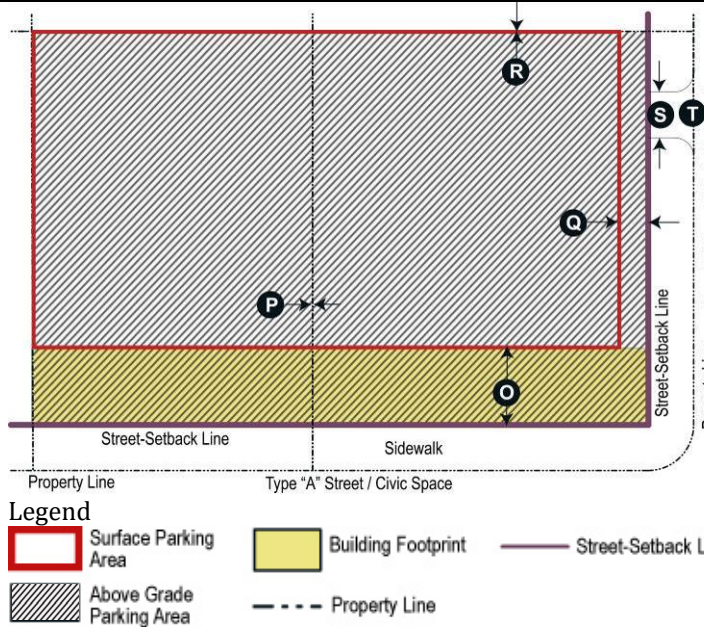
Ground floors of all buildings fronting on Trinity Boulevard or within the Main Street Frontage area shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

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

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



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



(i) Parking Location

Surface/At Grade Parking		
Type 'A' Street and Civic Space setback	Shall be located behind the principal building	O
Trinity Boulevard and Type 'B' Street setback	Min. of 3 feet behind the building facade line or 5 feet from the SSL along that street, whichever is less	Q
Side and Rear setback (distance from property line)	0' (min.)	P R
Above Grade Parking		
Setback along Type 'A' Streets, Trinity Boulevard, Type 'B' Streets, or Civic Space	May be built up to the building façade line along that street	
Side and Rear setback (distance from property line)	0' (min.) (see #3, pg. 18)	P R

(ii) Required Off-Street Parking Spaces

Non-residential uses	1 space per 300 sq.ft.
Lodging Uses	1 space per lodging room
Residential Uses	1-5 1 space/unit

- (i) Canopies, signs, awnings and balconies*
- Canopies, signs, awnings and balconies may extend over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.
 - Building projections on all other facades may not be closer than 5' to any adjacent property line.
- (ii) Arcades and Colonnades:*
- Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6' in depth.
 - The minimum interior clearance height within an arcade or colonnade shall be 12'.

6.1.7 Façade Elements *(iii) Driveways and Service areas*

- (i) Doors and Windows:*
- There shall be no blank walls greater than 50 ft. in width along any Type 'A' Street, Trinity Boulevard and Type 'B' façade of any building. Along all other streets, there shall be no blank walls greater than 100 feet in width.
 - Doors and windows on ground floor of all buildings shall be a minimum of 50% of the ground floor façade area along all Type 'A' Streets and Trinity Boulevard. There shall be no requirement along all other streets.
 - Windows on the upper floors shall be a minimum of 30% of each upper floor façade area along all Type 'A' Streets and Trinity Boulevard. There shall be no requirement along all other streets.
 - Primary entrance doors for all buildings shall be on a Type 'A' Street or Trinity Boulevard.
- (ii) Façade Articulation:* Along Trinity Boulevard and Type 'A' Street façades there shall be a prominent entrance or corner element, articulated by a horizontal break of 3' max.

Driveway Widths	Along I-820, TxDOT Standards apply. City of Fort Worth Standards on Trinity Blvd and 24 feet max. on all other streets	S
Driveways and off-street loading and unloading shall not be located on Type 'A' Streets. Porte cocheres may be permitted on Type 'A' Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. If driveway and/or off-street service loading and unloading access is provided from Type 'A' Street, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.		T

6.2 Village Mixed Use

6.2.1 Illustrations and Intent

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

The Village Mixed Use Zone building form and development standards are intended to address development along the lake side with Trinity Lakes. Development standards in this character zone are intended to take advantage of its location as a central lake side development location.

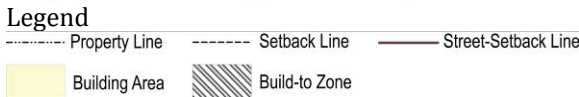
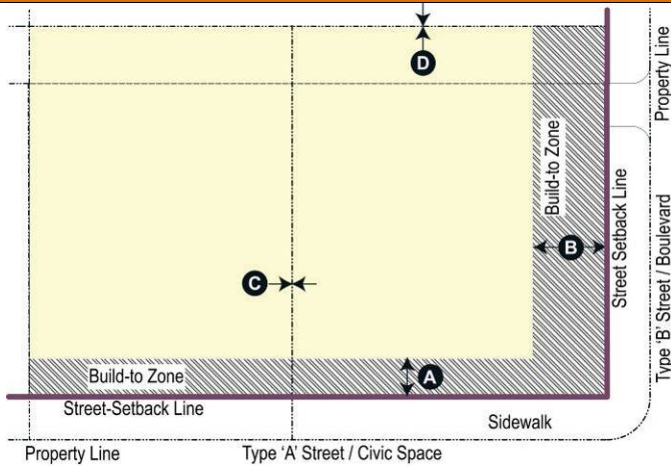
Generally, this character zone creates opportunities for local small scale, retail and restaurant, and medium scale residential (apartments, townhouses, multi-unit homes, live-work) development. This area is envisioned as a peaceful place to bring family and friends to enjoy a walk or a conversation while dining outdoors

In addition, the site shall take advantage of the lake side views by developing small scale retail and restaurants along the lake edge and higher residential development that are able take advantage of lake views.



A lakeside frontage building with façade facing the lake (left) and two corner buildings with tower elements to signify the entrance into a significant area (right).

6.2.2 Building Placement



(i) *Street Setback Line* (Distance from center line of street cross section to edge of the BTZ)

Main Street	46 ft.	Neighborhood Street Type A	34 ft.
Park Edge Street	32 ft.	Mixed Use General Street Type B	30 ft.

(ii) *Build-to Zone (BTZ)* (measured from edge of SSL)

Front (Type 'A' Street / Civic Space)	5' – 10' (see #1)	A
Front (Boulevard/ Type 'B' Street)	0 – 75' (see #2)	B
Side and Rear (from property line)	0' (see #3)	C D

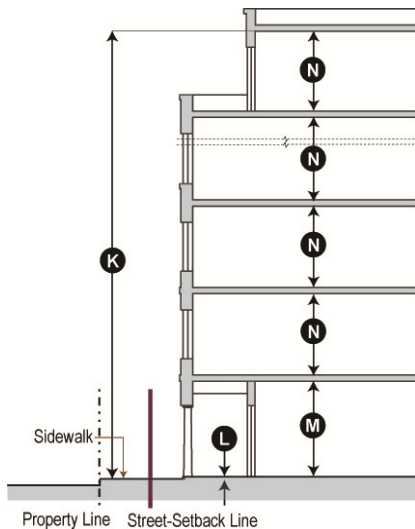
(iii) *Building Frontage*

% of building built to Type 'A' Street BTZ	90% (min.) (see #4 and #7)
% of building built to Type 'B' Street BTZ	40% (min.) (see #4 and #7)

Notes

- #1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.
- #2 – The area between the building and the edge of the BTZ at the public sidewalk shall include a 6' wide (min.) landscaping strip with street trees planted at 40' on center (average), except at street intersections, where paving is optional up to 50' along the building façade. Species of the street trees shall be selected from the Planting List in Table 6.8 Table A in Chapter 6 Development Standards of the City of Fort Worth Zoning Ordinance.
- #3 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
- #4 – Corner building street facades shall be built to the BTZ for a minimum of 30' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to-zone standards.
- #5 – Floor to floor heights shall not apply to parking structures. Where buildings are within the Lakeside Frontage, Section 6.2.6 shall apply.
- #6 – Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.

6.2.3 Building Height



Principal Building Standards

Building Maximum	6 stories (max.) (see #6 and #8)	K
First floor to floor height	15' (min.) (see #5 and 6.2.6)	M
Ground floor finish level	12 inches max. above sidewalk (for ground floor Commercial Ready buildings)	L
Upper floor to floor height	10' (min.) (see #5)	N

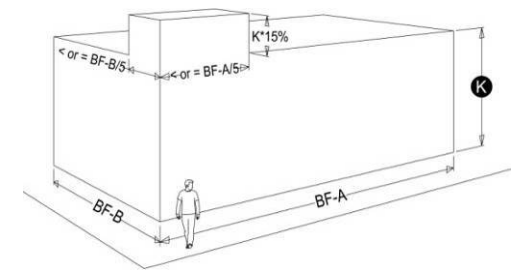
6.2.4 Commercial Frontage Standards

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

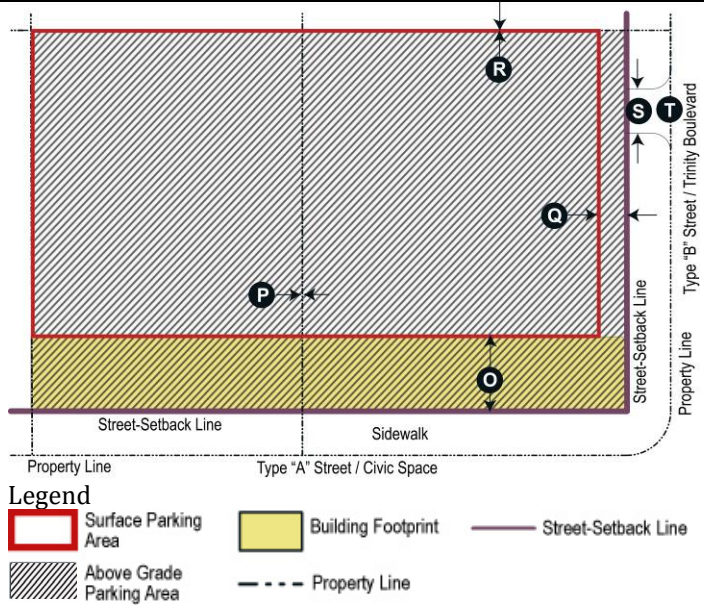
6.2.5 Lakeside Frontage Standards

- The following standards shall apply for buildings within the Lakeside Frontage:
- i. Maximum of 2 stories within 30 feet along the of lakeside frontage areas.
 - ii. Minimum 12' clear for ground floor height

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



6.2.6 Parking and Service Areas (i) *Parking Location* **6.2.7 Other Standards**



<i>(i) Parking Location</i>		
Surface/At Grade Parking		
Type 'A' Street, Pedestrian Passage and Civic Space setback	Shall be located behind the principal building	O
Type 'B' Street setback	Min. of 3 feet behind the building facade line or 5 feet from the SSL along that street, whichever is less	Q
Side and Rear setback (distance from property line)	0' (min.)	P R
Above Grade Parking		
Setback along Type 'A' Streets, Boulevard, Type 'B' Streets, or Civic Space	May be built up to the building façade line along that street	
Side and Rear setback (distance from property line)	0' (min.) (see #3, pg.21)	P R
<i>(ii) Required Off-Street Parking Spaces</i>		
Non-residential uses	1 space per 300 sq.ft	
Lodging Uses	1 space per lodging room	
Residential Uses	1.5 1 space/unit	

- 6.2.7 Other Standards**
- (i) Canopies, signs, awnings and balconies
 1. Canopies, signs, awnings and balconies may extend over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.
 2. Building projections on all other facades may not be closer than 5' to any adjacent property line.
 - (ii) Arcades and Colonnades:
 1. Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6' in depth.
 2. The minimum interior clearance height within an arcade or colonnade shall be 12'.

6.2.8 Façade Elements (iii) *Driveways and Service areas*

- (i) Doors and Windows:
 1. There shall be no blank walls greater than 50 ft. in width along any Type 'A' Street and Type 'B' façade of any building. Along all other streets, there shall be no blank walls greater than 100 feet in width.
 2. Doors and windows on ground floor of all buildings shall be a minimum of 50% of the ground floor façade area along all Type 'A' Streets. There shall be no requirement along all other streets.
 3. Windows on the upper floors shall be a minimum of 30% of each upper floor façade area along all Type 'A' Streets. There shall be no requirement along all other streets.
 4. Primary entrance doors for all buildings shall be on a Type 'A' Street.
- (ii) Façade Articulation: Along Type 'A' Street façades there shall be a prominent entrance or corner element, articulated by a horizontal break of 3' max.

<i>(iii) Driveways and Service areas</i>		
Driveway Widths	24 feet max. on all streets	S
Driveways and off-street loading and unloading shall not be located on Type 'A' Streets. Porte cocheres may be permitted on Type 'A' Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. If driveway and/or off-street service loading and unloading access is provided from Type 'A' Street, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.		
		T

6.3 Highway Mixed Use

6.3.1 Illustrations and Intent

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

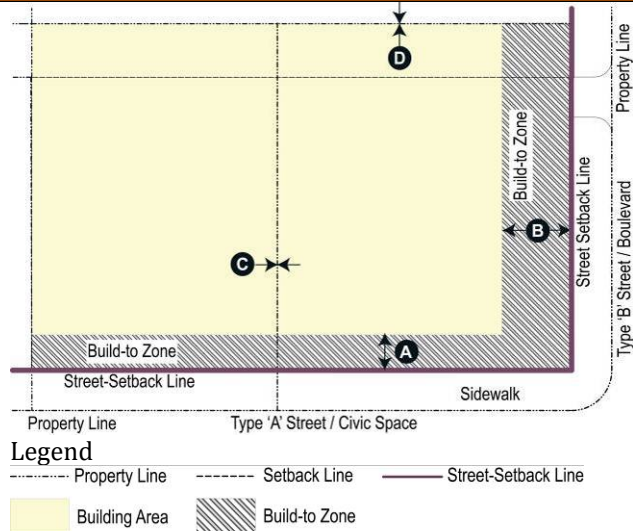
The Highway Mixed Use Zone building form and development standards are intended to create opportunities for large scale development for employment and residential uses that takes advantage of visibility from I-820. The office development will compliment other development in Trinity Lakes through architecture and scale.

Generally, this character zone will appropriately transition from the highway to the lower scale development within the Trinity Lakes development. Office development will allow an appropriate transition from the noise and activity that already occurs on the busy I-820 expressway.



Highway Mixed Use buildings with front facades oriented towards internal streets, buffer the highway from the community.

6.3.2 Building Placement



(i) <i>Street Setback Line</i> (Distance from center line of street cross section to edge of the BTZ)	
Main Street	46 ft.
Neighborhood Street Type A	34 ft.
Mixed Use General Street Type B	30 ft.
(ii) <i>Build-to Zone (BTZ)</i> (measured from edge of SSL)	
Front (Type 'A' Street / Civic Space)	5' – 10' (see #1) A
Front (Boulevard/ Type 'B' Street)	0' – 75' (see #2) B
Side and Rear (from property line)	0' (see #3) C D
(iii) <i>Building Frontage</i>	
% of building built to Type 'A' Street BTZ	90% (min.) (see #4 and #7)
% of building built to Type 'B' Street BTZ	30% (min.) (see #4 and #7)

Notes

#1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.

#2 – The area between the building and the edge of the BTZ at the public sidewalk shall include a 6' wide (min.) landscaping strip with street trees planted at 40' on center (average), except at street intersections, where paving is optional up to 50' along the building façade. Species of the street trees shall be selected from the Planting List in Table 6.8 Table A in Chapter 6 Development Standards of the City of Fort Worth Zoning Ordinance.

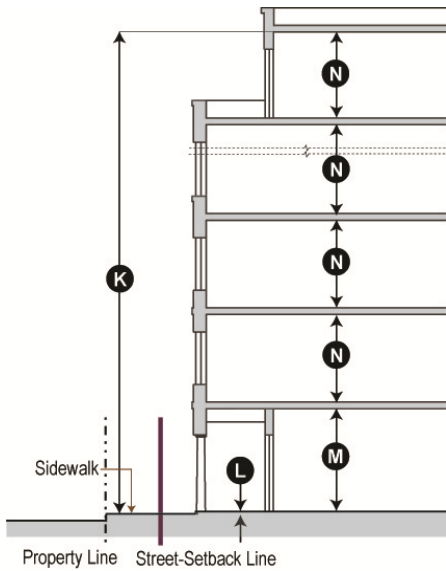
#3 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

#4 – Corner building street facades shall be built to the BTZ for a minimum of 20' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.

#5 – Floor to floor heights shall not apply to parking structures.

#6 – Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.

6.3.3 Building Height



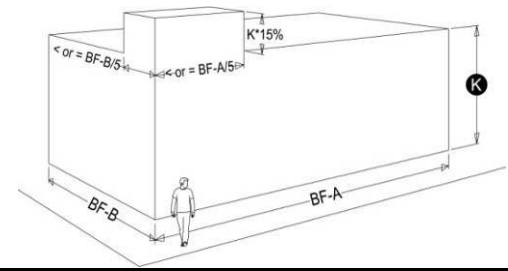
<i>Principal Building Standards</i>	
Building Maximum	6 stories (max.) (see #6 and #8) K
First floor to floor height	15' (min.) (see #5) M
Ground floor finish level	12 inches max. above sidewalk (for ground floor Commercial Ready buildings) L
Upper floor to floor height	10' (min.) (see #5) N

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

6.3.4 Commercial Frontage Standards

Ground floors of all buildings within the Main Street Frontage area shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicapped accessibility, and first floor elevation flush with the sidewalk.

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



<p>6.3.5 Parking and Service Areas</p>	<p><i>(i) Parking Location</i></p>	<p>6.3.6 Other Standards</p>																											
	<table border="1"> <tr> <td colspan="3">Surface/At Grade Parking</td> </tr> <tr> <td>Type 'A' Street and Civic Space setback</td> <td>Shall be located behind the principal building</td> <td>O</td> </tr> <tr> <td>Type 'B' Street setback</td> <td>Min. of 3 feet behind the building facade line or 5 feet from the SSL along that street, whichever is less</td> <td>Q</td> </tr> <tr> <td>Side and Rear setback (distance from property line)</td> <td>0' (min.)</td> <td>P R</td> </tr> <tr> <td colspan="3">Above Grade Parking</td> </tr> <tr> <td>Setback along Type 'A' Streets, Boulevard, Type 'B' Streets, or Civic Space</td> <td>May be built up to the building façade line along that street</td> <td></td> </tr> <tr> <td>Side and Rear setback (distance from property line)</td> <td>0' (min.) (see #3, pg. 24)</td> <td>P R</td> </tr> </table> <p><i>(ii) Required Off-Street Parking Spaces</i></p> <table border="1"> <tr> <td>Non-residential uses</td> <td>1 space per 300 sq.ft.</td> </tr> <tr> <td>Lodging Uses</td> <td>1 space per lodging room</td> </tr> <tr> <td>Residential Uses</td> <td>1-5 1 space/unit</td> </tr> </table>	Surface/At Grade Parking			Type 'A' Street and Civic Space setback	Shall be located behind the principal building	O	Type 'B' Street setback	Min. of 3 feet behind the building facade line or 5 feet from the SSL along that street, whichever is less	Q	Side and Rear setback (distance from property line)	0' (min.)	P R	Above Grade Parking			Setback along Type 'A' Streets, Boulevard, Type 'B' Streets, or Civic Space	May be built up to the building façade line along that street		Side and Rear setback (distance from property line)	0' (min.) (see #3, pg. 24)	P R	Non-residential uses	1 space per 300 sq.ft.	Lodging Uses	1 space per lodging room	Residential Uses	1-5 1 space/unit	<p>(i) Canopies, signs, awnings and balconies</p> <ol style="list-style-type: none"> Canopies, signs, awnings and balconies may extend over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane. Building projections on all other facades may not be closer than 5' to any adjacent property line. <p>(ii) Arcades and Colonnades:</p> <ol style="list-style-type: none"> Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6' in depth. The minimum interior clearance height within an arcade or colonnade shall be 12'.
Surface/At Grade Parking																													
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Residential Uses	1-5 1 space/unit																												
<p>6.3.7 Façade Elements</p>	<p><i>(iii) Driveways and Service areas</i></p>																												
<p>(i) Doors and Windows:</p> <ol style="list-style-type: none"> There shall be no blank walls greater than 50 ft. in width along any Type 'A' Street and Type 'B' façade of any building. Along all other streets, there shall be no blank walls greater than 100 feet in width. Doors and windows on ground floor of all buildings shall be a minimum of 50% of the ground floor façade area along all Type 'A' Streets. There shall be no requirement along all other streets. Windows on the upper floors shall be a minimum of 30% of each upper floor façade area along all Type 'A' Streets. There shall be no requirement along all other streets. Primary entrance doors for all buildings shall be on a Type 'A' Street. <p>(ii) Façade Articulation: Along Type 'A' Street façades there shall be a prominent entrance or corner element, articulated by a horizontal break of 3' max.</p>	<table border="1"> <tr> <td>Driveway Widths</td> <td>24 feet max. on all streets</td> <td>S</td> </tr> <tr> <td colspan="3">Driveways and off-street loading and unloading shall not be located on Type 'A' Streets. Porte cocheres may be permitted on Type 'A' Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. If driveway and/or off-street service loading and unloading access is provided from Type 'A' Street, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.</td> </tr> </table>	Driveway Widths	24 feet max. on all streets	S	Driveways and off-street loading and unloading shall not be located on Type 'A' Streets. Porte cocheres may be permitted on Type 'A' Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. If driveway and/or off-street service loading and unloading access is provided from Type 'A' Street, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.																								
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6.4 Campus Commercial

6.4.1 Illustrations and Intent

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

The Campus Commercial Zone building form and development standards are intended to create an employment center based on market realities. The development is envisioned as a campus environment, but also compliments the moderate scale of the adjacent development. It is expected that development be integrated into a street network that is compatible with the planned street network connections.

Generally, this character zone will maximize the potential to create a regional destination with easy access to regional highways, thoroughfares and trail network.

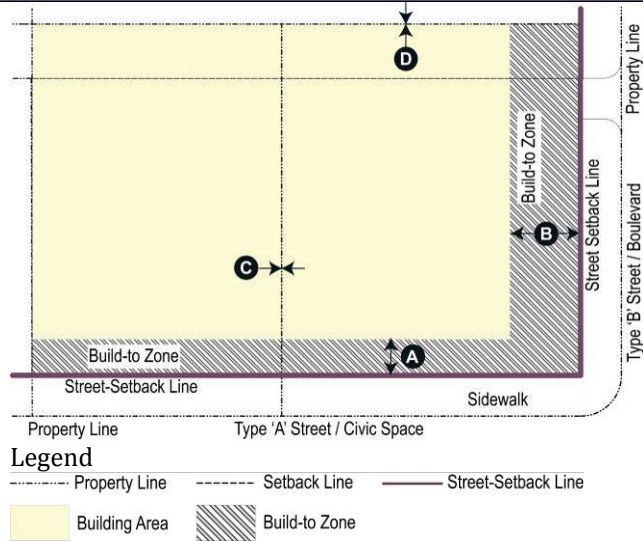


Appropriate frontages for the Campus Commercial Character Zone



Appropriate height variations for the Campus Commercial Zone

6.4.2 Building Placement



(i) Street Setback Line (Distance from center line of street cross section to edge of the BTZ)			
Main Street	46 ft.	Neighborhood Street Type A	34 ft.
Park Edge Street	32 ft.	Mixed Use General Street Type B	30 ft.
(ii) Build-to Zone (BTZ) (measured from edge of SSL)			
Front (Type 'A' Street / Civic Space)	5' – 10' (see #1)		A
Front (Boulevard/ Type 'B' Street)	0' – 10' (see #2)		B
Side and Rear (from property line)	0' (see #3)		C D
(iii) Building Frontage			
% of building built to Type 'A' Street BTZ	80% (min.) (see #4 and #7)		
% of building built to Type 'B' Street BTZ	40% (min.) (see #4 and #7)		

Notes

#1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.

#2 – The area between the building and the edge of the BTZ at the public sidewalk shall include a 6' wide (min.) landscaping strip with street trees planted at 40' on center (average), except at street intersections, where paving is optional up to 50' along the building façade. Species of the street trees shall be selected from the Planting List in Table 6.8 Table A in Chapter 6 Development Standards of the City of Fort Worth Zoning Ordinance.

#3 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

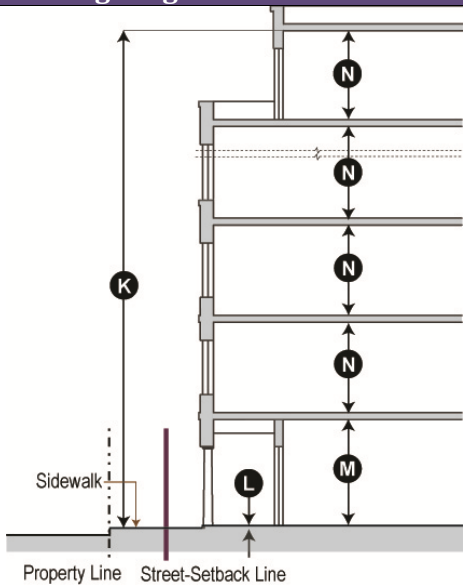
#4 – Corner building street facades shall be built to the BTZ a minimum of 40' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.

#5 – Floor to floor heights shall not apply to parking structures.

#6 – Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.

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

6.4.3 Building Height



Principal Building Standards

Building Maximum	15 stories (max.) (see #6, #8 and 6.4.6)	K
First floor to floor height	15' (min.) (see #5)	M
Ground floor finish level	12 inches max. above sidewalk (for ground floor Commercial Ready buildings)	L
Upper floor to floor height	10' (min.) (see #5)	N

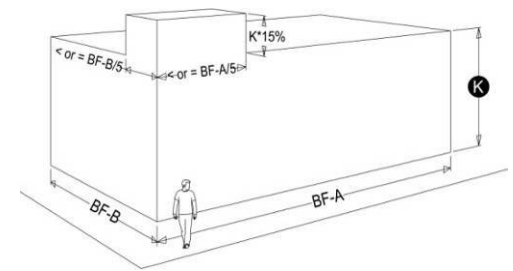
6.4.4 Commercial Frontage Standards

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

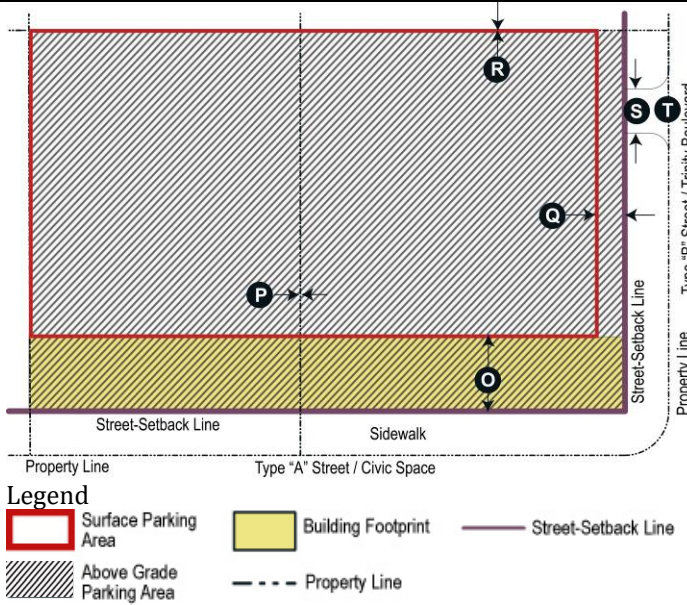
6.4.5 Transition Overlay Standards

Within the Transition Overlay area, depicted on the Regulating Plan, buildings may not exceed 6 stories in height.

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



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



(i) Parking Location

Surface/At Grade Parking		
Type 'A' Street and Civic Space setback	Shall be located behind the principal building	O
Type 'B' Street setback	Min. of 3 feet behind the building façade line or 5 feet from the SSL along that street, whichever is less	Q
Side and Rear setback (distance from property line)	0' (min.)	P R
Above Grade Parking		
Setback along Type 'A' Streets, Boulevard, Type 'B' Streets, or Civic Space	May be built up to the building façade line along that street	
Side and Rear setback (distance from property line)	0' (min.) (see #3, pg. 27)	P R
(ii) Required Off-Street Parking Spaces		
Non-residential uses	1 space per 300 sq.ft	
Lodging Uses	1 space per lodging room	
Residential Uses	1-5 space/unit	

6.4.7 Other Standards

- (i) Canopies, signs, awnings and balconies
 - Canopies, signs, awnings and balconies may extend over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.
 - Building projections on all other facades may not be closer than 5' to any adjacent property line.
- (ii) Arcades and Colonnades:
 - Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6' in depth.
 - The minimum interior clearance height within an arcade or colonnade shall be 12'.
- (iii) Building Step Back
 - When a building extends beyond 5 stories, a step back of the building façade is required along the stories above the fifth (5th) story.
 - The step back of the façade shall be no less than 10 feet from the building façade line.

6.4.8 Façade Elements

(iii) Driveways and Service areas

- (i) Doors and Windows:
 - There shall be no blank walls greater than 50 ft. in width along any Type 'A' Street and Type 'B' façade of any building. Along all other streets, there shall be no blank walls greater than 100 feet in width.
 - Doors and windows on ground floor of all buildings shall be a minimum of 50% of the ground floor façade area along all Type 'A' Streets. There shall be no requirement along all other streets.
 - Windows on the upper floors shall be a minimum of 30% of each upper floor façade area along all Type 'A' Streets. There shall be no requirement along all other streets.
 - Primary entrance doors for all buildings shall be on a Type 'A' Street.
- (ii) Façade Articulation: Along the Type 'A' Street façades there shall be a prominent entrance or corner element, articulated by a horizontal break of 3' max.

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

6.5 Transition

6.5.1 Illustrations and Intent

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

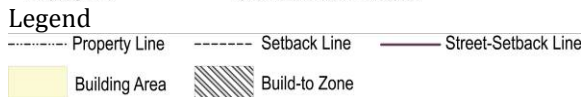
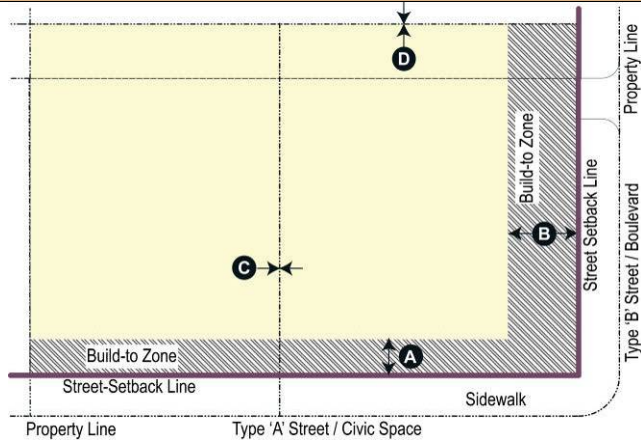
The Transition Zone building form and development standards are intended to provide for a range of small scale office and residential (low-density apartments, live-work, townhomes, multi-unit homes, patio homes, etc.) transitions between higher intensity development and the existing and proposed neighborhoods.

Generally, this character zone emphasizes keeping a smaller scale for residential uses and limiting building types to be compatible with the adjoining neighborhoods. Natural drainage and open space are envisioned to be amenities for these areas and should be treated as a park open to the public and open space.



Different building types and scale that is permitted in the Transition Character Zone.

6.5.2 Building Placement



(i) <i>Street Setback Line</i> (Distance from center line of street cross section to edge of the BTZ)	
Main Street	46 ft.
Avenue	42 ft.
Park Edge Street	32 ft.
Neighborhood Street Type A	34 ft.
Mixed Use General Street	30 ft.
Type B	
(ii) <i>Build-to Zone (BTZ)</i> (measured from edge of SSL)	
Front (Type 'A' Street / Civic Space)	5' – 20' (see #1) A
Front (Boulevard/ Type 'B' Street)	0' – 30' (see #2) B
Side and Rear (from property line)	0' (see #3) C D
(iii) <i>Building Frontage</i>	
% of building built to Type 'A' Street BTZ	80% (min.) (see #4 and #7) L
% of building built to Type 'B' Street BTZ	20% (min.) (see #4 and #7) L

Notes

#1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.

#2 – The area between the building and the edge of the BTZ at the public sidewalk shall include a 6' wide (min.) landscaping strip with street trees planted at 20' on center (average), except at street intersections, where paving is optional up to 50' along the building façade. Species of the street trees shall be selected from the Planting List in Table 6.8 Table A in Chapter 6 Development Standards of the City of Fort Worth Zoning Ordinance.

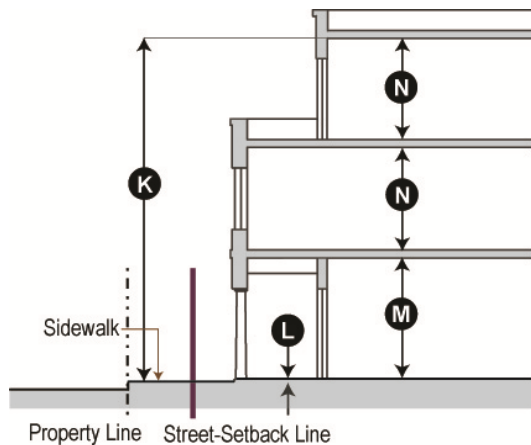
#3 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

#4 – Corner building street facades shall be built to the BTZ for a minimum of 40' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.

#5 – Floor to floor heights shall not apply to parking structures.

#6 – Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.

6.5.3 Building Height



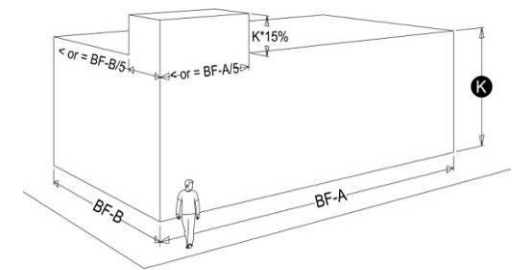
<i>Principal Building Standards</i>	
Building Maximum	3-4 stories (max.) (see #6 and #8) K
First floor to floor height	15' (min.) for commercial 12' (min.) for residential (see #5) M
Ground floor finish level	12 inches max. above sidewalk (for ground floor Commercial Ready buildings) L
Upper floor to floor height	10' (min.) (see #5) N

6.5.4 Commercial Frontage Standards

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

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

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



<p>6.5.5 Parking and Service Areas</p>	<p><i>(i) Parking Location</i></p>	<p>6.5.6 Other Standards</p>																											
<p>Legend</p> <ul style="list-style-type: none"> Surface Parking Area Building Footprint Property Line Street-Setback Line 	<table border="1"> <tr> <th colspan="3"><i>(i) Surface/At Grade Parking</i></th> </tr> <tr> <td>Type 'A' Street and Civic Space setback</td> <td>Shall be located behind the principal building</td> <td>O</td> </tr> <tr> <td>Type 'B' Street setback</td> <td>Min. of 3 feet behind the building facade line or 5 feet from the SSL along that street, whichever is less</td> <td>Q</td> </tr> <tr> <td>Side and Rear setback (distance from property line)</td> <td>0' (min.)</td> <td>P R</td> </tr> <tr> <th colspan="3"><i>(ii) Required Off-Street Parking Spaces</i></th> </tr> <tr> <td>Non-residential uses</td> <td>1 space per every 300 square feet (gross)</td> <td></td> </tr> <tr> <td>Lodging Uses</td> <td>1 space per lodging room</td> <td></td> </tr> <tr> <td>Residential Uses</td> <td>1-5 1 space/unit</td> <td></td> </tr> <tr> <td>Accessory Dwelling Unit</td> <td>None Required</td> <td></td> </tr> </table>	<i>(i) Surface/At Grade Parking</i>			Type 'A' Street and Civic Space setback	Shall be located behind the principal building	O	Type 'B' Street setback	Min. of 3 feet behind the building facade line or 5 feet from the SSL along that street, whichever is less	Q	Side and Rear setback (distance from property line)	0' (min.)	P R	<i>(ii) Required Off-Street Parking Spaces</i>			Non-residential uses	1 space per every 300 square feet (gross)		Lodging Uses	1 space per lodging room		Residential Uses	1-5 1 space/unit		Accessory Dwelling Unit	None Required		<p>(i) Canopies, signs, awnings and balconies</p> <ol style="list-style-type: none"> Canopies, signs, awnings and balconies may extend over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane. Building projections on all other facades may not be closer than 5' to any adjacent property line. <p>(ii) Arcades and Colonnades:</p> <ol style="list-style-type: none"> Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6' in depth. The minimum interior clearance height within an arcade or colonnade shall be 12'. <p>(iii) Accessory Buildings, Accessory Dwelling Units and Garages:</p> <ol style="list-style-type: none"> Accessory Buildings and garages located at-grade shall be no taller than one (1) story with 12' maximum floor to floor height, except when an accessory dwelling unit is above. Accessory dwelling units located above garages or accessory buildings shall be no taller than one (1) story above the garage or accessory building with 12' maximum floor to floor height. The height of the accessory structure shall not exceed the height of the primary building. Where an alley is available, the accessory building, dwelling unit or garage shall be accessed from the alley. An accessory building shall have no more than two dwelling units. On corner lots, the accessory building, accessory dwelling unit or garage must align with the building façade line along the side street.
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<p>6.5.7 Façade Elements</p>	<p><i>(iii) Driveways and Service areas</i></p>																												
<p>(i) Doors and Windows:</p> <ol style="list-style-type: none"> There shall be no blank walls greater than 25 ft. in width along any Type 'A' Street and Type 'B' façade of any building. Along all other streets, there shall be no blank walls greater than 50 feet in width. Doors and windows on ground floor of all buildings shall be a minimum of 50% of the ground floor façade area along all Type 'A' Streets and the Boulevard. There shall be no requirement along all other streets. Windows on the upper floors shall be a minimum of 30% of each upper floor façade area along all Type 'A' Streets and the Boulevard. There shall be no requirement along all other streets. Primary entrance doors for all buildings shall be on a Type 'A' Street or the Boulevard. <p>(ii) Façade Articulation: Along the Boulevard façade there shall be a prominent entrance or corner element, articulated by a horizontal break of 3' max.</p>	<table border="1"> <tr> <td>Driveway Widths</td> <td>City of Fort Worth Standards on all streets</td> <td>S</td> </tr> <tr> <td>Driveways and off-street loading and unloading shall not be located on Type 'A' Streets. Porte cocheres may be permitted on Type 'A' Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. If driveway and/or off-street service loading and unloading access is provided from Type 'A' Street, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.</td> <td></td> <td>T</td> </tr> </table>	Driveway Widths	City of Fort Worth Standards on all streets	S	Driveways and off-street loading and unloading shall not be located on Type 'A' Streets. Porte cocheres may be permitted on Type 'A' Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. If driveway and/or off-street service loading and unloading access is provided from Type 'A' Street, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.		T																						
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6.6 Neighborhood

6.6.1 Illustrations and Intent

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

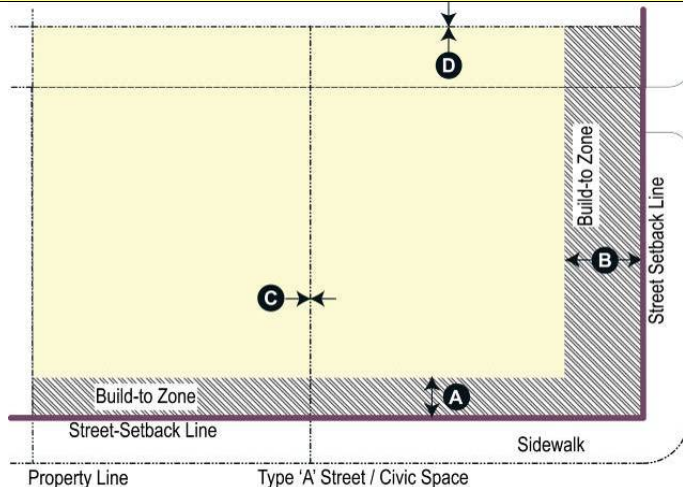
The Neighborhood Zone building form and development standards are intended to provide for a range of small scale office and residential (low-density apartments, live-work, townhomes, multi-unit homes, patio homes, etc.) transitions between higher intensity development and the existing and proposed neighborhoods.

Generally, this character zone emphasizes keeping a smaller scale for residential uses and limiting building types to be compatible with the adjoining neighborhoods. Natural drainage and open space are envisioned to be amenities for these areas and should be treated as a public park and open space.



Estate Lots with prominent front facades along the street (left) and pocket parks that connect to the trail network (right) represent the environment of the Neighborhood Character Zone.

6.6.2 Building Placement



Legend
 - - - - - Property Line - - - - - Setback Line - - - - - Street-Setback Line
 [Yellow Box] Building Area [Hatched Box] Build-to Zone

(ii) *Street Setback Line* (Distance from center line of street cross section to edge of the BTZ)

Avenue	42 ft.	Neighborhood Street Type A	34 ft.
Park Edge Street	32 ft.	Mixed Use General Street Type B	30 ft.

(iii) *Build-to Zone (BTZ) (measured from edge of SSL or ROW when using City Standard Streets)*

Front (Type 'A' Street / Civic Space)	0' – 20' (see #1)	A
Front (Boulevard/ Type 'B' Street)	0' – 30' (see #1)	B
Side and Rear (from property line)	0' (see #2)	C D

(iv) *Building Frontage*

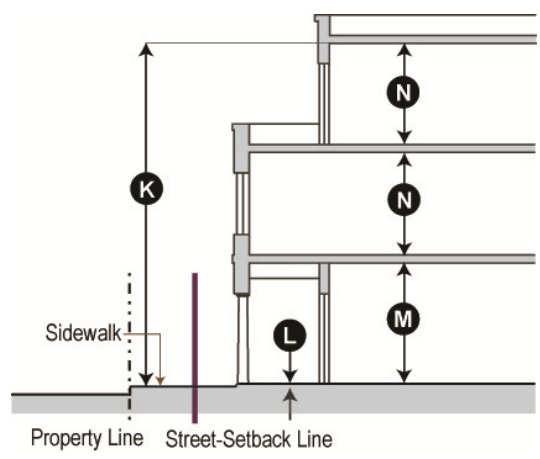
% of building built to Type 'A' Street or Civic Space BTZ	60% (min.) (see #3 and #6)
% of building built to Type 'B' Street BTZ	30% (min.) (see #3 and #6)

Notes

- #1 – For non-residential buildings, the area between the building and the edge of the BTZ at the sidewalk may be paved flush with the public sidewalk.
- #2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
- #3 – For non-residential buildings, corner building street facades shall be built to the BTZ for a minimum of 40' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.
- #4 – Floor to floor heights shall not apply to parking structures.
- #5 – Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.

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

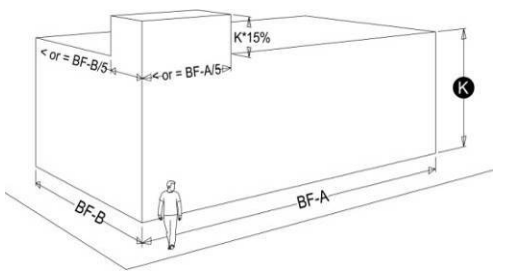
6.6.3 Building Height

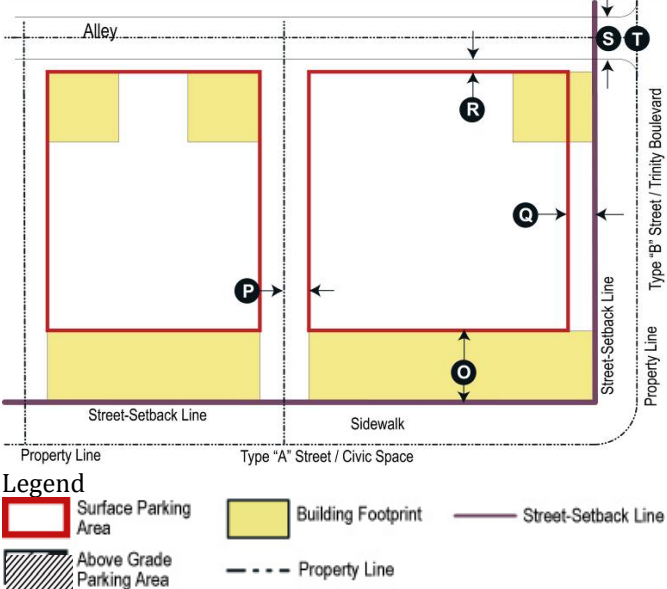


Principal Building Standards

Building Maximum	3 stories (max.) (see #5 and #7)	K
First floor to floor height	10' (min.) (see #4)	M
Upper floor to floor height	8' (min.) (see #4)	N

#7 – For non-residential buildings, corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.



<p>6.6.4 Parking and Service Areas</p>	<p><i>(i) Parking Location</i></p>	<p>6.6.5 Other Standards</p>																			
 <p>Legend</p> <ul style="list-style-type: none"> Surface Parking Area (Red outline) Above Grade Parking Area (Hatched) Building Footprint (Yellow) Property Line (Dashed) Street-Setback Line (Solid) 	<p>Surface/At Grade Parking</p> <table border="1"> <tr> <td>Type 'A' Street and Civic Space setback</td> <td>Shall be located behind the principal building</td> <td>O</td> </tr> <tr> <td>Type 'B' Street setback</td> <td> <ul style="list-style-type: none"> For lots less than 50' in width, min. of 3 feet behind the building façade line or 5 feet from the SSL along that street, whichever is less. For lots 50' or greater in width, see section 8.4.1 (vii) </td> <td>Q</td> </tr> <tr> <td>Side setback</td> <td>4' (min.)</td> <td>P</td> </tr> <tr> <td>Rear setback when alley is present (distance from alley right-of-way)</td> <td>4' (min.)</td> <td>R</td> </tr> <tr> <td>Rear setback when alley is not present (distance from property line)</td> <td>0' (min.)</td> <td>R</td> </tr> </table> <p>(ii) Required Off-Street Parking Spaces</p> <table border="1"> <tr> <td>Residential Uses</td> <td>1-51 space/unit</td> </tr> <tr> <td>Accessory Dwelling Unit</td> <td>None Required</td> </tr> </table>	Type 'A' Street and Civic Space setback	Shall be located behind the principal building	O	Type 'B' Street setback	<ul style="list-style-type: none"> For lots less than 50' in width, min. of 3 feet behind the building façade line or 5 feet from the SSL along that street, whichever is less. For lots 50' or greater in width, see section 8.4.1 (vii) 	Q	Side setback	4' (min.)	P	Rear setback when alley is present (distance from alley right-of-way)	4' (min.)	R	Rear setback when alley is not present (distance from property line)	0' (min.)	R	Residential Uses	1-51 space/unit	Accessory Dwelling Unit	None Required	<p>(i) Encroachments</p> <ol style="list-style-type: none"> Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane. <p>(ii) Arcades and Colonnades:</p> <ol style="list-style-type: none"> Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6' in depth. The minimum interior clearance height within an arcade or colonnade shall be 10'. <p>(iii) Accessory Buildings, Accessory Dwelling Units and Garages:</p> <ol style="list-style-type: none"> Accessory Buildings and garages located at-grade shall be no taller than one (1) story with 12' maximum floor to floor height, except when an accessory dwelling unit is above. Accessory dwelling units located above garages or accessory buildings shall be no taller than one (1) story above the garage or accessory building with 12' maximum floor to floor height. The height of the accessory structure shall not exceed the height of the primary building. Where an alley is available, the accessory building, dwelling unit or garage shall be accessed from the alley. An accessory building shall have no more than two dwelling units. On corner lots, the accessory building, accessory dwelling unit or garage shall align with the building façade line of the primary building along the side street. Where corner clips are mandatory, accessory structures, dwellings, and garages can be shifted to accommodate the sight line requirement.
Type 'A' Street and Civic Space setback	Shall be located behind the principal building	O																			
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<p>6.6.6 Façade Elements</p>	<p><i>(iii) Driveways and Service areas</i></p>																				
<p>(i) Doors and Windows:</p> <p>For Type 'A' Streets:</p> <ol style="list-style-type: none"> There shall be no blank walls greater than 25 feet in width along that street façade of any building. Doors and windows on ground floor of all buildings shall be a minimum of 50% of the ground floor façade area along that street façade. Windows on the upper floors shall be a minimum of 30% of each upper floor façade area along that street façade. Primary entrance doors for all buildings shall be oriented towards that street façade. <p>For Type 'B' Streets and City Standard Streets:</p> <ol style="list-style-type: none"> There shall be no blank walls greater than 50 feet in width. 	<p>Driveway Widths</p> <p>City of Fort Worth Standards on all streets</p> <p>S</p> <p>For Type 'A' Streets:</p> <p>Driveways and off-street loading and unloading shall not be located on this street.</p> <p>Porte cocheres may be permitted to provide drop-off and valet service.</p> <p>Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.</p> <p>If driveway and/or off-street service loading and unloading access is provided from Type 'A' Street, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are developed.</p> <p>T</p>																				

VII. Street & Streetscape Standards

7.1 General Requirements

7.1.1 Generally: Streets in Trinity Lakes need to support the overall intent for the development. They should balance all forms of mobility while maximizing convenience for residents and visitors.

7.1.2 The Regulating Plan designates the required and recommended street network within the development. This section specifies the typical configuration of streets within the development. The specifications address vehicular lane width, parkway widths, R.O.W widths, number of travel lanes, on-street parking, and pedestrian accommodation. The character of streets in Trinity Lakes will vary based on the location. Standard city street cross-sections may be used.

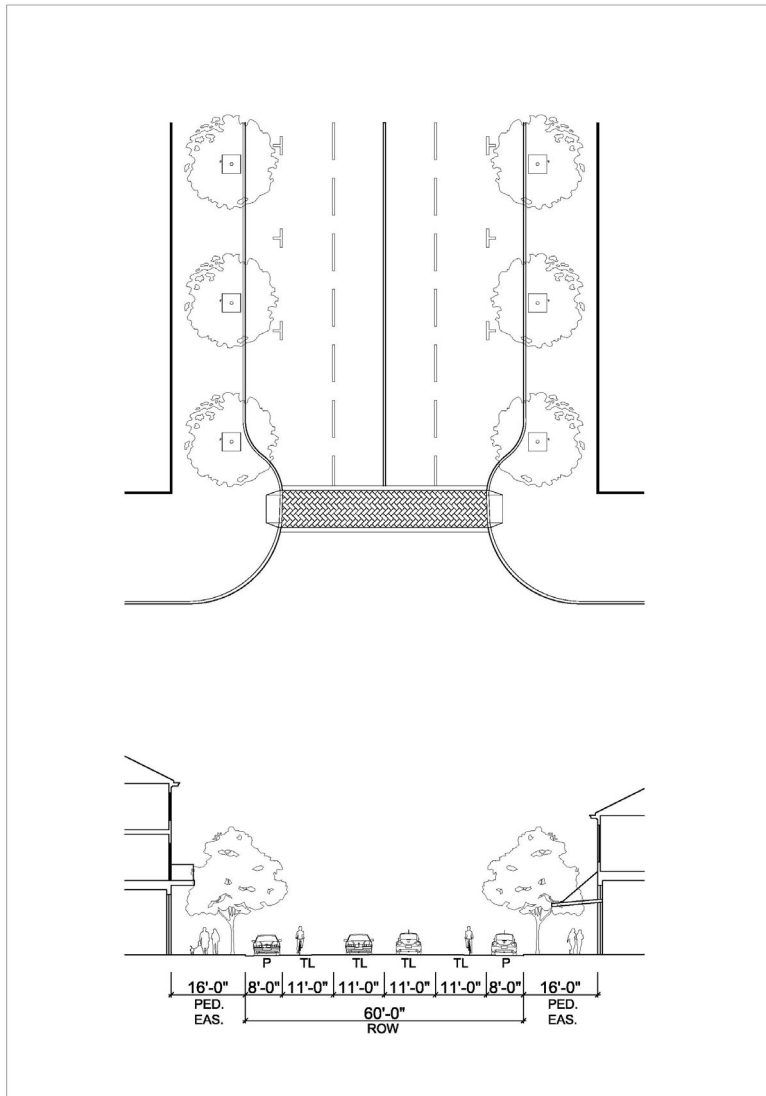
7.1.3 New Streets: This section specifies standards for all new streets in Trinity Lakes. New streets shall be addressed on a project by project basis and shall be reviewed by the ~~Planning~~ and ~~Development~~ **Development Services** Department. The design of new streets in Trinity Lakes shall follow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

7.1.4 Due to site constraints, the street to the north and east of the lake north of Trinity Boulevard is not subject to block length standards.

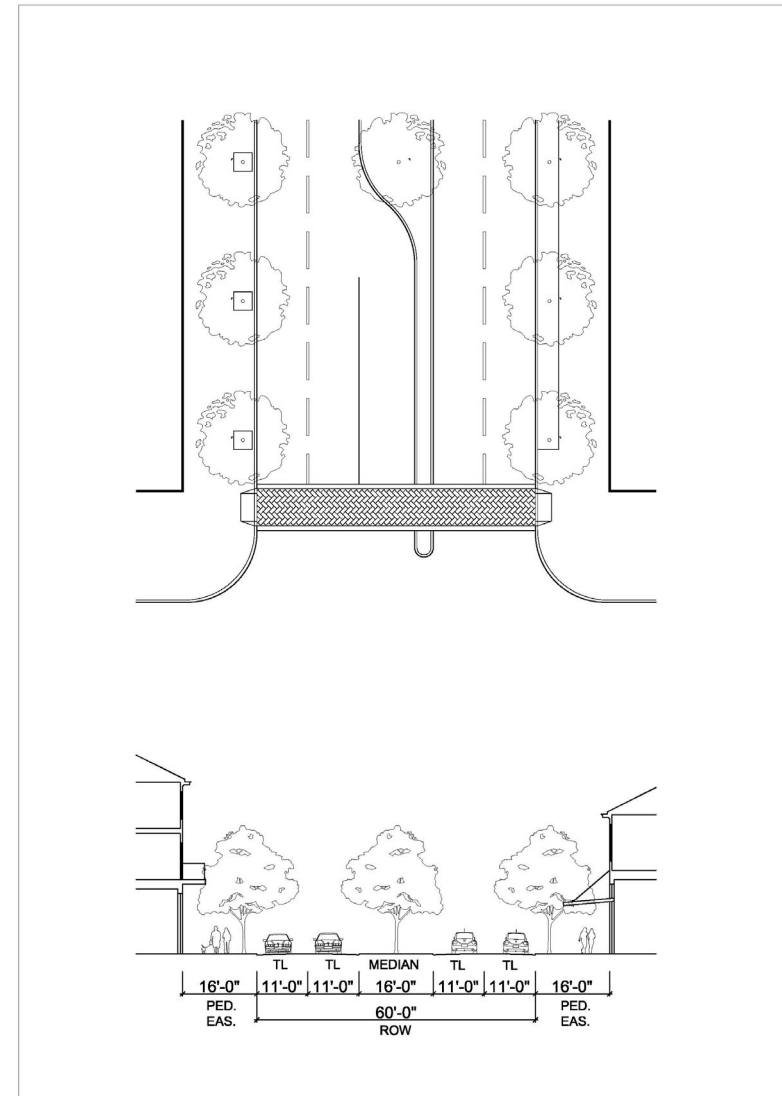
7.1.5 Street Classification Established: Table 7.1 and associated typical cross sections shall establish the cross sections for each street type. The cross sections may be adjusted with the approval of the City Engineer. In addition, the proposed cross sections may be adjusted to meet the needs of the Fire Code as adopted by the City.

Elements Street Classification	Street Width (Recommended minimum)		Number of Vehicular Lanes	Number of Bike Lanes	Vehicular Lane Widths	Bike Lane Widths	On-Street Parking	Pedestrian Sidewalk Width (min.)	Parkway/ Tree Well
	R.O.W. (curb to curb)	Pedestrian Easement (on both sides)							
Main Street A	60 feet	16 feet	4	0, sharrow	11 feet	N/A	Yes, both sides, parallel,	16 feet (min) within the Pedestrian Easement	Tree Well, 5x5 feet min, within the Pedestrian Easement
Avenue	60 feet with 16’ median	16 feet	4	0, sharrow	11 feet	N/A	None	6 feet (min) within the Pedestrian Easement	6’ wide min. planting strip, within the Pedestrian Easement

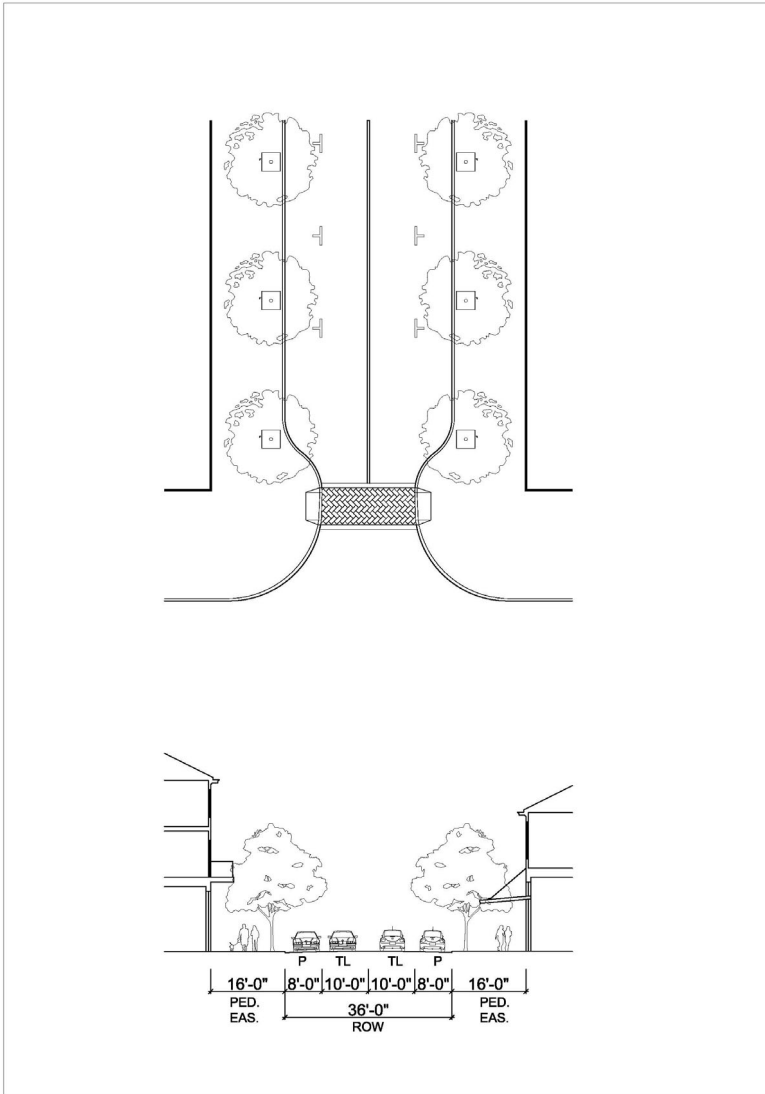
Elements Street Classification	Street Width (Recommended minimum)		Number of Vehicular Lanes	Number of Bike Lanes	Vehicular Lane Widths	Bike Lane Widths	On-Street Parking	Pedestrian Sidewalk Width (min.)	Parkway/ Tree Well
Neighborhood Street: Type "A"	36 feet	16 feet	2	0	10 feet	N/A	Yes, both sides, parallel	10 feet (min) within the Pedestrian Easement	6' wide min. planting strip, within the Pedestrian Easement
Mixed Use General Street: Type "B"	36 feet	12 feet	2	0	10 feet	N/A	Yes, both sides, parallel	6 feet (min) within the Pedestrian Easement	Tree Well, 5x5 feet (min), or parkway, 6 feet (min) within the Pedestrian Easement
Park Edge Street	36 feet	12 feet (development side)	2	0	10 feet	N/A	Yes, both sides, parallel	6 feet (min) within the Pedestrian Easement	Parkway, 6 feet (min) within the Pedestrian Easement
Commercial Alley	20 feet	None	N/A	None	N/A	N/A	None	None	None
Residential Alley	20 feet (12 feet of paving)	None	N/A	None	N/A	N/A	None	None	None



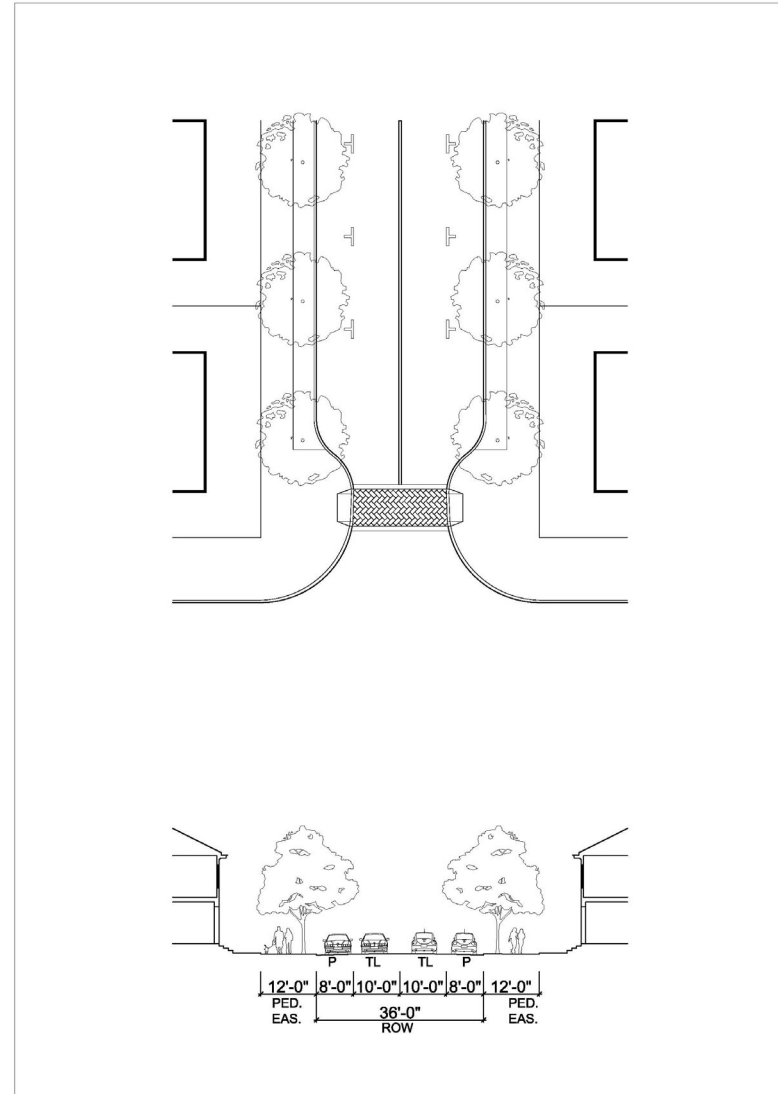
TYPICAL MAIN STREET



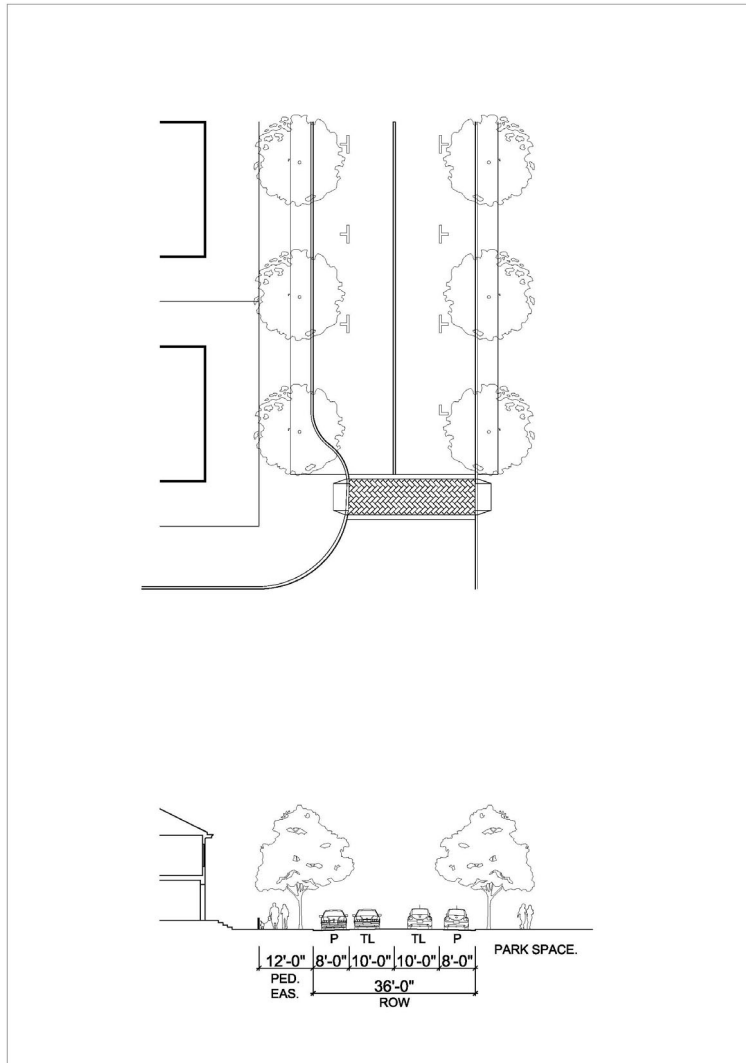
TYPICAL AVENUE



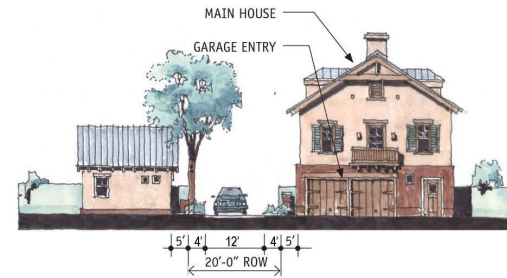
TYPICAL NEIGHBORHOOD STREET – TYPE 'A'



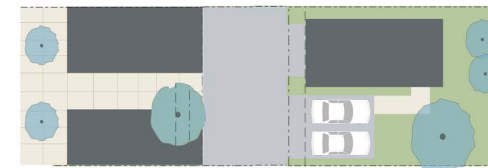
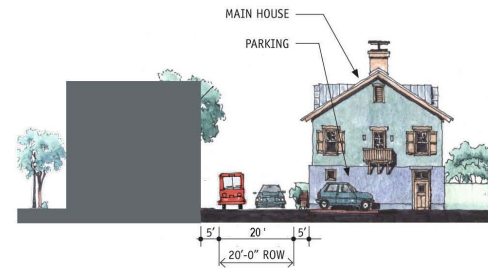
TYPICAL GENERAL MIXED USE STREET – TYPE 'B'



TYPICAL PARK EDGE



TYPICAL RESIDENTIAL ALLEY



TYPICAL COMMERCIAL ALLEY

7.2 Streetscape & Landscape Standards: Streetscape standards shall apply to all streets and development within Trinity Lakes. Streetscape standards shall address all elements between the building face and edge of the curb. Typical streetscape elements addressed are street trees, lighting, street furniture and pedestrian amenities, and materials. Maintenance of all streetscape shall be according to the City of Fort Worth standards in Chapter 6 of the City of Fort Worth Zoning Ordinance.

7.3 Street Trees and Landscaping

7.3.1 Street trees shall be required on all Trinity Lakes Type “A” Streets and along Trinity Boulevard (except on Type “B” Streets and alleys).

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

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

7.3.4 The minimum caliper size¹ for each tree shall be 3 in. Each tree shall be planted in a planting area no less than 25 sq. feet.

7.3.5 Along Trinity Boulevard, trees shall be required in the median and spacing and species shall be the same as the trees in the parkway.

7.3.6 Turf and groundcover: When clearly visible from the street and alleys, all unpaved ground areas shall be planted with low growing shrubs or ground cover, ornamental grasses, or a combination thereof.

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

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

7.3.9 Tree Planting mitigation as well as landscaping requirements shall be solely subject to the TLD Code and private CC&R applicable to the subject property.

7.4 Street Furniture, Lighting, and Materials

7.4.1 Pedestrian scale lighting, with the top of fixture being no more than 20 feet from the ground, shall be provided along all streets except alleyways and Type B City Standard Streets, depicted in the Regulating Plan (Appendix A and B).

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

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

7.4.4 Trash receptacles and bike racks shall be required along Type “A” Streets. A minimum of one each per block face shall be required.

7.4.5 Street furniture and pedestrian amenities such as benches are recommended along all Type “A” Streets.

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

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

7.4.7 Within the Pedestrian Easement, materials selected for paving and street furniture shall be of durable quality and require minimal maintenance.

VIII. Building Design Standards

The Building Design Standards and Guidelines for the TLD Code shall establish a coherent urban character and encourage enduring and attractive development. Site plans shall be reviewed by the ~~Planning and Development~~ Development Services Director or designee for compliance with the standards below.

The key design principles establish essential goals for Trinity Lakes to ensure the preservation, sustainability, and visual quality of different development character areas in the development. The design of buildings and their relationship to the street shall depend on the context of the development. Generally, buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces. The key design principles are:

- a. New buildings shall utilize building elements and details to achieve a pedestrian-oriented public realm along Type “A” Streets and at street intersections along Trinity Boulevard.
- b. Compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity.
- c. Building facades shall include appropriate architectural details and ornament to create variety and interest.
- d. Open space(s) shall be incorporated to provide usable public areas integral to the urban environment.

8.1 General to all Character Zones

8.1.1 Building Orientation

- (i) Buildings shall be oriented towards Type “A” Streets, where the lot has frontage along a Type “A” Street. All other buildings shall be oriented towards Trinity Boulevard or Civic/Open Spaces.

If the lot does not front a Type “A” Street or Trinity Boulevard then it may front a Type “B” Street.

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

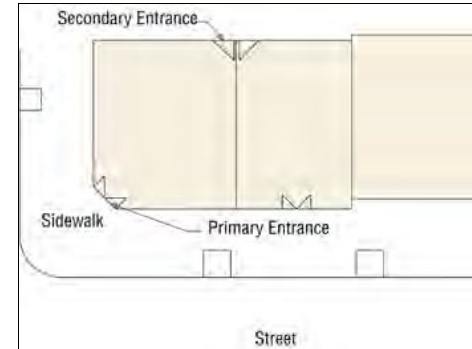


Figure showing required building orientation and location of primary entrances

8.1.2 Building Massing and Scale

- (i) Commercial and Mixed-Use buildings shall be simple, rectilinear forms with flat or low pitched roofs with parapets.
- (ii) Residential Buildings shall have relatively flat fronts and simple roofs with most building wing articulations set at the rear of the structure. Window projections, stoops, porches, balconies, and similar extensions are exempt from this standard.
- (iii) Gable roofs, if provided for residential buildings, shall have a minimum pitch of 3:12. When

hipped roofs are used, the minimum pitch shall be 3:12. Other roof types shall be appropriate to the architectural style of the building. Porch roofs may be a minimum pitch of 3:12.

- (iv) The following standards shall apply for all buildings with mansard roofs in Trinity Lakes:
 - Mansard roofs shall only be used on buildings that are three stories or higher.
 - The mansard roof shall project no more than 18” forward of the building façade line.
 - The lower slope of the roof should be inclined at no greater than 75 degrees to the horizontal.
 - Windows on a mansard roof shall be constructed as a dormer, with a roof so that the window does not appear to be punched through the roof.

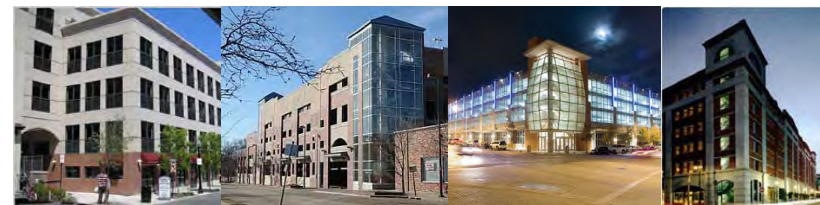
8.1.3 Design of Surface Parking

- (i) On Type ‘A’ Streets, surface parking shall be placed behind or to the side of the primary building.
- (ii) Where the surface parking is visible from the public realm on Type “A” Streets, street screening shall be used along the Street Setback Line.

8.1.4 Design of Parking Structures

- (i) All frontages of parking structures located on Type “A” Streets shall not have parking uses on the ground floor to a minimum depth of 30 feet along the Type “A” Street frontage.
- (ii) The amount of Type “A” Street frontage devoted to a parking structure shall be minimized by placing the shortest dimension(s) along the Type “A” Street edge(s).

- (iii) Parking structure facades on all Type “A” Streets and Trinity Boulevard shall be designed with both vertical (façade rhythm of 20 feet to 30 feet) and horizontal (aligning with horizontal elements along the block) articulation.
- (iv) Where above ground structured parking is located at the perimeter of a building with frontage along a Type “A” Street or Trinity Boulevard; it shall be screened in such a way that cars on all parking levels are completely screened from pedestrian view from all adjacent public streets. Parking garage ramps shall not be visible from any public street. Ramps should not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.
- (v) When parking structures are located at corners, corner architectural elements shall be incorporated such as corner entrance, signage and glazing.
- (vi) Parking structures and adjacent sidewalks shall be designed so pedestrians are clearly visible to entering and exiting automobiles.



Images showing appropriate design of Parking Structures

8.1.5 Design of Automobile Related Building Site Elements (only when permitted in the Schedule of Uses per Table 5.1)

- (i) Drive-through lanes for commercial uses shall not be located along any Type “A” Street. Drive-through lanes shall be hidden behind a Street

Screen along Type “B” Streets and the Trinity Boulevard frontage.

- (ii) No more than 50% of a lot’s frontage along Trinity Boulevard or Type “B” Streets shall be occupied by gas pumps, canopies, and/or service bays.
- (iii) Any buildings associated with any automobile related use shall also have a pedestrian entrance at a Type “A” Street and/or Trinity Boulevard (if available).
- (iv) Outdoor storage of vehicles or other products sold shall not be permitted along Type “A” Streets. Along Trinity Boulevard and Type “B” Streets, outdoor storage of vehicles or other products sold shall not exceed 50% of a lot’s frontage along the Boulevard. There shall be no such limitation along alleys.

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

8.2 Specific to Boulevard Mixed Use, Village Mixed Use, and Highway Mixed Use Character Zones

8.2.1 Massing and Façade Composition

- (i) Buildings are generally built upon a rectangular layout schemes with single or multiple components with mostly flat front, with square, round or octagonal corner towers.
- (ii) Buildings shall maintain a prevalent façade rhythm of 20’ to 30’ or multiples thereof along all Type “A” Streets and Trinity Boulevard.
- (iii) This rhythm may be expressed by changing materials, or color, or by using design elements such as columns and pilasters, or by varying the setback of portions of the building façade.
- (iv) Doors or windows forming regular patterns of openings, some accentuated by balconies.
- (v) Commercial and Mixed-Use building facades shall be designed with tripartite architecture (with a distinct base, middle and cap) and shall maintain the alignment of horizontal elements along the block.
- (vi) Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and

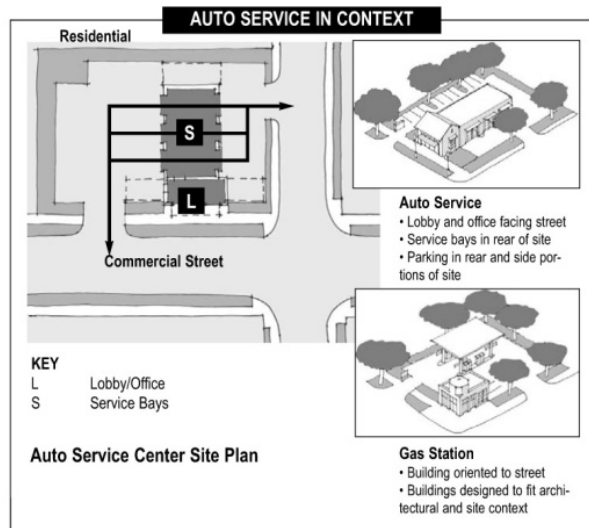


Illustration showing a site concept plan for an auto service centers

- (v) All off-street loading, unloading, and trash pick-up areas shall be located along Type “B” Streets or alleys unless permitted in the specific building

integrated into the design of the overall building facade.



Image of Tri-Partite Architecture

- (vii) Buildings are capped with wide and continuous eaves supported by open rafters and decorative brackets, or finished with elaborate parapet walls covered by tile and very shallow eaves.
 - (viii) Awnings, blade signs, arcades, galleries, café seating and balconies should be used along commercial storefronts fronting a Type “A” Street and Trinity Boulevard to add pedestrian interest.
- 8.2.2 Building Materials:
- (i) At least 80% of a building’s façade along all Type “A” Streets and Trinity Boulevard shall be finished in one of the following materials:
 - Masonry (brick, stone, stucco utilizing a three-step process, cast stone, glass, or glass block)
 - Split face concrete block or pre-cast, or poured in place concrete.
 - (ii) No more than 20% of a building’s façade along all Type “A” Streets and Trinity Boulevard shall use other accent materials: wood, architectural metal panel, split-face concrete block, tile, or pre-cast

concrete panels. EIFS shall not be permitted along any Type “A” Street or Trinity Boulevard façade.

- (iii) All facades along Type “B” Streets or alleys shall be of a similar finished quality and color that blend with the front of the building. Building materials for these facades may be any of the primary and accent façade materials listed above.
 - EIFS shall be limited the upper floor facades along Type “B” Streets and alleys.
 - Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty may only be used on the upper floors of any Type “B” Street or alley facades.
- (iv) Roofing materials for pitched roofs visible from any public right-of-way shall be clay barrel tile, copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.
- (v) Other materials will be considered as primary building materials on a case-by-case basis and may only be approved by the UDC.

8.3 Specific to Campus Commercial Character Zone

8.3.1 Façade Composition

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



Image of Tri-Partite Architecture

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



Campus Commercial building organization

8.3.2 Commercial and Mixed-Use Building Materials

- (i) At least 60% of each building’s Base façade (excluding doors and windows) along any Type “A” Street or Trinity Boulevard shall be finished in one of the following materials:
 - a) Masonry (brick, stone, stucco utilizing a three-step process, cast stone, glass, or glass block)
 - b) Split face concrete block or pre-cast, or poured in place concrete.
- (ii) No more than 40% of each façade along any Type “A” Street or Trinity Boulevard shall use accent materials such as wood, architectural metal panel, or EIFS.
 - EIFS and Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty may only be used on the upper floors only of any commercial frontage on any street or alley façade.
- (iii) Roofing materials visible from any public right-of-way shall be copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.
- (iv) Other materials will be considered as primary building materials on a case-by-case basis and may only be approved by the UDC.



Images showing appropriate building materials within the Campus Commercial Character Zone.

8.4 Specific to Transition and Neighborhood Character Zones

8.4.1 Façade Composition

- (i) For non-residential buildings, buildings shall maintain a façade rhythm of 20’ to 30’ along all Type “A” Streets.
- (ii) For non-residential buildings, this rhythm may be expressed by changing materials, or color, or by using design elements such as fenestration, columns and pilasters, or by varying the setback of portions of the façade.
- (iii) For non-residential buildings, buildings shall be designed and built in tri-partite architecture so that they have a distinct Base, Middle and Cap.
- (iv) For non-residential buildings, building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building façade.

- (v) For non-residential buildings, buildings shall generally maintain the alignment of horizontal elements along the block.
- (vi) Garages for Residential Buildings shall be located on Type “B” Streets, alleys or shared driveways.
- (vii) Garages on lots 50’ or wider:
 - a) Front entry garages shall not project more than 8 feet from the building facade.
 - b) J-swing garage types are excluded from the 8 feet restriction.
- (i) On corner lots, the garage may be rotated with windows facing the primary street.

8.4.2 Commercial and Mixed-Use Building Materials

- (i) At least 80% of each building’s façade (excluding doors and windows) along any Type “A” Street shall be finished in one of the following materials:
 - a) Masonry (brick, stone, stucco utilizing a three-step process, cast stone, glass, or glass block)
- (ii) No more than 20% of each façade along any Type “A” Street shall use accent materials such as wood, architect metal panel, split-face concrete block, tile, or pre-cast concrete panels. EIFS shall not be permitted along any Type “A” facade.
- (iii) A building’s facades along all other streets or alleys shall be of a similar finished quality and color that blend with the front of the building. Building materials for these facades may be any of the primary and accent façade materials listed above.
 - EIFS shall be limited to 25% of all other facades.
 - Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty.

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



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

8.4.3 Live-work and Residential Building Materials

- (i) The following shall be permitted finishes for a minimum of 80% of all street fronting facades (except alleys) of residential buildings. No more than three different materials shall be used on any single façade:
 - Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty;
 - Masonry (brick; stone; man-made stone; or stucco utilizing a three-step process);
 - Architectural Metal Panels.
- (ii) The following may only be allowed up to 20% as an accent material:
 - a) Exterior Insulating Finishing System (EIFS) or similar material over a cementitious base, rock, glass block and tile.

- (iii) All other facades shall be of finished quality and of the same color and materials that blend with the front of the building.
- (iv) Roofing materials visible from any public right-of-way shall be copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.
- (v) An enclosed garage or carport shall be designed and constructed of the same material as the primary building.
- (vi) Other materials will be considered as primary building materials on a case-by-case basis and may only be approved by the UDC.
- (vii) Chain link fences and plastic vinyl fences shall not be permitted in any character zone.

8.4.4 Accessory Buildings and Accessory Dwelling Units Building Materials:

- (i) The facades shall be built of similar materials as the primary building.
- (ii) The roof shall be built of similar materials as the primary building.

IX. Signage Standards

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

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

Table 9.1

Character Zone	Boulevard Mixed Use	Village Mixed Use	Highway Mixed Use	Campus Commercial	Transition	Neighborhood	Standard
Billboards Signs	NP	NP	NP	NP	NP	NP	<ul style="list-style-type: none"> New Billboard signs are not permitted in any character zone. Billboard signs in existence prior to the adoption of the TLD Code are permitted to remain, but shall not be reconstructed. Regular maintenance to existing billboards is permitted to ensure safety and regular use.
Attached Signs	P	P	P	P	P (comm. and live-work uses only)	P (comm. and live-work uses only)	<ul style="list-style-type: none"> For all ground floor commercial uses (retail, office, and restaurant): One sign per tenant space per public street frontage; area to be calculated at 1.5 sq. ft. per linear foot of tenant space façade along the public street frontage with a maximum of 100 sq. ft per tenant. Second and upper floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage; area to be calculated at 1.5 sq. ft. per linear foot of second or upper floor frontage along that public street with a maximum of 125 sq ft. Institutional uses (non-profits and churches): One sign per tenant space per public street frontage; area to be calculated at 1.5 sq. ft. per linear foot of public street frontage with a maximum of 100 sq. ft. Live-Work and Home occupations: One sign limited to an area of 20 sq. ft. max. Building sign may encroach, a maximum of 12", on to a sidewalk while maintaining a vertical clearance of 8 ft. from the finished sidewalk if it is non-illuminated and 11 ft from the finished sidewalk if it is illuminated. Building signs may be internally or externally lit. Marquee signs as only permitted as specified below.
Monument Signs	P	P	P	P	NP	NP	<ul style="list-style-type: none"> One monument sign per lot per lot street frontage (no more than 2 per lot separated by at least 100 ft.) limited to a maximum of 75 sq. ft. per sign face and 6 ft. in height. Monument signs in the Village Mixed Use shall be permitted along Type "B" Streets only.

Character Zone	Boulevard Mixed Use	Village Mixed Use	Highway Mixed Use	Campus Commercial	Transition	Neighborhood	
Sign Type							Standard
Window Signs	P	P	P	P	P (comm. uses only)	P (comm. uses only)	<ul style="list-style-type: none"> Limited to 10% of the window area. In the Transition and Neighborhood Zones, window signs are only permitted for commercial uses (including the “work” component of live-work uses). The following shall be exempt from this limitation: <ul style="list-style-type: none"> Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs. Mannequins and storefront displays of merchandise sold. Interior directory signage identifying shopping aisles and merchandise display areas.
Building Blade Signs	P	P	P	P	P (comm. uses only)	P (comm. uses only)	<ul style="list-style-type: none"> One per building (commercial and mixed use buildings only) per public street frontage Area = 30 sq. ft. maximum per sign face. May encroach a maximum of 6 ft. over a sidewalk, but shall not encroach over any parking or travel lane. Building blade signs may be attached to the building at the corners of building or along any street facing façade above the first floor facade. Minimum vertical clearance from the finished sidewalk shall be 11 ft.
Tenant Blade Signs	P	P	P	P	P (comm. uses only)	P (comm. uses only)	<ul style="list-style-type: none"> One per commercial tenant space (retail, office, or restaurant use) per public street frontage, if the tenant is on the corner of the building. Area = 16 sq. ft. maximum per sign face May encroach a maximum of 4 ft. over a public sidewalk, but shall not encroach over any parking or travel lane. Tenant blade signs shall be oriented perpendicular to the building façade and hung under the soffit of an arcade or under a canopy/awning or attached to the building façade immediately over the ground floor tenant space while maintaining a vertical clearance of 8 ft. from the finished sidewalk for non-illuminated signs and 11 ft. from the finished sidewalk for illuminated signs.
Marquee Signs	P	P	P	P	NP	NP	<ul style="list-style-type: none"> Permitted for theatres, auditoriums, and other public gathering venues of 100 persons or more Marquee signs shall be attached to the building or located above or below a canopy only Area = 100 sq ft. maximum Message board may be changeable copy (non-electronic). Electronic message boards shall be permitted with a Special Exception from the Board of Adjustment.
For sale/for lease signs	P	P	P	P	P	P	<ul style="list-style-type: none"> Size is limited to 32 sq. ft. per sign face All other standards are the same as City of Fort Worth Sign Regulations.
Address signs	P	P	P	P	P	P	Same as City of Fort Worth Sign Regulations
Temporary construction signs	P	P	P	P	P	P	Same as City of Fort Worth Sign Regulations
Banners	P	P	P	P	P	P	Same as City of Fort Worth Sign Regulations
Sandwich board signs	P	P	P	P	P	P	<ul style="list-style-type: none"> Permitted only for retail, service, or restaurant uses Limited to 8 sq. ft. per sign face per storefront; Sign may not exceed 4 ft. in height.

Character Zone	Boulevard Mixed Use	Village Mixed Use	Highway Mixed Use	Campus Commercial	Transition	Neighborhood	
Sign Type							Standard
							<ul style="list-style-type: none"> • A minimum of 6 ft. of sidewalk shall remain clear. • Chalkboards may be used for daily changing of messages. Reader boards (electronic and non-electronic) shall be prohibited. • Sign shall be removed every day after the business is closed.
Directory signs	P	P	P	P	P	P	<ul style="list-style-type: none"> • Shall be allowed for all multi-tenant commercial and mixed use buildings only • One directory sign per multi-tenant building limited to 12 sq. ft. in area • Design of the sign shall be integral to the façade on which the sign is to be affixed.

9.2 Unique Sign Applications. An applicant has the option to establish unique sign standards including size, color, type, design, and location. Such applications shall be reviewed as “Unique Sign Plans” by the ~~Planning and Development~~Development Services Director and are subject to approval of the UDC. In evaluating a Unique Sign Plan, the UDC shall consider the extent to which the application meets the following:

- 9.2.1 Promotes consistency among signs within a development thus creating visual harmony between signs, buildings, and other components of the property;
- 9.2.2 Enhances the compatibility of signs with the architectural and site design features within a development;
- 9.2.3 Encourages signage that is in character with planned and existing uses thus creating a unique sense of place; or
- 9.2.4 Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

X. Open Space Design Standards

10.1 Applicability. This chapter establishes the design standards of publicly accessible private open space and private open space Standards for Trinity Lakes. The detailed Open Space Design Standards for each type of publicly accessible private open space are included in this Section. These standards include general character, typical size, frontage requirements, and typical uses. The design standards are used to coordinate the style of design within Trinity Lakes.

10.2 Private Open Space Standards. Given the mixed use nature of development within Trinity Lakes, all new residential and lodging uses within the development shall meet the private open space type requirements and

standards established in this Section. Table 10.1 establishes the standards for different private open space types and Table 10.2 establishes the private open space requirement based on the proposed intensity of residential or lodging development.

Table 10.1 Private Open Space Types

<i>Private Open Space Type</i>	<i>Standards and criteria</i>
(i) Balconies	Balconies that are not flush shall be a minimum of 5 feet clear in depth and a minimum of 8 feet in width Balconies may be semi-recessed or recessed. Projecting metal or slab balconies are only permitted if they have some means of visible support.
(ii) Patios	Patios shall be a minimum of 150 sq.ft. Patios shall have a clear sense of enclosure and separation from the public realm.
(iii) Courtyard	Courtyards shall be surrounded on all sides by buildings with at least one pedestrian connection to an adjoining building or public sidewalk. The courtyard shall be a minimum of 200 square feet. Courtyard may be landscaped or a combination of landscape and hardscape. However, they shall contain amenities for residents such as seating, water features, etc.
(iv) Forecourt	A Forecourt shall be surrounded on at least two sides by buildings. A Forecourt shall be a minimum of 150 square feet.
(v) Playground	Playgrounds shall be a minimum of 400 sq.ft.

<i>Private Open Space Type</i>	<i>Standards and criteria</i>
(vi) Community Garden	<p>Maximum size shall be 1 acre</p> <p>Gardens shall be enclosed by a fence on all open sides.</p> <p>Fences should be installed straight and plumb, with vertical supports at a minimum of 8' on center. Chicken wire, if used, should be continuously supported along all edges.</p> <p>Fencing Materials: <u>Permitted</u>: pressure treated wood (must be painted or stained medium to dark color), chicken wire, wrought iron, painted galvanized steel <u>Not permitted</u>: chain link, bobbed wire, vinyl, unpainted/stained pressure treated wood, plywood</p>
(vii) Roof terraces	<p>A Roof Terrace shall at least be 50% of the building footprint area.</p> <p>A Roof Terrace shall provide landscaping in the form of potted plants, seating, and other amenities for the users of the building. A Roof Terrace may also include a portion of the roof as a green roof which may or may not have public access.</p>
(viii) Private Open Space Amenity (pool, play courts, picnic area, etc.)	<p>Such private open space may be incorporated with roof terraces or courtyards based on the appropriateness of the design and accommodation of privacy.</p>

Table 10.2 Private Open Space Standard

<i>Number of Residential Units proposed</i>	<i>Private Open Space Standard Proposed</i>
Over 50 units	Shall provide at least one public civic space such as a green, square, plaza or paseo
Hotel with more than 200 lodging rooms	Shall provide at least one public civic space such as a green, square, plaza or paseo

10.3 Publicly Accessible Private Open Space Type Standards.
 The design of publicly accessible private open spaces shall be regulated by the open space type standards herein which shall create a network of publicly accessible private open spaces that recognizes the natural qualities of the area while providing a range of both passive and active recreational opportunities. These opportunities may be accommodated in a variety of spaces ranging from larger parks to neighborhood-scaled greens to urban squares and plazas. The open space network will be serviced by an interconnected network of trails and paths for pedestrians and bicyclists alike. The following section shall apply to all publicly accessible private open space proposed within Trinity Lakes.

10.4 Pervious Ground and Permeable Materials
 Residential lots 50 feet or greater in width require a minimum of ~~35~~35% pervious ground or permeable materials.

10.3.1 Green Type Standards



Greens shall be appropriate where open spaces are recommended on the Regulating Plan and will serve as important publicly accessible private open spaces for Trinity Lakes. Greens will be available for civic purposes, commercial activity, unstructured recreation and other passive uses. Greens shall primarily be naturally landscaped with many shaded places to sit. Appropriate paths, civic elements, fountains or open shelters may be included and shall be formally placed within the green. Greens are appropriate in the Campus Commercial, Transition, and Neighborhood Character Zones.

Typical Characteristics

General Character

Open space

Spatially defined by landscaping and building frontages

Lawns, trees and shrubs naturally disposed

Open shelters and paths formally disposed

Location and Size

Size may range from 0.5 – 5 acres.

Typical Uses

Unstructured and passive recreation

Casual seating

Commercial and civic uses

Residential address

10.3.2 Square Type Standards



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

Typical Characteristics

General Character

Formal open space

Spatially defined by buildings and tree-lined streets.

Open shelters, paths, lawns, and trees formally arranged

Walkways and plantings at all edges

Located at important intersection

Location and Size

Size shall range from 0.5 to 2 acres.

Typical Uses

Unstructured and passive recreation

Casual seating

Commercial and civic uses

10.3.3 Plaza Type Standards



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

Typical Characteristics
General Character
Formal open space
Primarily hardscape surfaces
Trees and shrubs optional
Spatially defined by building frontages
Location and Size
Location shall be as shown on the Regulating Plan (Appendix B). Size shall range from 0.25 acre to 1 acre.
Shall front on at least one (1) street.
Typical Uses
Commercial and civic uses
Casual seating
Tables and chairs for outdoor dining
Retail and food kiosks

10.3.4 Paseo Type Standards



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

Typical Characteristics
General Character
Hardscape pathway
Pedestrian friendly frontages
Small-scale commercial uses
Frequent entries
Location and Size
The minimum width shall be 15'.
The maximum width shall be 50'.
Typical Uses
Small scale commercial uses
Residential uses
Casual seating

10.3.5 Park Type Standards



The required/recommended park, as designated on the Regulating Plan, will create an important open space that connects the neighborhood with the Trinity River’s natural assets and allows for passive recreation. Parks shall primarily be naturally landscaped with many places to sit on benches or low walls. Passive recreation activities in parks may include grassy lawns for unstructured and informal active recreational activities. Appropriate civic elements, fountains or open shelters may be included.

Typical Characteristics

General Character

Large, open space
Spatially defined by landscaping and building frontages

Paths, trails, open shelters, lawns, trees and shrubs naturally disposed

May be lineal, following the trajectories of natural corridors

Location and Size Standards

~~Location and size shall be as shown on the Regulating Plan (Appendix A).~~ Minimum of 0.25 acres

Typical Uses

Unstructured and passive recreation
Casual seating/picnicking

10.3.6 Multi-Use Trail Type Standards



Multi-use trails provide an important place for active recreation and create a connection to regional paths and biking trails. Multi-use trails will run continuously from the development and connect to the trails along the Trinity River. The multi-use trail will help activate connections between the open spaces and the uses throughout the development. The multi-use trail may have a different character as it passes through the park and as it is adjacent to the different character zones. Within the park, the trail shall be naturally disposed with low impact paving materials so there is minimal impact to the existing flood plain and landscape. Along streets, the trail shall have a more formal disposition with a paved trail and regular landscaping.

Typical Characteristics

General Character

Park Multi-Use Trail:
Naturally disposed landscape
Low impact paving
Trees lining trail for shade
Appropriately lit for safety
Low-impact paving or Hardscape Path
Formally disposed pedestrian furniture, landscaping and lighting
Trees lining trail for shade

Standards

Min. Width: 12 feet
~~Location shown on the Regulating Plan (Appendix A).~~

Typical Uses

Active and passive recreation

XI. Definitions

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

Accessory Building: a building that is physically separated from the Principal Building and is subordinate to the Principal Building in terms of size, location, and use.

Accessory Dwelling Unit: a self-contained residential unit in on the same property as a detached or attached single-family building, or multi-unit home which is either attached to the principal building or in a separate structure.

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

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

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

Build-to Zone: the area between the minimum and maximum setbacks within which the principal building’s front and side, in the case of a corner building, façade is to be built.

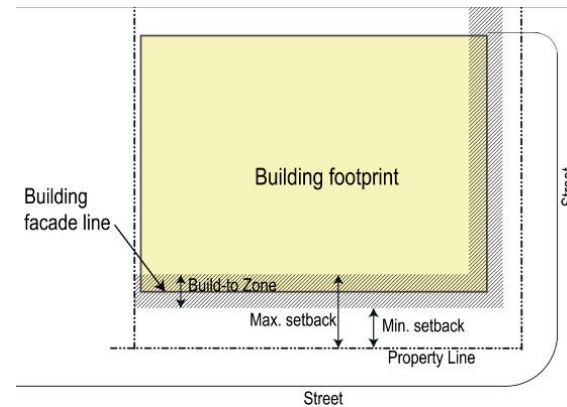
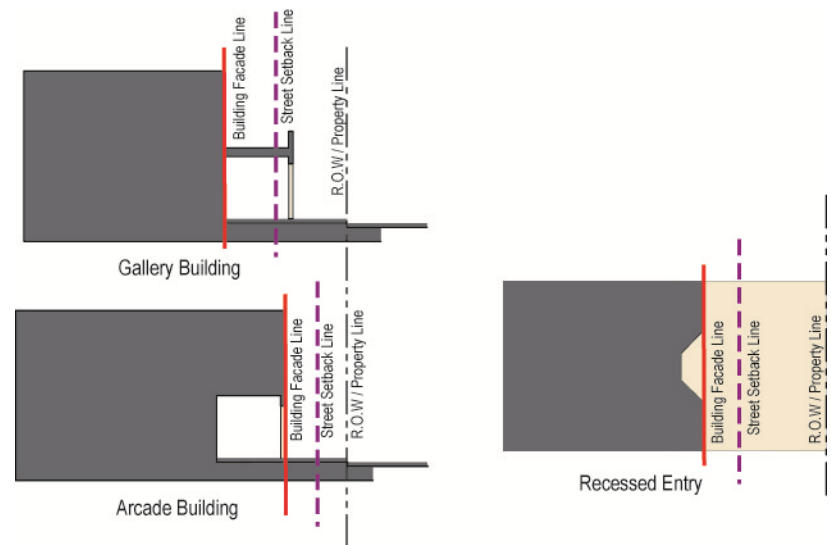


Illustration indicating the location of the build-to zone relative to the minimum and maximum setbacks and the building façade line

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



Building Façade Line Illustrations

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

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

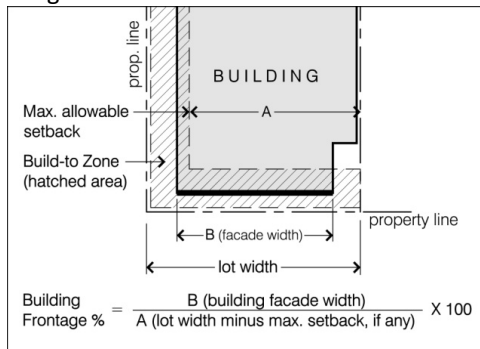


Image showing how a lot’s building frontage is calculated.

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

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

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

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

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

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

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

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

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



Image of a typical paseo

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

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

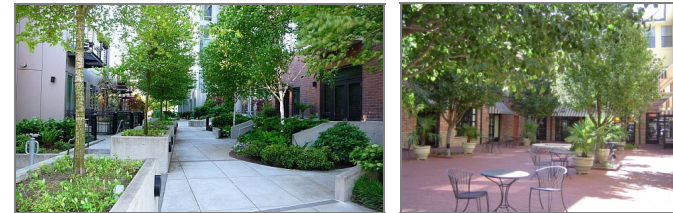
Community Garden is a small to medium size garden cultivated by members of an area for small scale agricultural uses for the benefit of the same people. It may consist of individually tended plots on a shared parcel or may be communal (everyone shares a single plot).



Images of community gardens

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

Courtyard is a landscaped open space in the center of the block with no street frontage, surrounded by walls or buildings on all sides. It shall be large enough to allow for public activities and have sunlight during midday. It should be designed to connect to adjacent buildings or to the public sidewalk through a pedestrian passage.



Images of Courtyards

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

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



Image of a forecourt

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

~~*Illustrative Concept Plan:* shall be the design concepts and drawings developed during the Trinity Lakes Development Code initiative and hereby attached as Appendix B to this Code.~~

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

J-Swing is a home with a driveway that loads from the primary street and swings into the side of the home to enter the garage. Two of these homes side-by-side, should have a shared driveway or a curb-cut to driveways and have garages facing each other.



Images of a home with a J-Swing Garage from the front and side of home.

Live-Work Unit means a mixed use building type with a dwelling unit that is also used for work purposes, provided that the ‘work’ component is restricted to the uses of professional office, artist’s workshop, studio, or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The ‘work’ component is

usually located on the ground floor which is built to Commercial Ready standards. The ‘live’ component may be located on the street level (behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by this ordinance in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.

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

Manor Home shall be a large home that is designed to appear as a large home from the exterior, but functions as a multi-unit building on the interior.

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



Image of a patio

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

City prior to installation. A larger playground may be incorporated into the park, whereas a more intimate playground may be incorporated into the green.



Images of playgrounds

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

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

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

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

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



Image of a roof terrace

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

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



Image of a Building Blade Sign

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



Image of a Tenant Blade Signs

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

Sign, Marquee: is a sign structure placed over the entrance to a theatre or other public gathering venue. It has signage stating either the name of the establishment or, in the case of theatres or other public venues, the name of the event, artist, and other details of the event appearing at that venue. The marquee is often identifiable by a surrounding cache of light bulbs, usually yellow or white, that flash intermittently or as chasing lights. Marquee signs may often be combined with Building Blade signs.



Image of a Marquee sign with a Building Blade Sign

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



Image of a Monument Sign

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



Images of sandwich board signs.

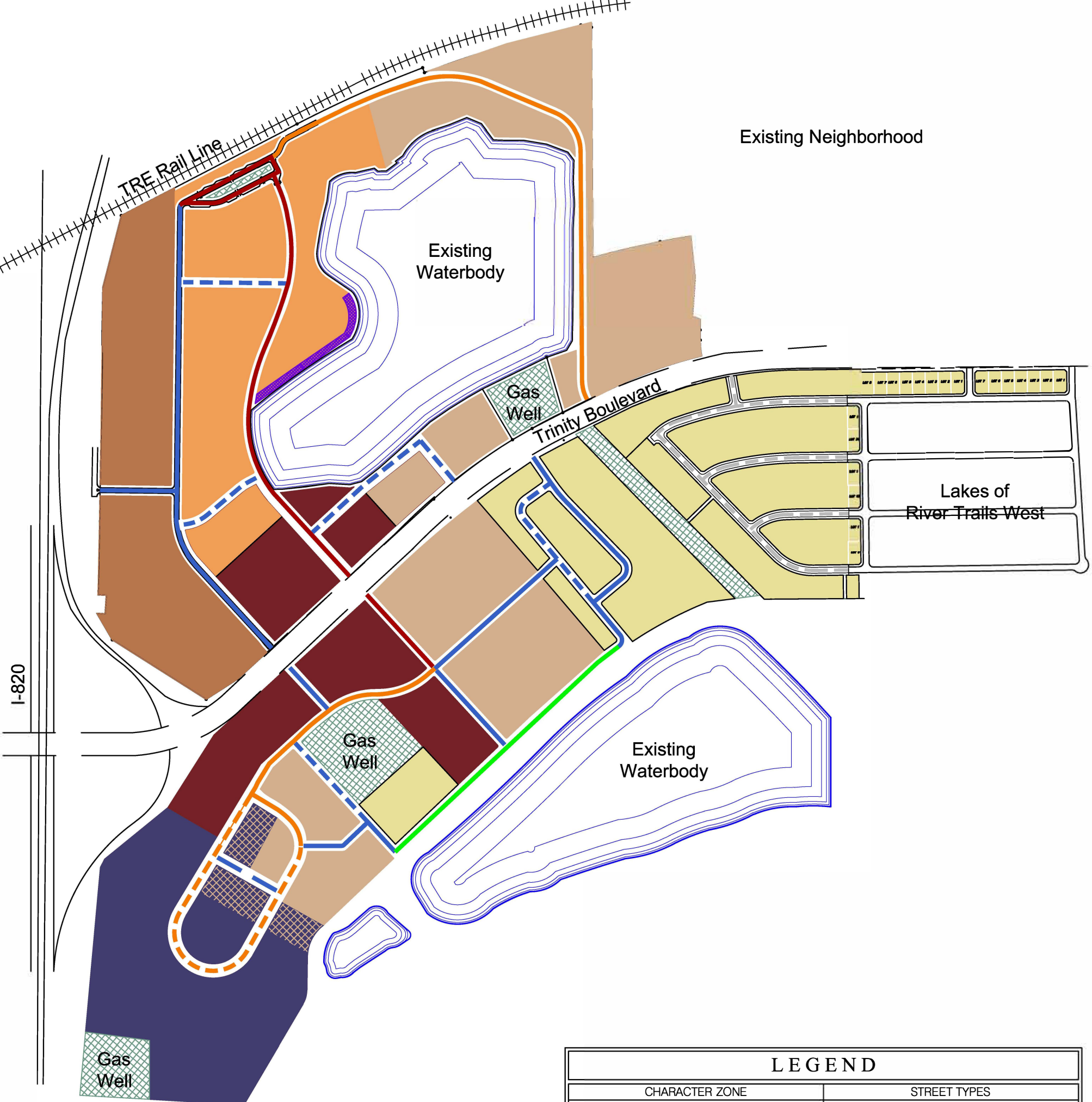
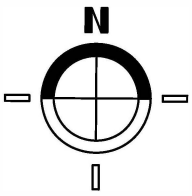
Street Screen: a freestanding wall or living fence built along the frontage line or in line with the building façade along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial

definition of the public realm. Street screens shall not exceed 4 feet in height.



Image of a combination masonry and living street screen

Street Setback Line: means the imaginary line located at the outside edge of the sidewalk and measured from the center line of the street from which all build-to lines and build-to zones are measured from.



Existing Neighborhood

Existing Waterbody

Gas Well

Trinity Boulevard

Lakes of River Trails West

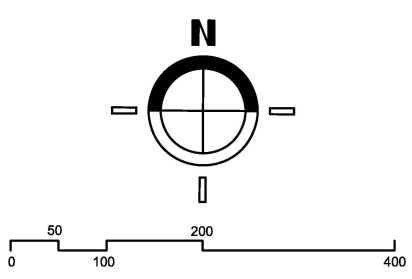
Gas Well

Existing Waterbody

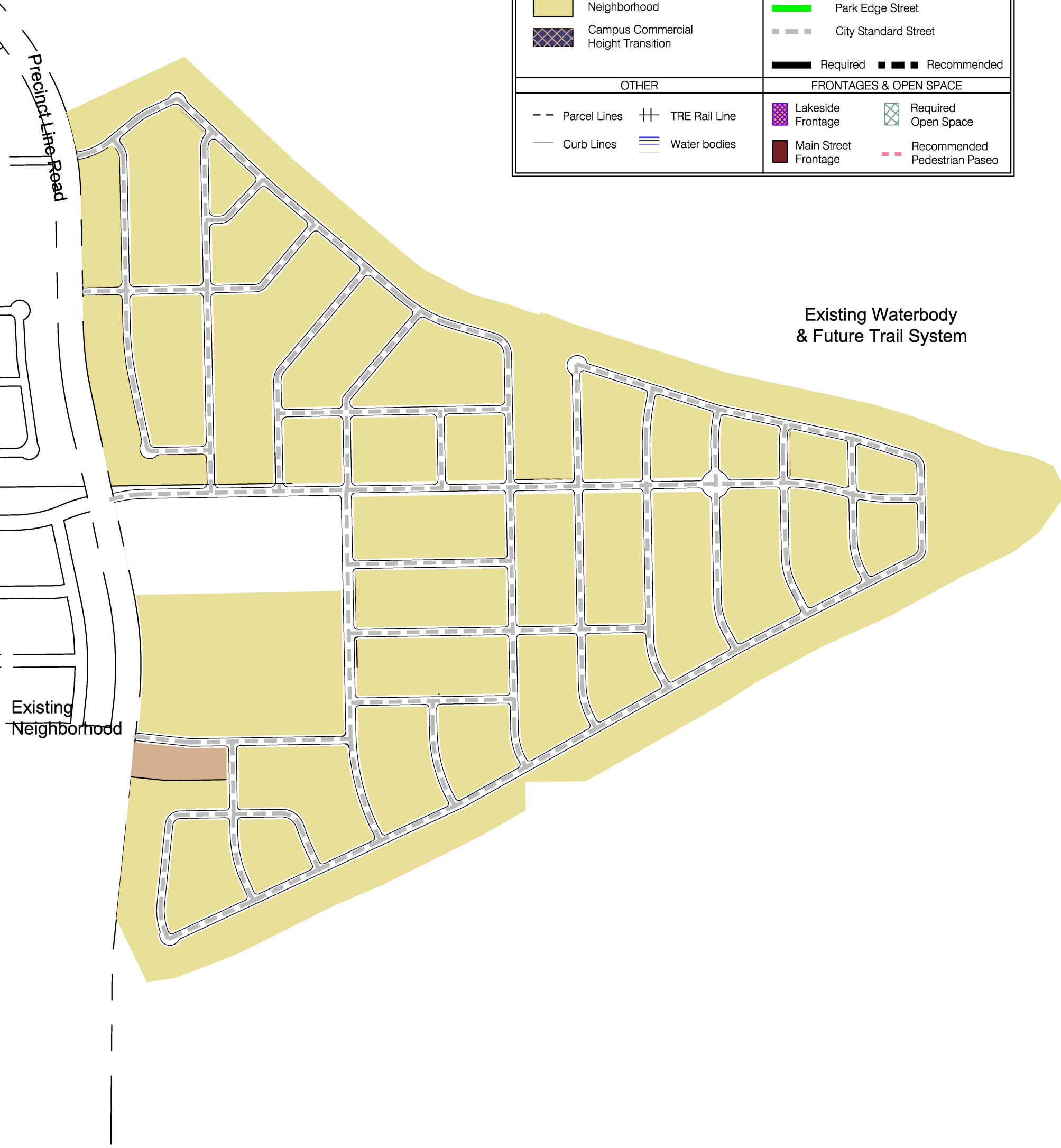
Gas Well

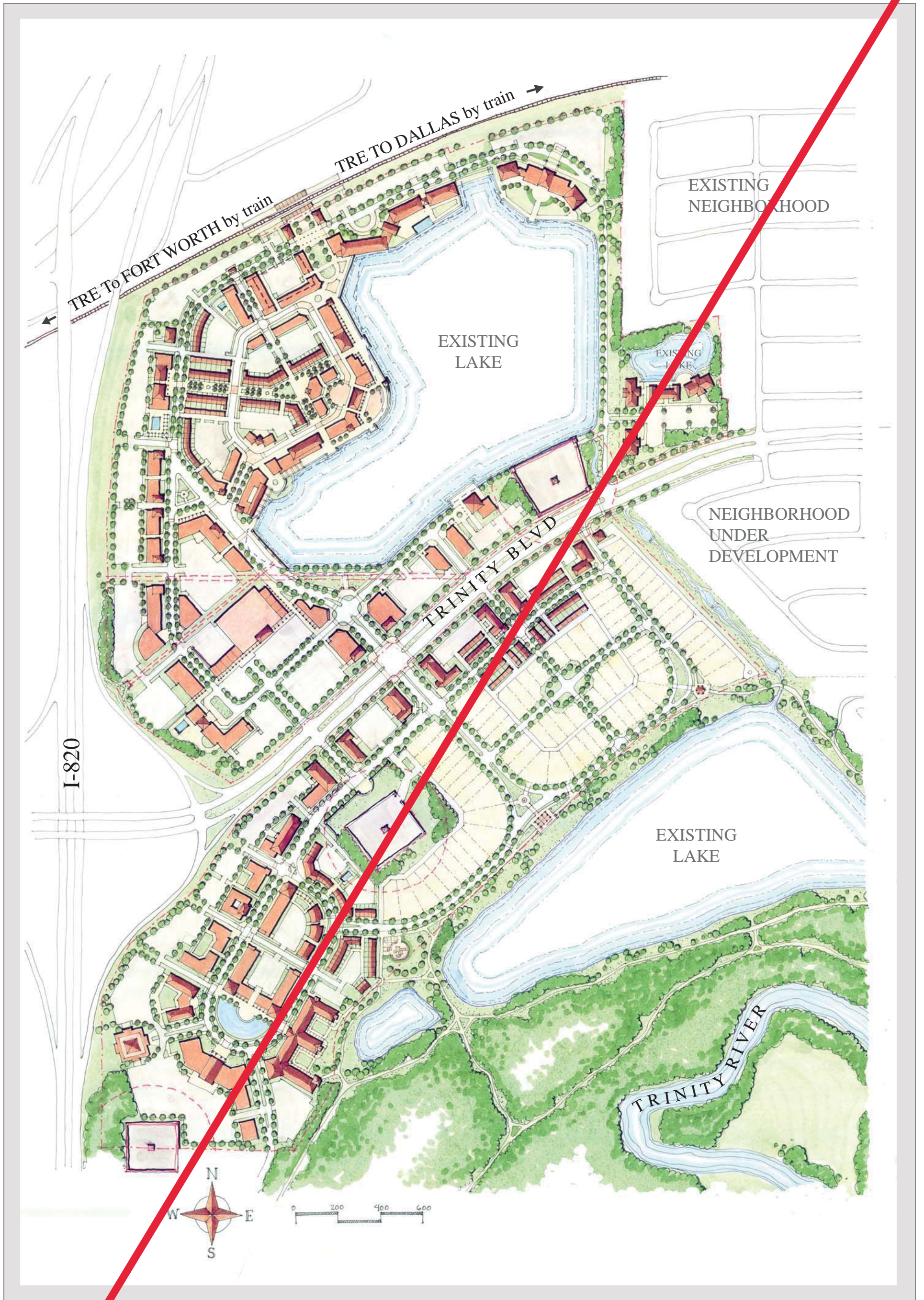
LEGEND

CHARACTER ZONE		STREET TYPES	
	Boulevard Mixed Use	<u>TYPE 'A' STREETS</u>	
	Village Mixed Use		Main Street
	Highway Mixed Use		Neighborhood Street
	Campus Commercial	<u>TYPE 'B' STREETS</u>	
	Transition		Avenue
	Neighborhood		Mixed Use General Street
	Campus Commercial Height Transition		Park Edge Street
			City Standard Street
			Required
			Recommended
OTHER		FRONTAGES & OPEN SPACE	
	Parcel Lines		Lakeside Frontage
	TRE Rail Line		Required Open Space
	Curb Lines		Water bodies



CHARACTER ZONE		STREET TYPES	
	Boulevard Mixed Use	<u>TYPE 'A' STREETS</u>	
	Village Mixed Use		Main Street
	Highway Mixed Use		Neighborhood Street
	Campus Commercial	<u>TYPE 'B' STREETS</u>	
	Transition		Avenue
	Neighborhood		Mixed Use General Street
	Campus Commercial Height Transition		Park Edge Street
			City Standard Street
			Required
			Recommended
OTHER		FRONTAGES & OPEN SPACE	
	Parcel Lines		Lakeside Frontage
	TRE Rail Line		Required Open Space
	Curb Lines		Main Street Frontage
	Water bodies		Recommended Pedestrian Paseo





Trinity Lakes Illustrative Plan