



Zoning Commission

Date: February 8, 2021

Case Number: ZC-21-237

Council District: 8, 9

Text Amendment

Case Manager: [Jamie DeAngelo](#)

Owner / Applicant: The City of Fort Worth

Request

Request: An ordinance amending the Zoning Ordinance of the City of Fort Worth, being ordinance no. 21563, as amended, codified as Appendix "A" of the code of the City of Fort Worth, by amending Article 13 "Form Based Districts", of Chapter 4, "District Regulations" to amend sections related to the Near Southside District in its entirety to revise certain development and design standards in the Near Southside; providing that this ordinance shall be cumulative; providing a severability clause; providing a penalty clause; providing for publication in the official newspaper; and providing an effective date.

Recommendation

Urban Design Commission: **Approval**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval**

Table of Contents

1. [Project Description and Background](#)
2. Near Southside Text Amendments (Tracked Changes)
3. Recommendation Letter from Urban Design Commission

Project Description and Background

Staff is proposing Zoning Ordinance text amendments for the Near Southside Design Standards and Guidelines. The purpose of the amendments, as requested by Near Southside, Inc, is to add flexibility to the current code, maintain high standards of design, and to update exhibits and references. Changes are being recommended to the design standards in the Streets and Public Spaces, Building Location and Orientation, Building Height, and Architectural Standards sections of the code. Specifically, the amendments are as follows:

Recommendations:

- 1) 5.B. Streets and Other Public Spaces:
 - Add a requirement that landscaping in the street tree/furniture zone between the curb and pedestrian way should allow clear visibility from the street, and limit shrubs to be a max of 36" in height.
 - Remove table detailing the annual flat fee rate per residential dwelling unit and instead refer to fees listed in the Neighborhood and Community Park Dedication Policy.
- 2) 5.C. Building Location and Orientation:
 - Reduce rear minimum setback from 3 feet to 0 feet.
 - Adjust the requirement for pedestrian residential entrances to require street-level units to have pedestrian access on all public street frontages, rather than just 'primary' streets.
- 3) 5.D. Building Height:
 - Adjust rules about height to allow some elements to project above the height limit provided they do not exceed the roof height of the top story by more than 10 feet, do not occupy more than 25% of the roof area, and are set back at least 10 feet from the edge of the roof. These elements include: a. Elevator or stairway access to roof; b. Rooftop shade structure; c. Greenhouse; and d. Mechanical Equipment.
- 4) 5.F.7 Ground Floor Transparency
 - Adjust rules to ground floor transparency such that, for all ground floor nonresidential uses located along publicly accessible streets and other public spaces, glazing allowing views into the ground story use for a depth of at least 8 feet. Windows cannot be made opaque by window treatments (except operable sunscreen devices within the conditioned space).
 - Adjust rules for transparency to prohibit permanent interior window installations, including but not limited to security bars or glass blocks, unless otherwise approved with a waiver from the UDC.
- 5) 5.F. Architectural Standards
 - Allow up to two mobile food vendors on a site in the Near Southside without requiring design plan approval by the UDC.

Near Southside Development Standards & Guidelines

Prepared by Near Southside, Inc.
in cooperation with the City of Fort Worth
October 13th, 2021



TABLE OF CONTENTS

SECTION 1 - INTRODUCTION	(4)
A. Near Southside District Background	(4)
B. Promoting Revitalization with Form-Based Code	(5)
SECTION 2 - GENERAL DEVELOPMENT PRINCIPLES	(6)
A. Intent	(6)
B. General Development Principles	(6)
SECTION 3 - ADMINISTRATION	(8)
A. Intent	(8)
B. Relationship to Other Regulatory Documents	(8)
C. Definition of “Standards” and “Guidelines”	(8)
D. Development Review Process	(9)
E. Near Southside District Boundary	(11)
SECTION 4 - REGULATING PLAN	(12)
A. Intent and Principles	(12)
1. How to Use the Regulating Plan	
2. The Transect Classification System	
B. Development Zones and Historic Properties	(16)
C. Circulation Network and Street Design	(20)
1. Primary and Main Streets Map	
2. CFW Near Southside - Master Thoroughfare Plan	
SECTION 5 - DEVELOPMENT STANDARDS AND GUIDELINES	(22)
A. Intent and Principles	(22)
B. Streets and Other Public Spaces	(26)
1. Street Standards	
2. Public Roadsides	
3. Roadside Elements	
4. Public Parks and Plazas	
5. Public Art	
C. Building Location and Orientation	(40)
1. Base Setback Standards	
2. Contextual Setback Standards	
3. Pedestrian Entrances	
4. Fencing	
5. Drive-Through Standards	
6. Sky Bridges	
D. Building Height	(45)
1. Height Guideline	
2. Building Heights	
3. Building Heights Along Primary Streets	
4. Height Bonus Requirements	
5. Fairmount Transitional Height Plane	

SECTION 5 - DEVELOPMENT STANDARDS AND GUIDELINES (cont.)

- E. Parking and Driveways (48)
 - 1. Off-Street Parking Requirements
 - 2. Surface Parking Cap
 - 3. Surface Parking Lots
 - 4. Maximum Surface Parking Lot Frontage
 - 5. Surface Parking Screening
 - 6. Scaled Residential Garages
 - 7. Structured Parking and Multi- Level Garages
 - 8. Driveway Locations
 - 9. Drop-Off and Loading Zone Areas
- F. Architectural Standards (50)
 - 1. Roofs
 - 2. Parallel Frontages
 - 3. Entrances
 - 4. Awnings, Galleries, Arcades and Balconies
 - 5. Facades
 - 6. Screening of Mechanical Equipment
 - 7. Architectural Variety in Large Projects
 - 8. Outdoor Storage Display
 - 9. Mobile Court Review
 - 10. Signs
- G. On-Site Landscaping (72)
 - 1. Tree Preservation and Canopy Requirements
 - 2. Front Yard Landscaping Guideline
 - 3. City Approved Canopy Tree List

SECTION 6 - PERMITTED LAND USES

- A. Mix of Use Requirement for Large Developments (74)
- B. Special Requirements for “N” and “R” Zones (76)
- C. Permitted Land Use (77)



SECTION 1. INTRODUCTION

1.A. Near Southside District Background

The Near Southside is located just south of Downtown Fort Worth and is the city's second largest employment center, with over 40,000 workers, many of whom are employed in the health care industry. Although commonly recognized today as the "Medical District," the area has historically been a mixed-use district with diverse neighborhoods and eclectic destinations. The area's remaining historic buildings – with their architectural diversity, human-scale design, and wide range of locally-owned businesses – reflect this storied past.

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

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

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

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

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

- The patchwork of single-use industrial, commercial, and residential zoning districts did not allow or promote a mix of residential, retail, office, and institutional uses as envisioned in the City's Comprehensive Plan, within which the Near Southside is designated as a "mixed-use growth center."
- Outdated development standards did not promote the type of pedestrian-oriented urban design that characterizes the Near Southside's most distinctive and memorable areas and serves as a competitive advantage for the district.
- The patchwork of zoning districts threatened redevelopment momentum by failing to create a predictable investment environment in which property owners could confidently invest in redevelopment projects that conformed to the district's vision and be reasonably assured that zoning standards would require compatible development on adjacent properties.
- The wide range of conditions within the district – from lower density residential neighborhoods to large institutional campuses – required a more tailored approach than simply applying all of the "MU" standards throughout the area.
- Design excellence, administrative flexibility, and timely approval of conforming projects would best be promoted through a development review process overseen by a well-qualified design review board, as demonstrated by the Downtown Urban Design District process.
- This illustrated document uses photographs and other images in an effort to create a user-friendly manual for use by professional developers as well as non-experts. The standards and guidelines contained are largely based on the form-based standards of the "MU" classifications. Form-based standards differ from conventional zoning standards in their emphasis on shaping the form of buildings and public spaces rather than the segregation of different land uses.

SECTION 2. GENERAL DEVELOPMENT PRINCIPLES

2.A. Intent

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

2.B. General Development Principles

- 1. Promote a pedestrian-oriented urban form:** In contrast to conventional zoning standards that place primary emphasis on the regulation of land uses, the Near Southside development standards and guidelines focus on promoting a walkable, urban form of development, consistent with the district's historic urban character. The focus on form promotes buildings that conform to tested urban design principles, and that adapt to changing conditions over time.
- 2. Maximize connectivity and access:** The Near Southside's successful revitalization requires a truly multi-modal circulation network in which residents, workers, and visitors may conveniently walk, drive, bike, or ride public transportation to destinations within and outside of the district. Development standards and guidelines are intended to promote walkable blocks and street designs that balance these transportation modes, and also ensure accessibility for all residents and visitors, including those with disabilities.
- 3. Require excellence in the design of the public realm (building on Fort Worth's history of civic art) and of buildings that front public spaces:** The most successful and memorable urban environments are those in which walking down the street is appealing. Streets, plazas, parks, and other public spaces should be comfortable and inviting, and buildings fronting those spaces should be active and visually interesting at the pedestrian level. Providing a medium scale and infill residential options for various household types and income levels is critical to the district. The Missing Middle housing typologies reflect historical residential patterns and create diverse housing options espoused.
- 4. Promote the preservation and creation of distinctive neighborhoods that provide diverse urban housing options:** The vision for the Near Southside places high priority on the creation of mixed-use, mixed-income neighborhoods that include townhouses, apartments, condominiums, and supporting neighborhood-scale businesses. Providing a large number of units and options for various household types and income levels is critical to the district's success. Providing a medium scale and infill residential options for various household types and income levels is critical to the district. The Missing Middle housing typologies reflect historical residential patterns and create diverse housing options espoused.
- 5. Support existing Near Southside businesses:** The Near Southside development standards and guidelines should support the success of existing businesses.



6. **Encourage adaptive reuse and support the preservation of historically significant buildings:** The Near Southside includes historically significant buildings that should be incorporated into new development projects. The development standards and guidelines are intended to work in conjunction with the City's Historic Preservation Ordinance to encourage preservation and adaptive reuse of significant buildings.
7. **Encourage creativity, architectural diversity, and exceptional design:** The Near Southside development standards and guidelines promote high quality design, and the development review process promotes flexibility. Standards and guidelines, as well as the development review process, are intended to support creativity and exceptional design while discouraging uniformity.
8. **Promote sustainable development that minimizes negative impacts on natural resources:** Creating a walkable, mixed-use, high-density, central city district supports sustainable development by providing an alternative to low-density development in peripheral areas. In accordance with sustainable development principles, the Near Southside's buildings, transportation systems, and public spaces should be designed to minimize negative impacts on air and water quality and promote innovation in environmental design.
9. **Encourage the integration of public art into public and private development:** Public art should be integrated into architecture, streetscapes, and public spaces. Public art will enhance the built environment and contribute to the area's success in attracting new residents and businesses.

SECTION 3. ADMINISTRATION

3.A. Intent

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

3.B. Relationship to Other Regulatory Documents

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

There are two notable references to other sections of the Zoning Ordinance:

- a) the Historic Preservation Ordinance (Chapter 4, Article 5), which includes the procedures and requirements related to the preservation and reuse of historically significant buildings; and,
- b) Off-Street Parking and Loading (Chapter 6, Article 2)

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

3.C. Definition of “Standards” and “Guidelines”

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

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

3.D. Development Review Process

1. Projects subject to review: All private construction projects, with the exception of interior construction or exterior in-kind replacement work, are subject to review by the Development Services Department and/or the Urban Design Commission (UDC) for compliance with the NS Standards and Guidelines. All buildings, streets, and public spaces by public entities are also subject to review.

2. Administrative Review VS. UDC Review: Projects that are clearly consistent with all applicable development principles and that clearly conform to all standards may be approved administratively by the Development Services Director without UDC review. Staff may administratively approve waivers from roadside design elements for properties located along a street that is planned for a sponsored streetscape project.

Because of the unique signage needs of the major hospitals, staff may also approve appropriate hospital signage that deviates from the dimensional standards. The UDC shall review projects that require interpretation or discretionary judgment with respect to the project's compliance with standards and guidelines.

The UDC shall also review all of the following:

- Skybridges (see Section 4.C.6)
- Drive-through Facilities (see Section 5.D.5.)
- Mobile Food Courts (see Section 4.F.8.)
- Monument Signs (see Section 4.F.9.a)

3. Urban Design Commission (UDC): The UDC is a nine-member body appointed by the City Council and charged with the administration of urban design districts. As stated above, the UDC shall review projects that require interpretation or discretionary judgment with respect to the project's compliance with standards and guidelines. The Zoning Ordinance specifies that UDC appointees should be knowledgeable about fundamental principles of urban design. Furthermore, at least six of the nine appointees shall be practicing professionals from the fields of architecture, landscape architecture, urban design or planning, real estate, or law. At least one of the nine regular member appointees must be a practicing or retired professional in the field of history, architectural history, or other discipline related to historic preservation. The Development Services Director serves as staff advisor to the UDC.

REVIEW OF PUBLIC PROCESS



Proposed West Rosedale streetscape improvements (Rendering by Carter & Burgess, Inc.).

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

3.D. Development Review Process (cont.)

4. **Certificates of Appropriateness (COA):** The Development Services Director or UDC will issue a Certificate of Appropriateness for approved public and private projects. In exceptional cases the UDC may approve a COA if a project is clearly consistent with applicable development principles but does not conform to a certain development standard(s) or guideline(s). The COA for such projects must describe the projects' compliance with applicable principles.
5. **Required Information:** The full list of required materials is included in the Near Southside District application available from the City's Development Services Department, 817-392-8000, www.fortworthtexas.gov/developmentservices/urban-design.

In general, the following information is required, as applicable:

- a. Site Plan
- b. Building Plans and Elevations
- c. Landscape Plan
- d. Material Specifications
- e. Plans and Specifications for Proposed Signs
- f. Description of Proposed Scope of Work
- g. Photographs of Site and Existing Conditions

CONCEPTUAL DESIGN REVIEW



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

SECTION 4. REGULATING PLAN

4.A. Intent and Principles

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

DEVELOPMENT ZONES

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

HISTORIC PROPERTIES

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

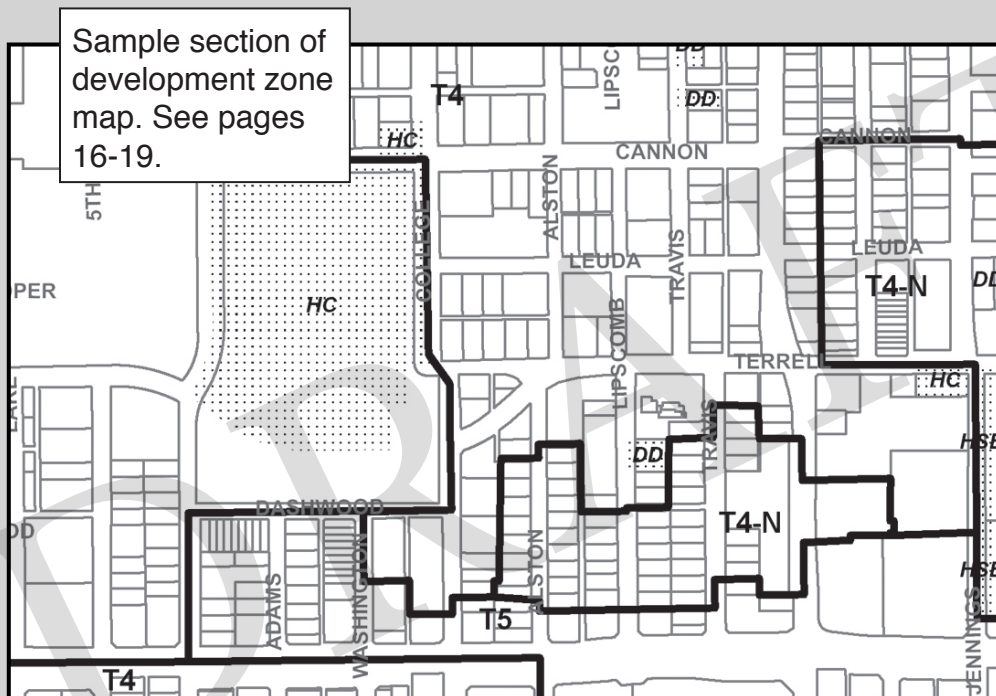
CIRCULATION NETWORK AND STREET DESIGN

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

4.A. Intent and Principles (cont.)

1. How to Use the Regulating Plan

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

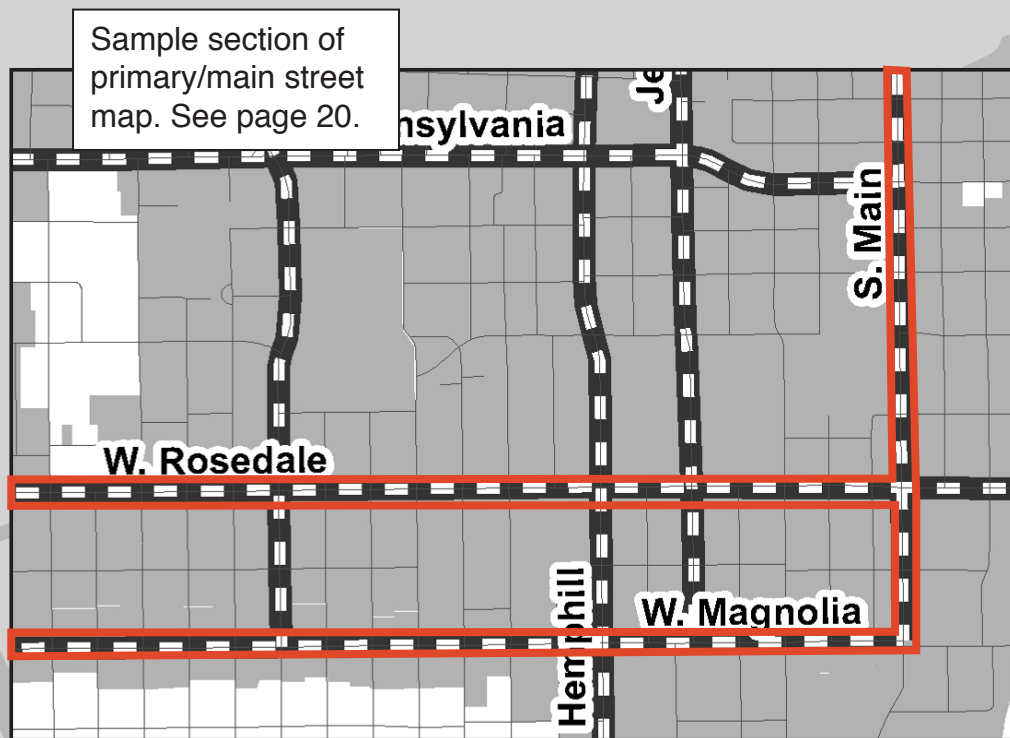


2. Identify the property's development zone and any applicable historic designations.

4.A. Intent and Principles (cont.)

1. How to Use the Regulating Plan (cont.)

3. Locate the subject property on the primary and main street map in Section 4.C.

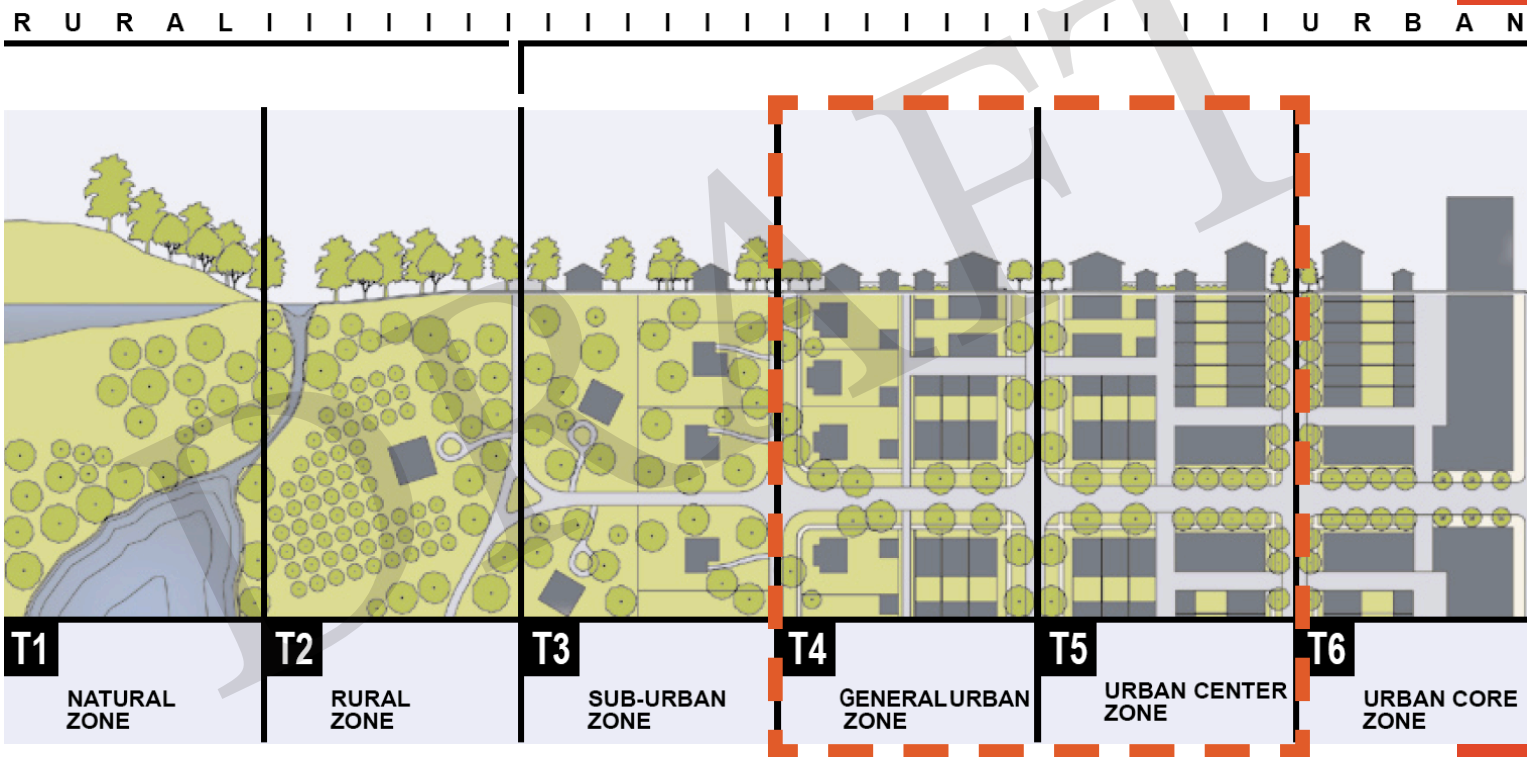


4. Identify subject property and adjacent primary and/or main streets if any.
5. Refer to Sections 5-7 for applicable standards and guidelines related to streets, streetscapes, public spaces, sites, and buildings.
6. Refer to Chapter 4, Article 5 of the Zoning Ordinance for regulations pertaining to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

4.A. Intent and Principles (cont.)

2. The Transect Classification System

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



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

4.B. Development Zones and Historic Properties

1. Northwest Quadrant

HISTORIC PROPERTIES

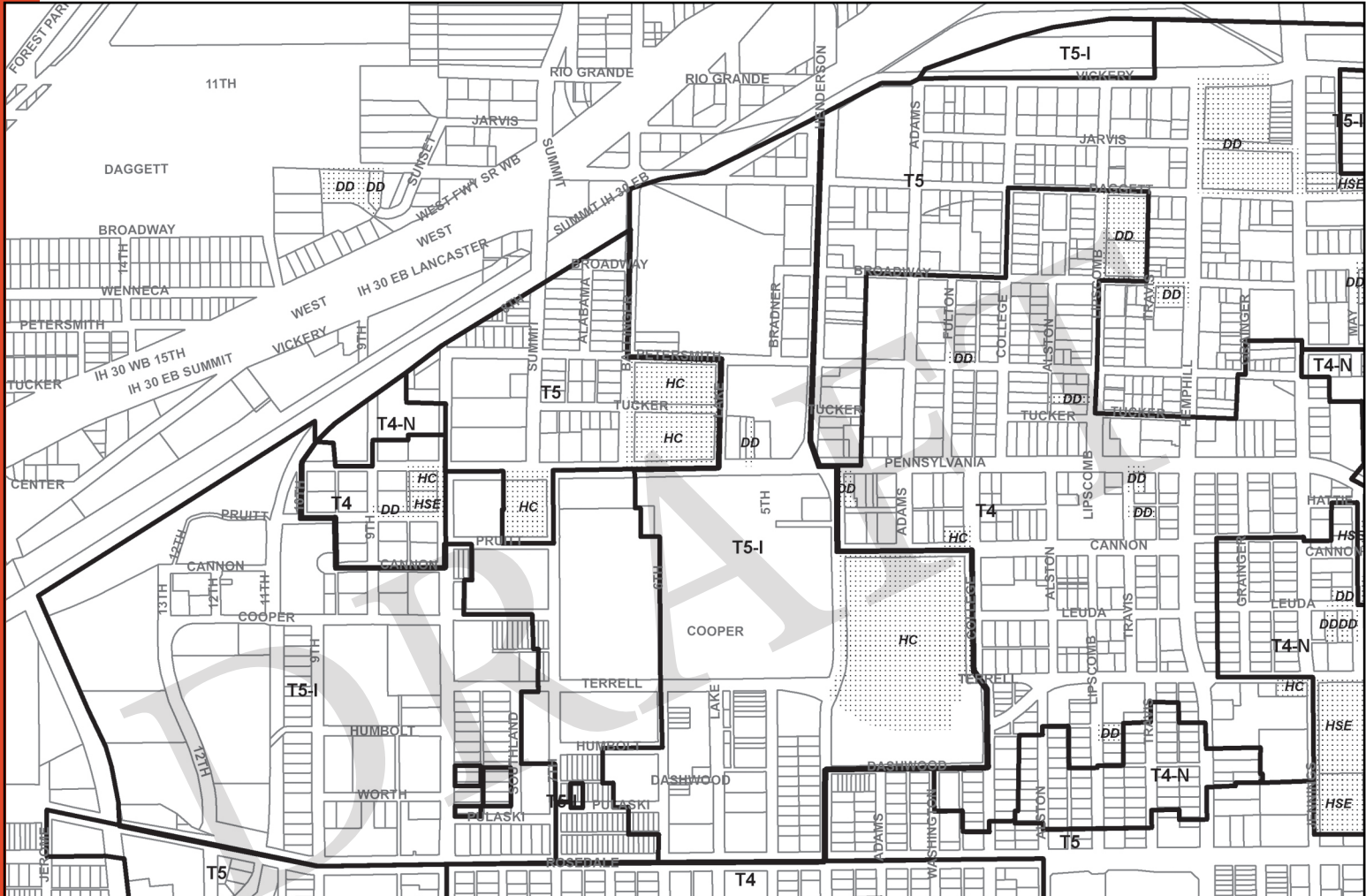
(Refer to of Zoning Ordinance Ch. 4, Art. 5)

 Local Designations

HSE - Highly Significant Endangered

HC - Historic and Cultural Landmark

DD - Demolition Delay



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

T4

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

T5

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

-N

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

-I

Institutional/Industrial zone
Flexible driveway and entrance standards

-R

Restricted zone
No bars or industrial uses; see p. 44.

2. Northeast Quadrant

HISTORIC PROPERTIES

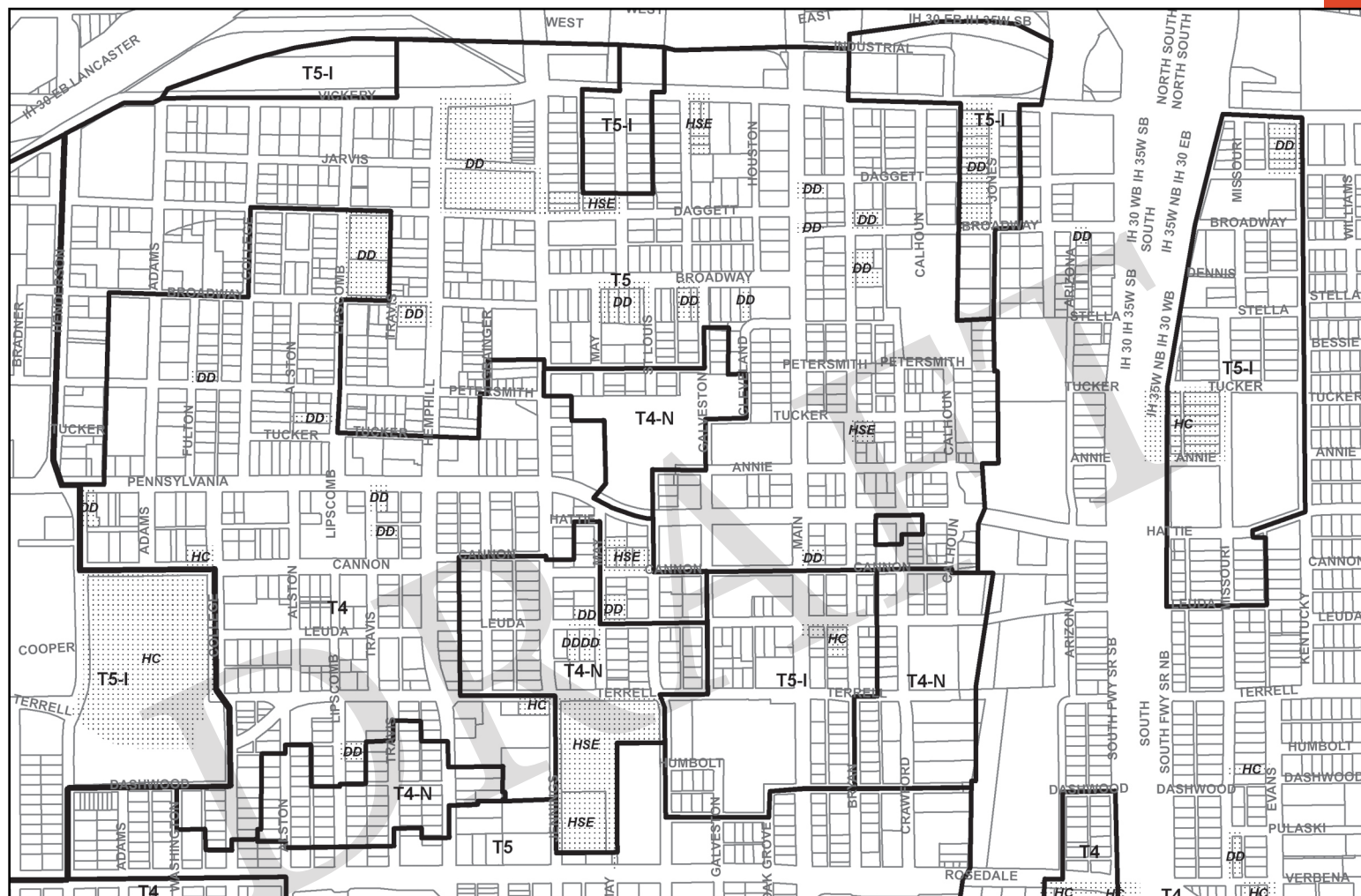
(Refer to of Zoning Ordinance Ch. 4, Art. 5)

 Local Designations

HSE - Highly Significant Endangered

HC - Historic and Cultural Landmark

DD - Demolition Delay



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

T4

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

T5

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

-N

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

-I

Institutional/Industrial zone
Flexible driveway and entrance standards

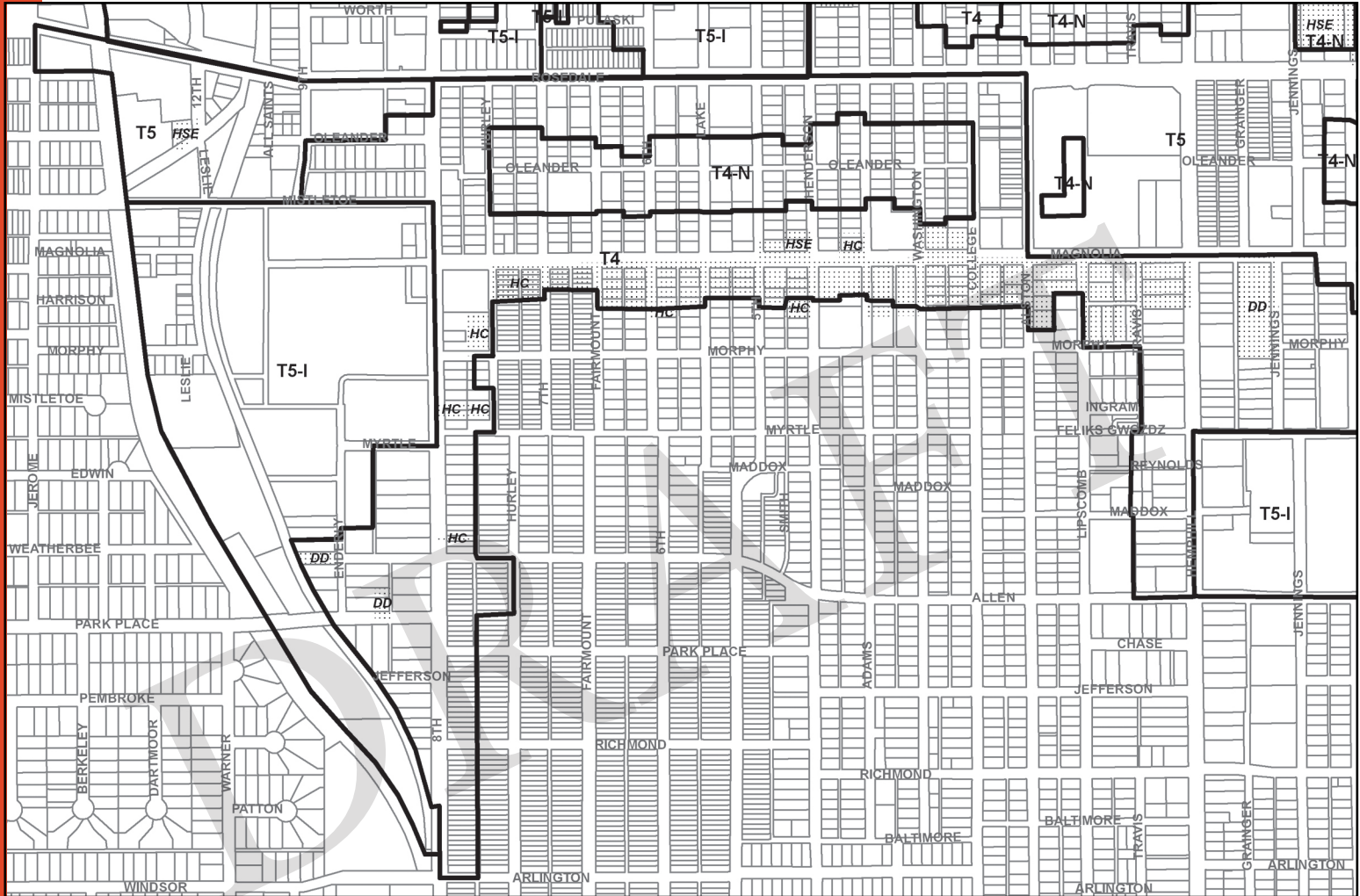
-R

Restricted zone
No bars or industrial uses; see p. 44.

3. Southwest Quadrant

(Refer to of Zoning Ordinance Ch. 4, Art. 5)

DD - Demolition Delay



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

T4

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

T5

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

-N

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

-1

Institutional/Industrial zone
Flexible driveway and entrance
standards

-R

Restricted zone
No bars or industrial
uses; see p. 44.

4. Southeast Quadrant

HISTORIC PROPERTIES

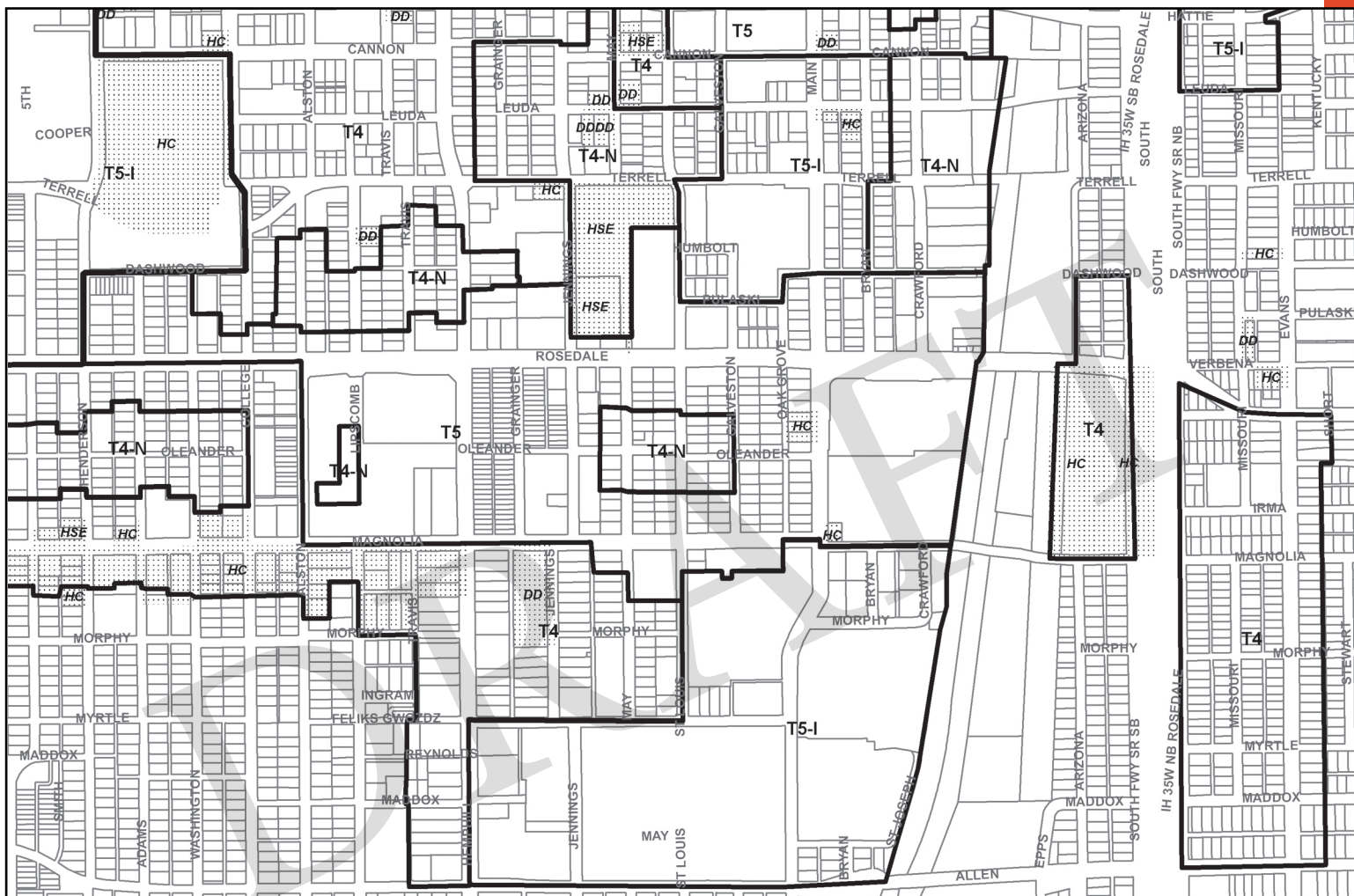
(Refer to of Zoning Ordinance Ch. 4, Art. 5)

Local Designations

HSE - Highly Significant Endangered

HC - Historic and Cultural Landmark

DD - Demolition Delay

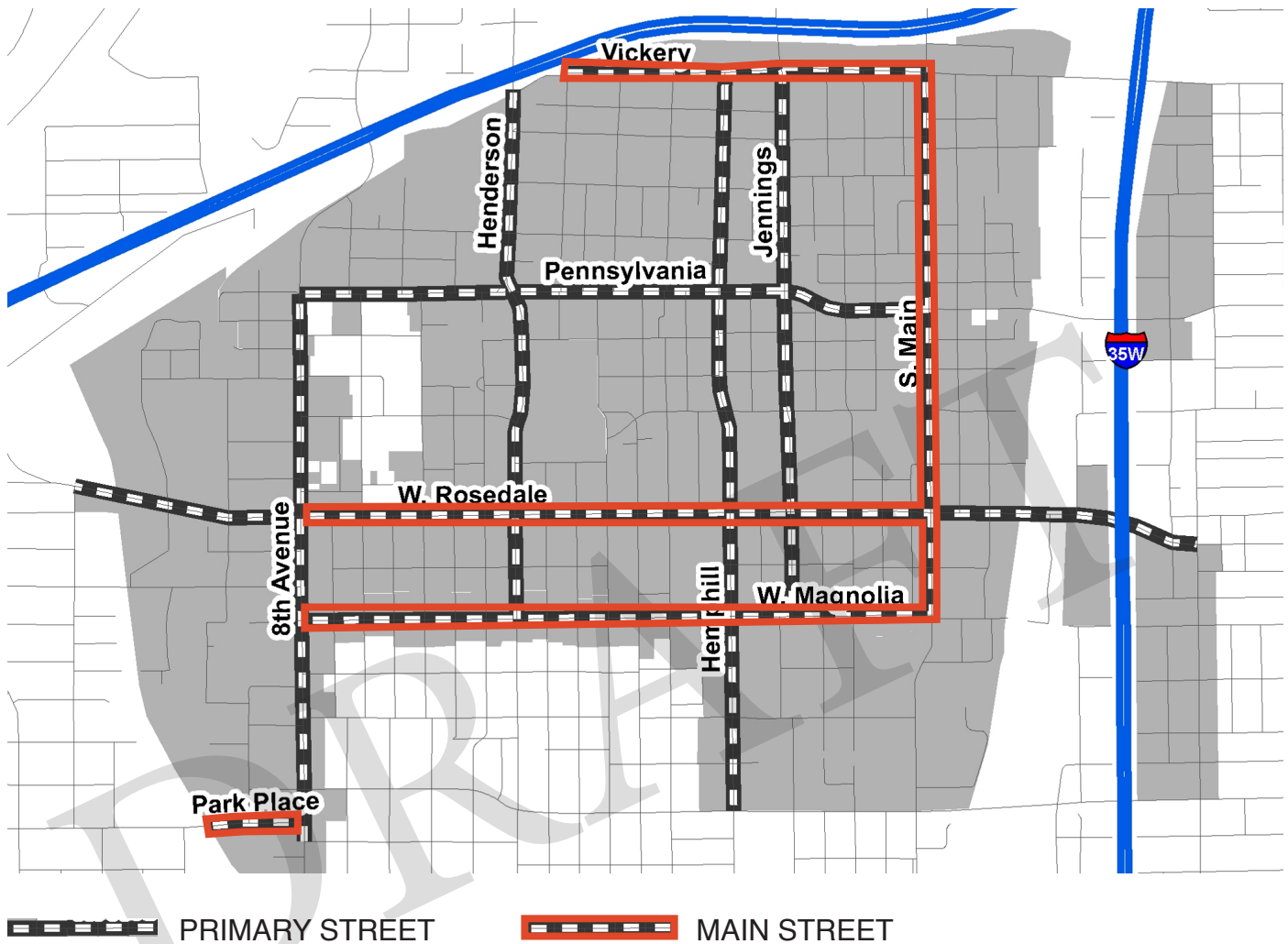


Basic Development Standards (Standards and guidelines are listed in Sections 5-7.)

T4 20-ft. maximum front setback 18-foot minimum façade height 3 stories max. if single use 5 stories max. w/ public space or mix of uses 6 stories max. w/ public space and mix of uses Parking behind or beside buildings	-N Neighborhood zone No single-use non-residential 3 stories max., 4 stories w/ public space or mix of uses
T5 20-foot maximum front setback 18-foot minimum façade height 5 stories max. if single use 8 stories w/ public space or mix of uses 10 stories w/ public space and mix of uses Parking behind or beside buildings	-I Institutional/Industrial zone Flexible driveway and entrance standards -R Restricted zone No bars or industrial uses; see p. 44.

4.C. Circulation Network and Street Design

1. Primary Streets and Main Street Map



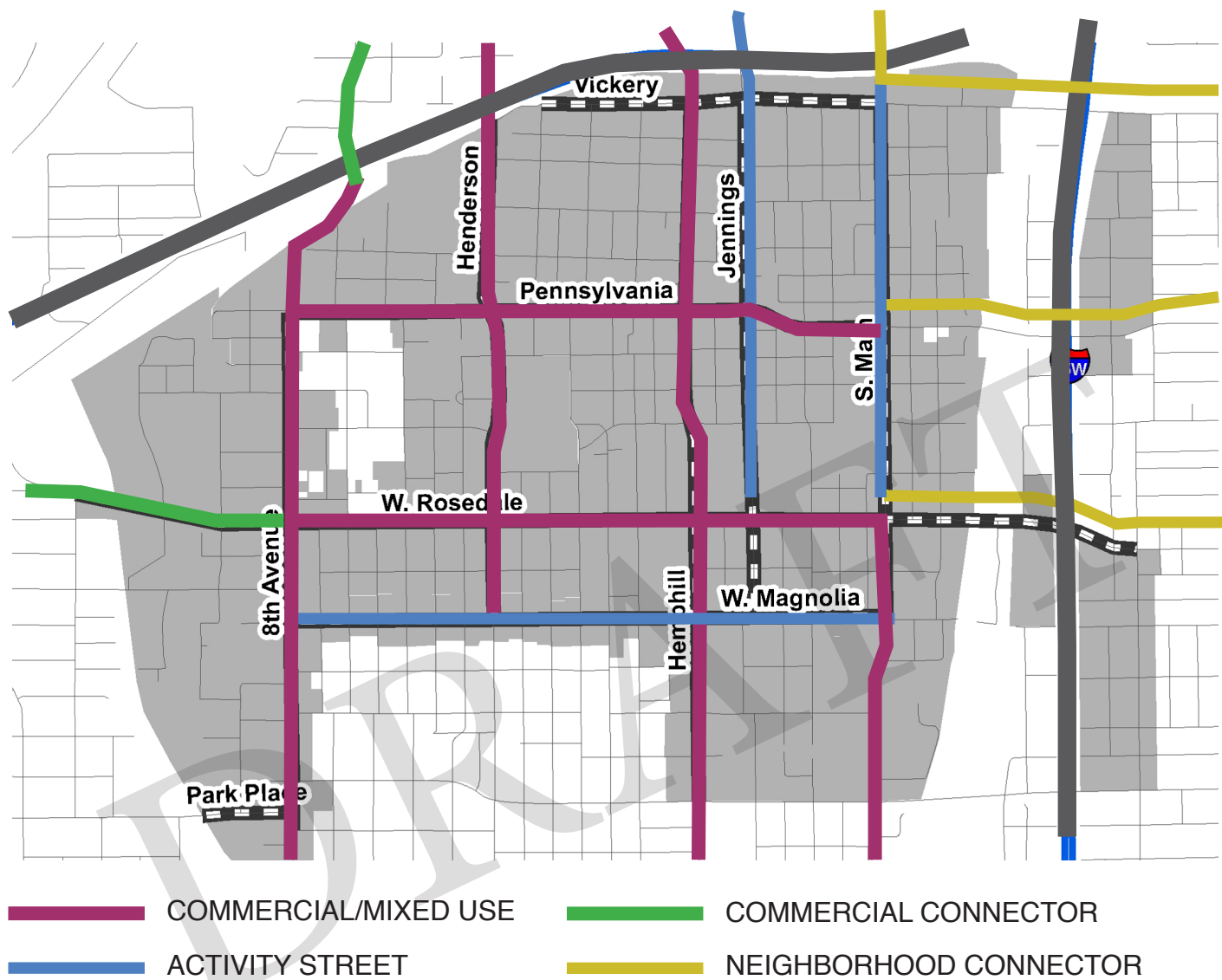
Primary Streets – For specific provisions that apply along a Primary Street, reference sections:

- 5.D.2
- 5.D.3

Main Streets – Walkable, mixed-use streets of moderate to high density. These are primary destination streets with active ground floor uses and on-street parking, and are comfortable and safe for bicyclists. For specific provisions that apply along a Primary Street, reference sections:

- 5.B.2.b.
- 5.B.3.d.
- 5.C.2.a.
- 5.C.5.c.
- 5.E.8.
- 5.F.7.d.
- 5.F.7.f.

2. CFW Master Thoroughfare Plan (MTP) Enlargement - Near Southside



For more information and details on these classifications and for the city's long-range plan for major transportation facilities in the City of Fort Worth, please reference the Master Thoroughfare Plan, found here: <http://fortworthtexas.gov/mtp/>

SECTION 5. DEVELOPMENT STANDARDS AND GUIDELINES

5.A. Intent and Principles

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



STREETS AND PUBLIC SPACES

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



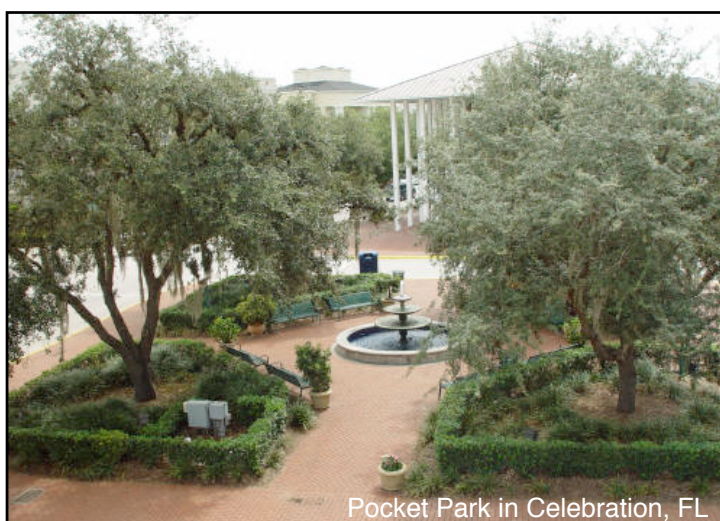
Magnolia
Avenue

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



Downtown Plano

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



Pocket Park in Celebration, FL

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



Storefronts along 8th Avenue

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



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

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



Historic Mehl Building on Magnolia Avenue

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

5.A. Intent and Principles (cont.)

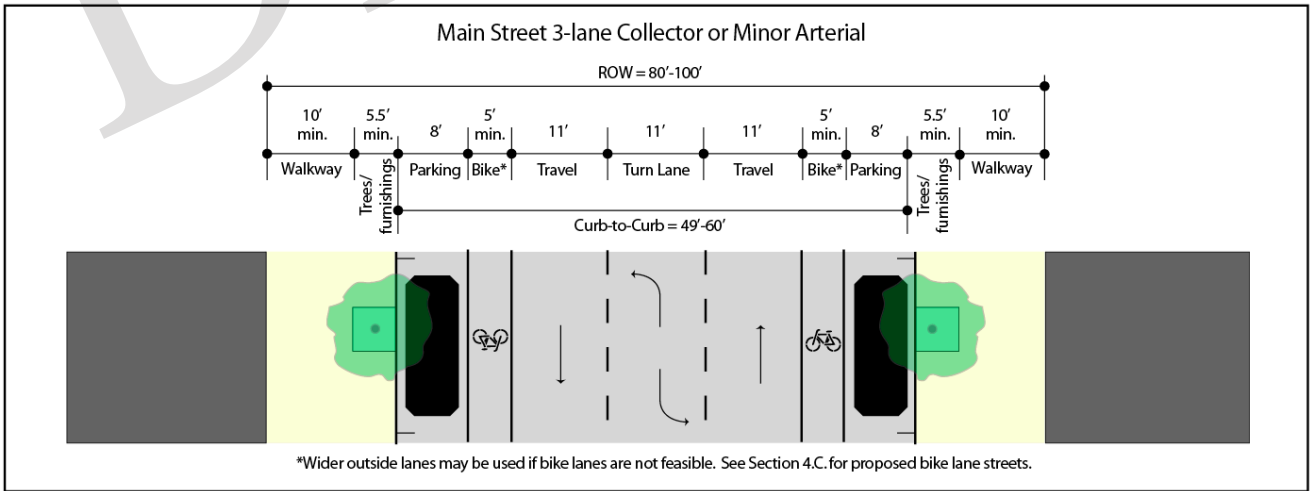
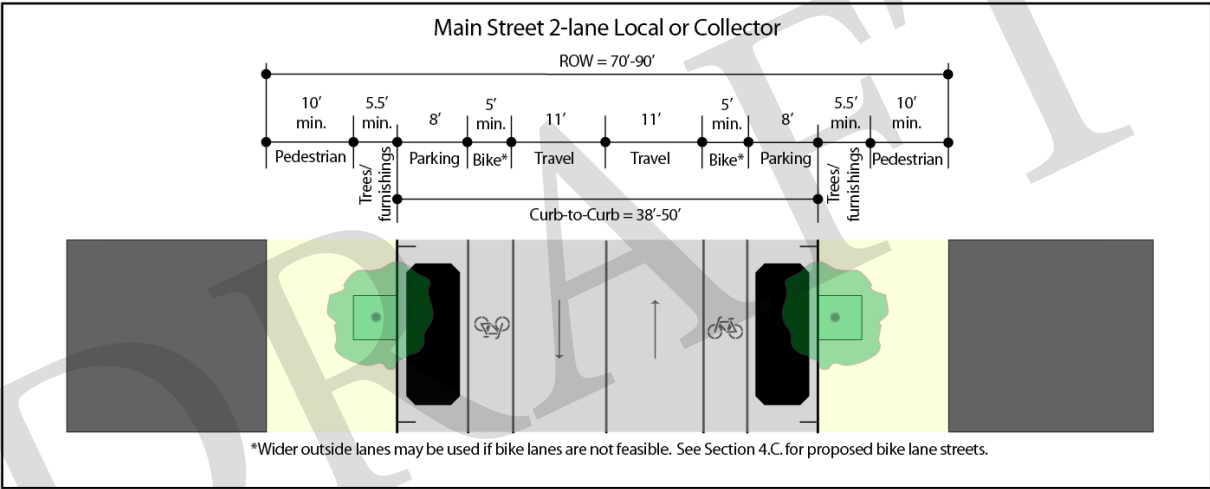
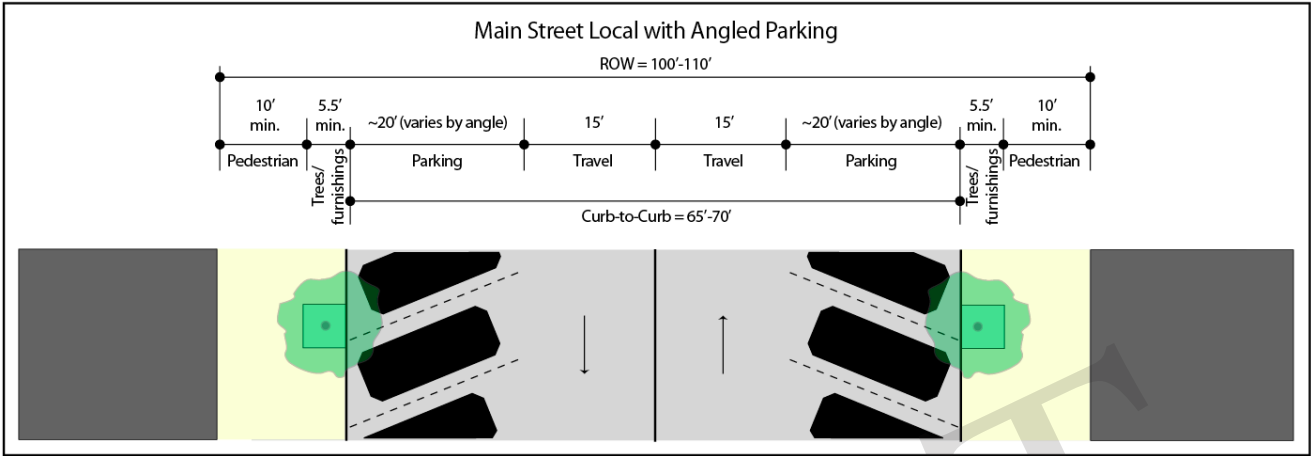
SITES AND BUILDINGS

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

5.B. Streets and Other Public Spaces

1. Street Standards

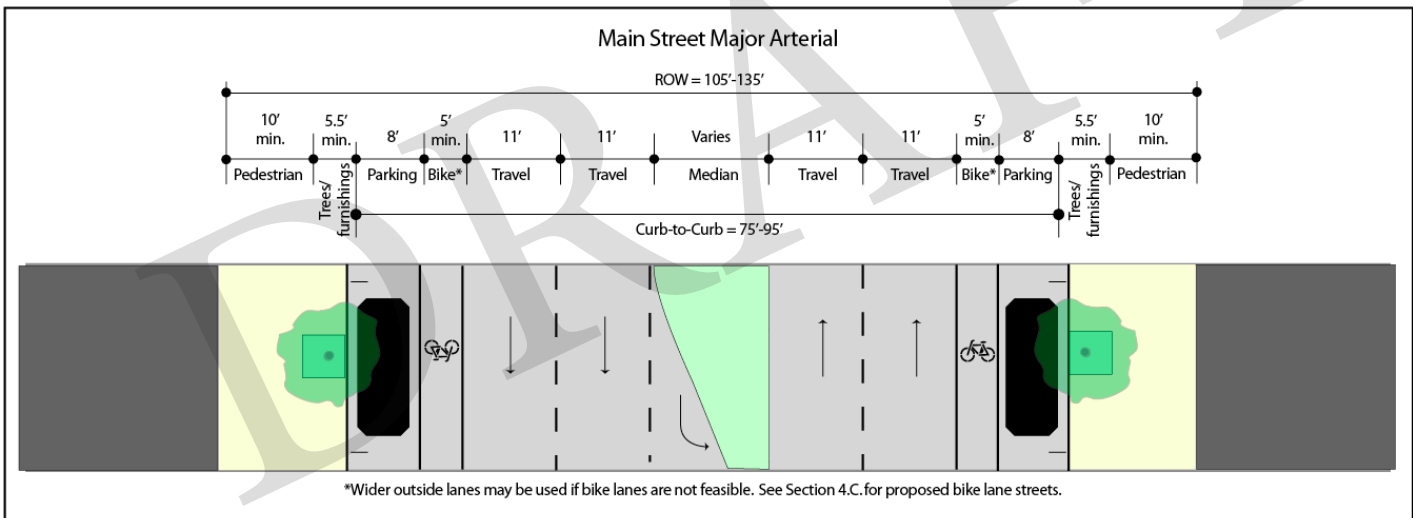
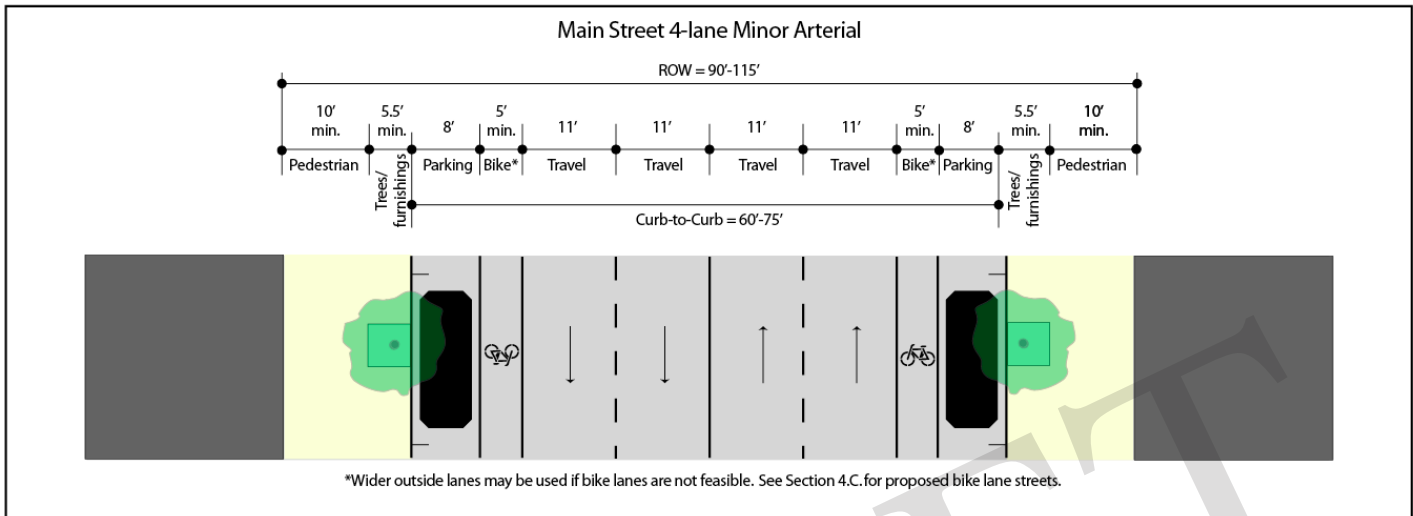
a. Main Streets



NOTES:

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

a. Main Streets (cont.)



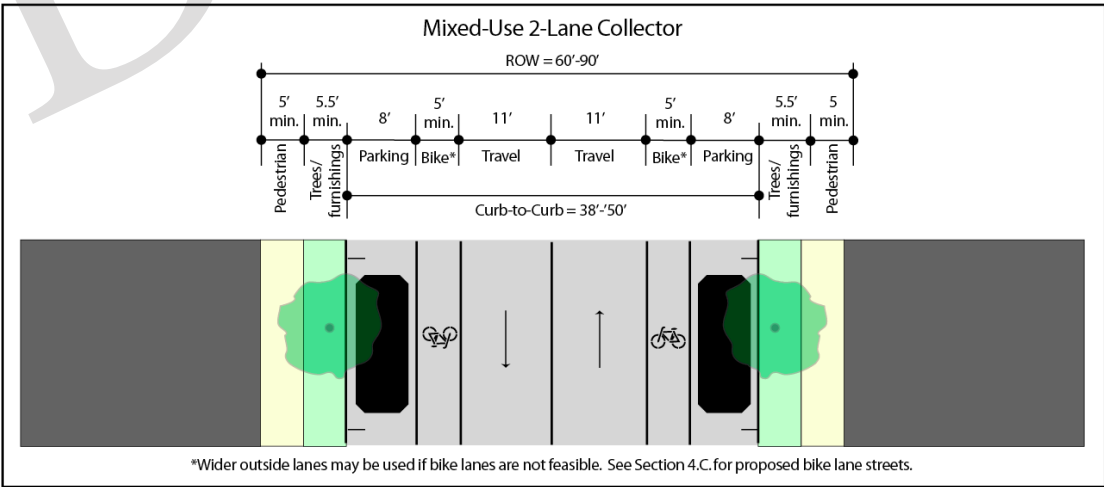
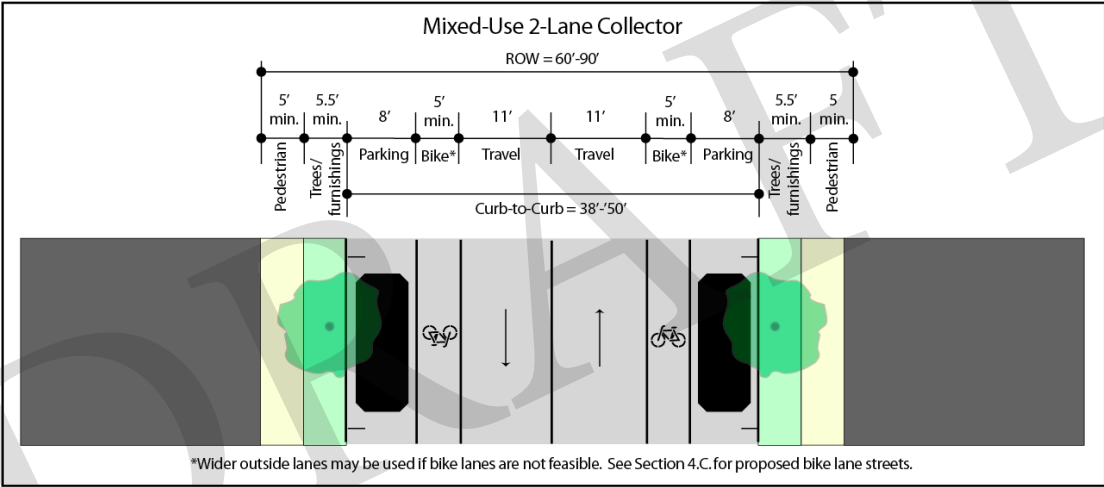
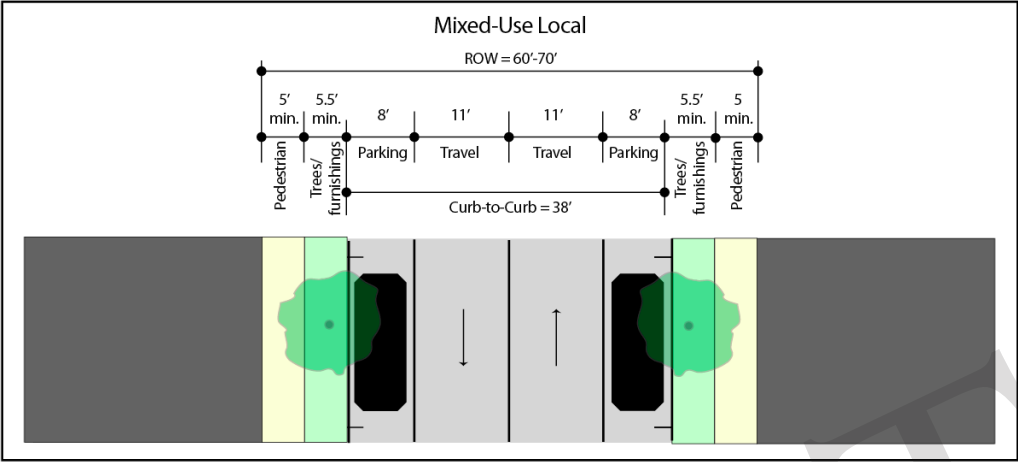
NOTES:

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

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

1. Street Standards (cont.)

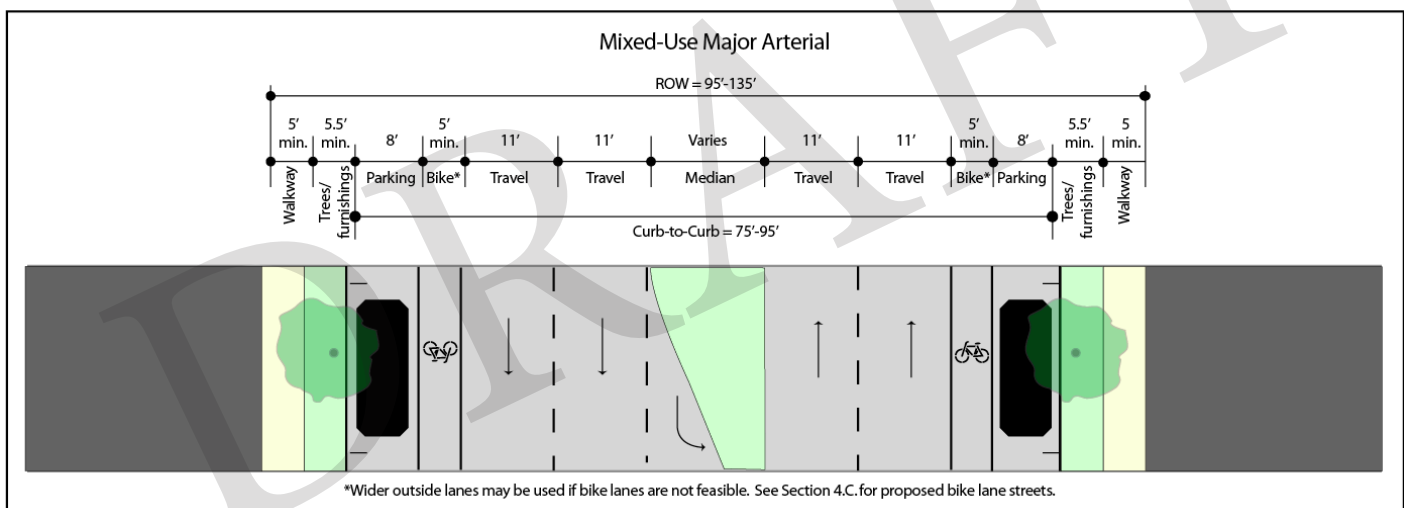
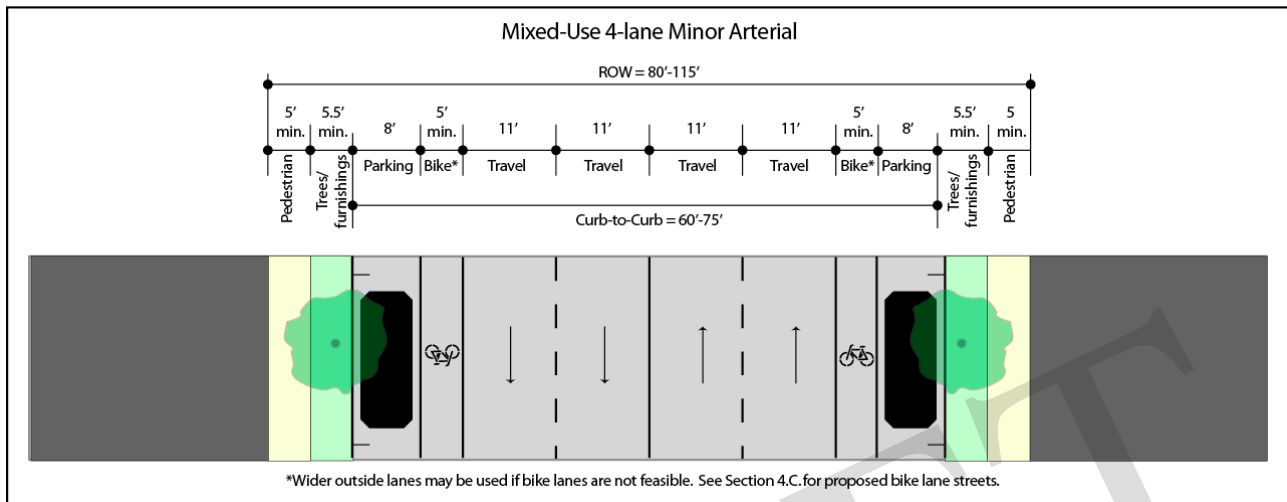
b. Mixed-Use Streets



NOTES:

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

b. Mixed-Use Streets (cont.)



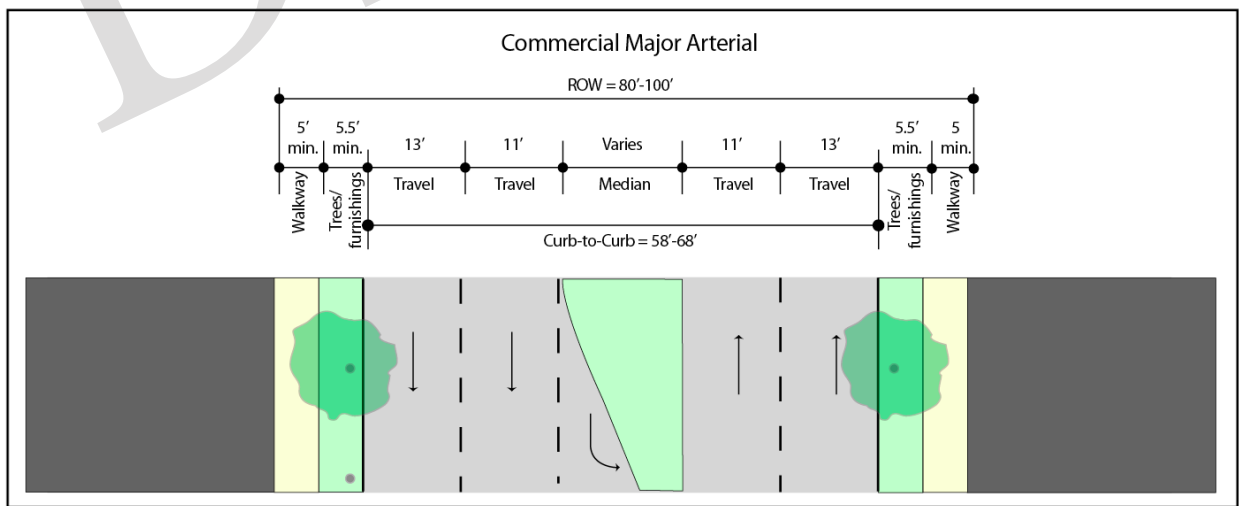
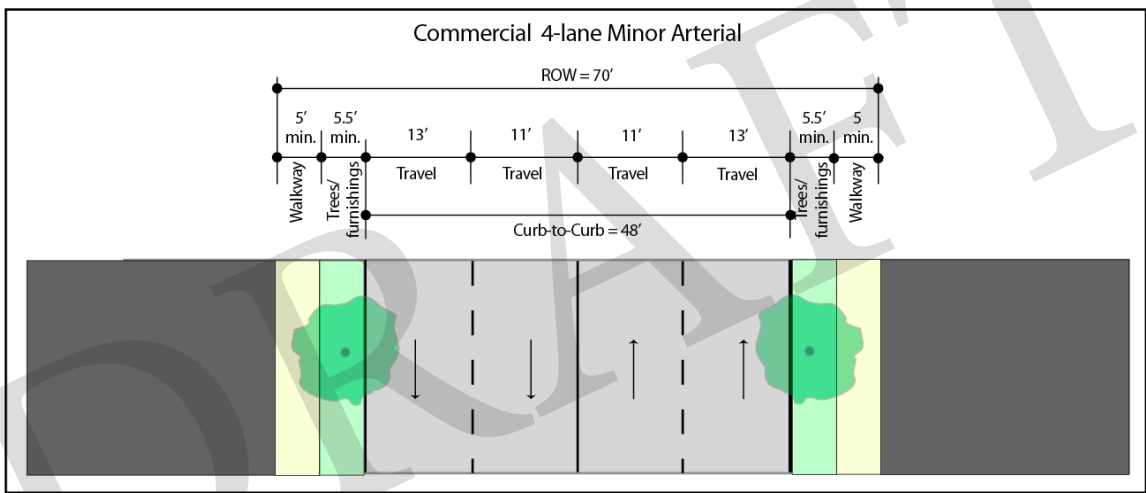
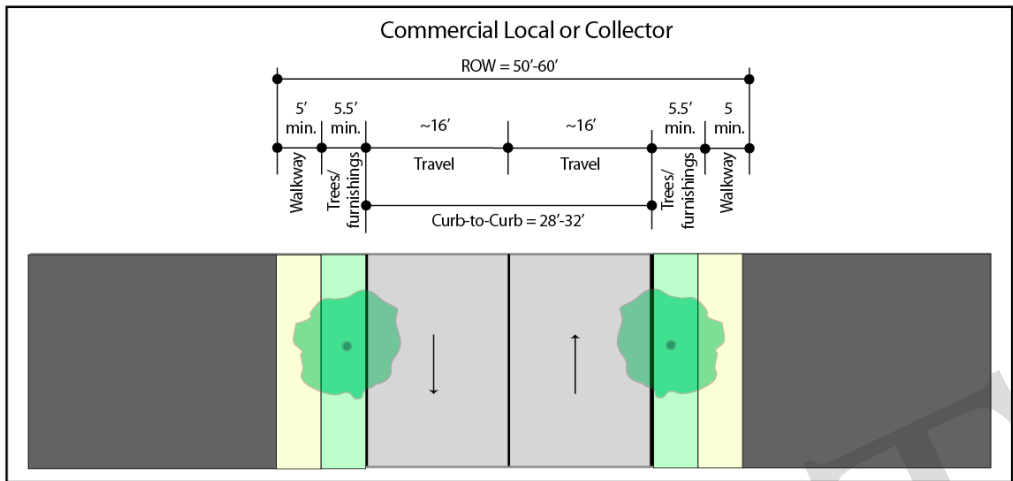
NOTES:

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

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

1. Street Standards (cont.)

c. Commercial Streets



NOTES:

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

d. Alleys

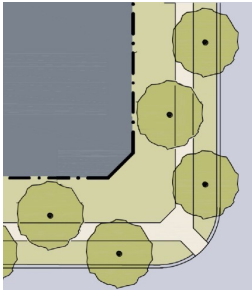
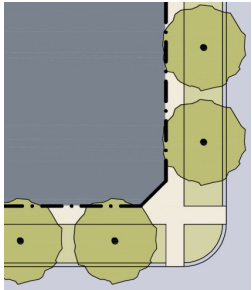
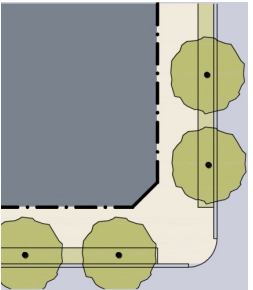
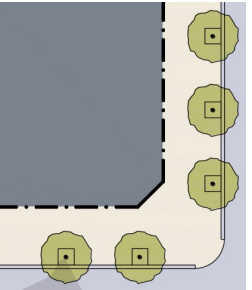
1. Alleys shall conform to all standards contained in the Subdivision Ordinance, Traffic Design Manual and Water & Sewer Design Manual.

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

2. Public Roadsides

a. Roadside Design Options

	1. Dual Planting Strips	2. Wide Planting Strip	3. Narrow Planting Strip	4. Sidewalk Planter
				
Roadside Width - Total width of pedestrian way and street tree/furniture zone (see 5.B.2.b for minimums).				
	20+ feet	13-15 feet	10-15 feet	10-20 feet
Pedestrian Way				
NS Paved Walkway	5 ft. minimum (6 ft. if adjacent to angled parking)	5 ft. minimum (6 ft. if adjacent to angled parking)	5-10 ft. minimum (6 ft. if adjacent to angled parking)	5-10 ft. minimum
Hemphill Corridor Paved Walkway	7 ft. minimum	7 ft. minimum	7-10 ft. minimum	5-10 ft. minimum
Walkway location	Between planting strips	Along property line	Along property line, or along planting strip if sidewalk seating or display is located along property line.	Along property line, or along planting strip if sidewalk seating or display is located along property line.
Street Tree/Furniture Zone - Located along the curb; includes street trees, pedestrian lights, and other elements.				
Planter	Min 5.5 ft. wide (each)	Min 8 ft. wide	Min 5.5 ft. wide	Min 5 ft. x 5 ft tree well
Tree Spacing 5.B.3.a	25-35 ft (Must be min. 10 ft from bldg.)	15-35 ft	15-35 ft	15-35 ft
Ped Light Spacing 5.B.3.c	60 ft maximum	60 ft maximum	60 ft maximum	60 ft maximum
Other elements 5.B.3.d	-Irrigated groundcover -Fire hydrants	-Irrigated groundcover -Fire hydrants	-Irrigated groundcover -Bike racks -Trash bins -Benches -Wayfinding signs -Sidewalk tables and displays	-Bike racks -Trash bins -Benches -Wayfinding signs -Sidewalk tables and displays

2. Public Roadsides (cont.)

b. Projects subject to roadside standards – All new construction projects, as well as major renovations in which the:

1. Gross floor area to be renovated exceeds 10,000 sf, and
2. Value of the renovation exceeds the appraised value (per Tarrant Appraisal District records) of the property's improvements prior to renovation.

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

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

3. Roadside Elements

a. Street trees

1. Developments must conform to the tree preservation standards set forth in Section 5.G.1. Canopy of street trees can be applied towards mitigation requirements. The provisions below also apply.
2. Public and private development shall provide shade trees within the street tree/furniture zone.
3. Street trees shall be a minimum of three (3) inch caliper and placed 15-35 feet apart on center, depending on the trees' size at maturity.* (See the list at right for spacing standards, and the spacing note on the bottom of p. 33.) Where necessary, spacing exceptions may be made to accommodate mature trees, curb cuts, fire hydrants and other infrastructure elements.
4. To maximize survival rates, trees shall be planted to ensure proper drainage and shall be irrigated.
5. Low maintenance tree planter systems, such as pervious pavers or planting strips, shall be used. Tree grates collect trash and damage trees and are not a low maintenance system.
6. Street trees shall be pruned to allow 8-foot clearance for pedestrians.
7. Trees shall be planted at the time of development, although the planting schedule may be extended to allow planting during the fall/winter season.

5.B. Streets and Other Public Spaces

3. Roadside Elements (cont.)

a. Street trees (cont.)

Best

Small Canopy (Min. 15' spacing)

Redbud
Mexican Plum
Eve's Necklace

Medium Canopy (Min. 25' spacing)

Caddo Maple
Bald Cypress

Large Canopy (Min. 35' spacing)

Texas Red Oak
Shumard Oak
Live Oak
Durand Oak
Lacebark Elm
Cedar Elm

Good

Medium Canopy (Min. 25' spacing)

Ginkgo

Large Canopy (Min. 35' spacing)

Pecan

Prohibited

Hackberry	Willow
Sycamore	Bradford Pear
Silver Maple	Chinese Pistache
Mulberry	
Siberian Elm	
Mimosa	
Arizona Ash	
Cottonwood	

b. Pedestrian Way

1. The pedestrian way shall have walkways a minimum width of 5 feet and shall comply with ADA and Texas Accessibility Standards.

Exemption: Minor renovation projects on properties with existing 4 ft. sidewalks.

2. Paving materials shall be attractive and easy to maintain. Appropriate materials:

- Concrete
- Pervious concrete
- Masonry pavers over concrete base
- Similarly durable materials that meet City standards

3. Landscape planting in the Street Tree/ Furniture Zone between the curb and pedestrian way should allow clear visibility from the street. Shrubs to be a max 36" in height.



Street tree/furniture zone
(Trees, Lights, Bike Racks, Tables)

Pedestrian Way
(Clear walkway, Awnings and other shade elements)

3. Roadside Elements (cont.)

c. Pedestrian Lights

1. New public and private development shall provide pedestrian lights within the roadside's street tree/furniture zone.

- Any new structure larger of 10,000 sq. ft. in NS-T4 shall have street lighting requirement under NS-T4 (installation of pedestrian street lighting shall be required)
- NS-T4H require non-flood lighting sufficient to cover pedestrian areas in front of property or business, but not beyond the curb, and per City code may not be more than 3,000 kelvin.
- New or rehabilitated structures may not need to install pedestrian street lighting as outlined in Section 5,B, 3,c; however, lighting for pedestrian areas in and around property is required. Lighting must blend into the architectural elements of the structure. These lighting elements shall be approved by either UDC, Planning Department and if necessary Landmarks Commission.
- Any new lighting to meet this requirement shall not be in the form of flood lighting, intermediate or strobe lighting.

2. Pedestrian lights shall be located approximately at the midpoint between two trees and spaced a maximum of 60 feet apart.* (See note below.) Where necessary, spacing exceptions may be made to accommodate mature trees, curb cuts, fire hydrants and other infrastructure elements.

3. Guidelines

- Continuity of lighting style throughout a neighborhood is encouraged.
- Lights should be durable and easy to maintain or replace.



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

5.B. Streets and Other Public Spaces

3. Roadside elements (cont.)

d. Guidelines for other roadside elements

1. Bike racks, trash bins, and seating should be incorporated into streetscape designs on “Main Streets” and other streets with high levels of pedestrian activity. Continuity of style throughout a neighborhood is encouraged. These elements should be durable, cost effective, and easy to maintain.

2. Transit shelters should:

- Be located in areas with a high level of pedestrian activity, but shall not impede pedestrian traffic or wheelchair circulation.
- Provide comfortable seating and should not use the standard, stand-alone advertising benches seen at many bus stops.
- Where feasible, incorporate other streetscape elements, such as water fountains, newspaper boxes, trash bins, and/or signage.
- Reflect design excellence and should be designed as more than simple utilitarian fixtures. Creative and timeless designs that complement other streetscape furnishings are encouraged.
- Be constructed of durable, attractive, and sustainable materials that are easy to maintain.

* If no pedestrian lights or street trees exist on the project's block face, measure from the end of the block to determine spacing. (For trees: begin 40 feet from curb intersection to accommodate public open space easement requirement.) If trees or lights exist, measure from existing trees or lights.



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

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

4. Public Parks and Plazas

a. Park Dedication Policy – The City’s Neighborhood and Community Park dedication policy has been updated, revised and effective March 1, 2019. If the proposed residential development falls within the Central City, the developer shall pay, in accordance with the Neighborhood and Community Park Dedication Policy, a Central City Flat Fee per each additional residential dwelling unit in lieu of a land dedication and associated fees. Fees will be assessed at the time of building permitting. Fees must be paid before a building permit will be issued. If mutually agreed between the Developer and the Park & Recreation Department, credits against this fee may be granted when there is public or private parkland proposed for the site and/or when park facility development is proposed. Agreements concerning parkland classification and acceptability, and determinations of allowable fee credits, must be formalized prior to release of the first building permit. The Central City Flat Fee is based on current costs for land acquisition and park development and may be adjusted administratively on an annual basis up to the annual amount of change in the Consumer Price Index (CPI). Any fee increase or decrease greater than the CPI shall require the approval of the City Council. ~~The Central City Flat Fee shall be:~~

Calendar Year	Central City Flat Fee Per Each Additional Residential Dwelling Unit
2018	\$500.00
2019	\$660.00
2020	\$820.00
2021	\$980.00
2022	\$1,140.00
2023	\$1,300.00

b. Plazas – Plazas are urban public spaces that are more formal than parks and have a higher degree of hard surfaces and pedestrian traffic. Guideline for impervious surface area: Maximum 40 percent.

c. Parks – Parks are open spaces that have less hard surface and pedestrian traffic than plazas. Parks typically include both active and passive recreation areas. Guideline for impervious surface area: Maximum 20 percent.

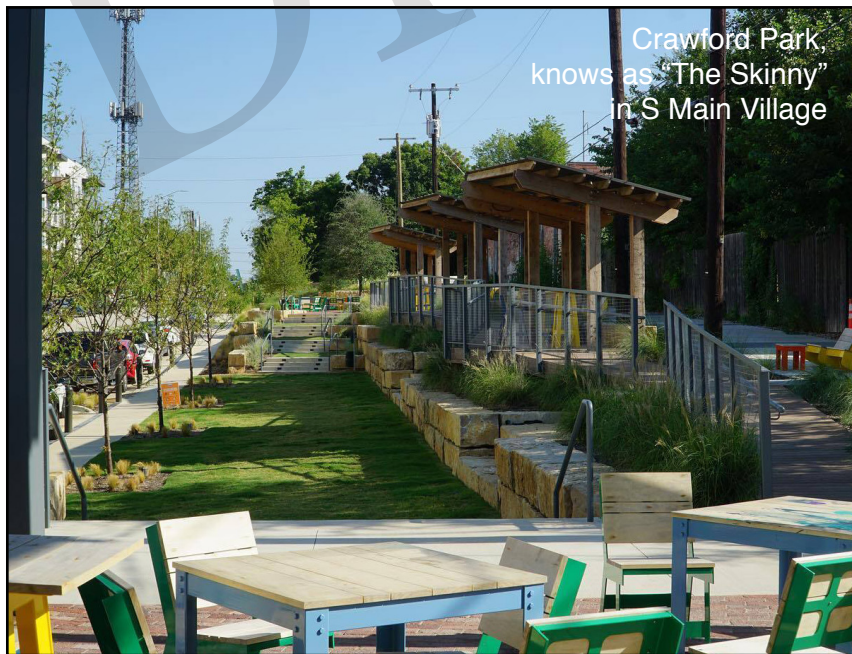
d. Hours – Publicly and privately maintained public spaces shall be publicly accessible during daylight hours. Access may be limited at other times.

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

4. Public Parks and Plazas (cont.)

e. Design guidelines – Publicly and privately developed public spaces should conform to the following guidelines, to the extent possible.

1. Design all public spaces other than large recreational parks to be human-scale and visually interesting.
2. Locate and design public spaces so that they are clearly visible and easily accessible.
3. Incorporate space-defining and active edges – such as multi-story façades with ground floor restaurants – but avoid blank walls. Cafés and shops that attract pedestrians are ideal edge uses.
4. Plan for prevailing sun angles and climatic conditions.
5. Avoid locating public spaces on corner lots. Corners are better suited for buildings that establish a strong urban street edge.
6. Avoid sunken plazas and architectural bench arrangements; these often fail to promote use.
7. Provide flexible space for programmed uses, but design such spaces so that they do not appear barren when there is no programming.
8. Incorporate features that attract users, such as fountains, public display areas, or interactive sculpture.
9. Incorporate landscaping to provide natural shade and/or to soften hardscape areas.



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

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

5. Public Art Guidelines

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



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

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

5.C. Building Location and Orientation

1. Base Setback Standards

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

FRONT SETBACK

0 ft. min., 20 ft. max. except as described in Section 5.C.2. below.

SIDE SETBACK

0 ft. min., except as described in Section 5.C.2.e. below.

REAR SETBACK

~~3 ft. min.~~ 0 ft. min.

CORNER SETBACK

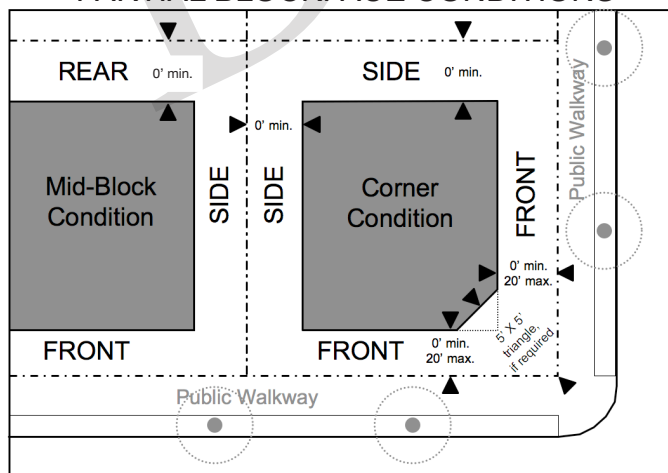
5' x 5' dedication when required by Section 5.C.2.f. below.

General yard development standards: Development shall be exempt from Chapter 6, Article 1, Sections 6.101B, 6.101E, and 6.101G of the zoning ordinance.

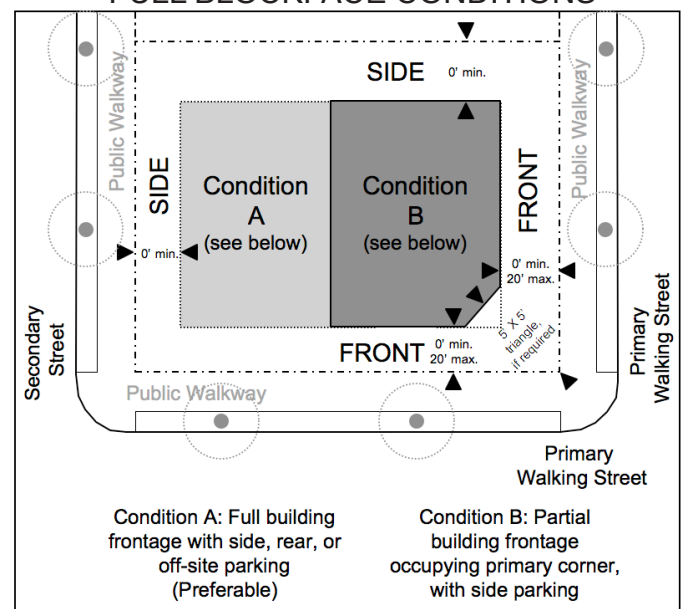
2. Contextual Setback Standards

- Buildings fronting designated "Main" streets – Front setback is 0 ft. min. and 10 ft. max. (Street classification maps shown in Section 4.C.)
- Buildings fronting public spaces – Buildings that front pocket parks, plazas, or other public spaces may exceed the maximum front setback.
- Oleander Walk T4-N zone – Front setback is 5 ft. min. and 10 ft. max. along Oleander Walk; 0 ft. min. and 10 ft. max. along other streets.

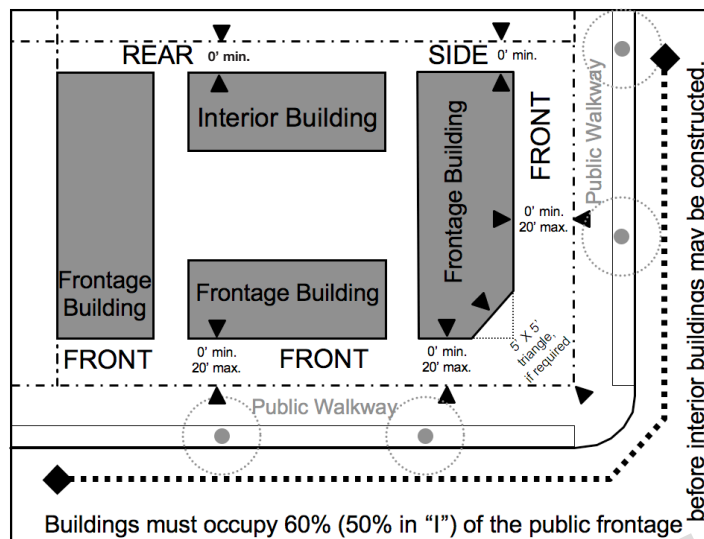
SETBACKS:
PARTIAL BLOCKFACE CONDITIONS



SETBACKS:
FULL BLOCKFACE CONDITIONS



SETBACKS: INTERIOR BUILDINGS



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

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

3. Pedestrian Entrances

a. Primary pedestrian building entrances shall be located on the street frontage of the building. If a site's slope presents significant impediments to a street fronting entrance, such as a need for stairs within the public right-of-way - and a proposed entrance from an adjacent side facade would provide a similarly visible and inviting entrance, City staff may approve an exception administratively. For buildings fronting other public spaces, the primary pedestrian entrance shall be oriented to and accessible from the public space.

b. Individual retail entrances – Each retail use with exterior ground level exposure along a street or public space shall have an individual public entry from the street or public space.

c. Corner building guideline – Entrances to corner buildings with ground floor retail uses should be located at the corner.

d. Residential Entrance – Apartments, condominiums, manor houses, and townhomes with street level units shall provide individual street-oriented entries for each unit along the ~~primary~~ public street frontage.

Entries shall incorporate the following:

1. Direct pedestrian access between unit entrance and adjacent public sidewalk
2. Pedestrian protection at entrance with awning, canopy, or building recess
3. Traditional front door, not sliding glass or typical balcony double door
4. Patio or stoop
5. Transitional semi-public zone separating unit entrance from sidewalk, either landscaped.

PEDESTRIAN ENTRANCES



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

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

4. Fencing

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

FENCING



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

5. Drive-Through Design Standards

Conventional drive-through uses do not support a pedestrian-oriented environment and are inconsistent with the urban redevelopment goals for the Near Southside. Although drive-through facilities are discouraged, the following standards shall apply to facilities approved by the UDC.

- a. Windows and stacking lanes – Drive-through windows and stacking lanes shall not be located within the front yard setback or along facades that face a street; where possible, they shall be located to the rear of buildings.
- b. Circulation – The design and location of the facility shall not impede vehicular traffic flow and shall not impede pedestrian movement and safety. Driveways shall not be located on Main streets, such as Magnolia Avenue and South Main Street (see classification maps in Section 4.C.). Shared driveways and/or driveways located off of non-arterial streets should be used, where possible.
- c. Screening – Architectural elements, landscaping, and/or other screening elements shall be used to minimize the visual impacts of the drive-through facility.

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

URBAN DRIVE-THROUGHS



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

SKY BRIDGES



UDC approval is required for all sky bridges

6. Sky Bridges

Sky bridges spanning public streets to connect upper floors of opposing buildings often negatively impact street-level pedestrian activity. There may be, however, unique circumstances that would allow for a sky bridge that serves a vital connectivity function without negative street-level impacts. All sky bridge proposals require Urban Design Commission review. To receive UDC approval, a proposed sky bridge must meet all of the following criteria:

- a. The sky bridge must serve a clear and vital connectivity function that is clearly impractical to achieve through a street level connection.
- b. The sky bridge must not remove significant pedestrian activity from street level, and the evaluation of potential activity lost should take into account both the potential number of pedestrians lost and any potential lost benefits stemming from pedestrians in that particular area, such as lost benefits to neighborhood safety or neighborhood businesses.
- c. The sky bridge must not visually obstruct significant view corridors

5.D. Building Height

1. **Height Guideline** - New single-story buildings are strongly discouraged. Multi-story buildings are consistent with the urban character of the district and are essential in achieving economic and urban design goals for the district. In NS-T4HN single story residential structures are permitted.
2. **Building Heights** - shall conform to the standards listed below and shown in the diagrams to the right. Zones are shown on maps in Section 4.B. Height is measured in stories, not including a raised basement or inhabited attic; i.e., the number of complete stories between the average grade of the frontage line to the eave of a pitched roof or to the surface of a flat roof.

The following may project above the height limit provided they do not exceed the roof height of the top story by more than 10 feet, do not occupy more than 25% of the roof area, and are set back at least 10 feet from the edge of the roof.

- a. Elevator or stairway access to roof;
- b. Rooftop shade structure;
- c. Greenhouse; and
- d. Mechanical Equipment (ref Sec 5.F.1.c. for screening requirements)

Minimum heights (Also see 5.D.1. guideline above)	New façades along public streets and public spaces: •Buildings < 4,000 sq. ft.: 15 ft. •Buildings ≥ 4,000 sq.ft.: 18 ft. for at least 50% of the façade, unless located along a primary street– see 5.D.3 below. Ground floors of multistory non-residential buildings: min. 10 ft., floor to ceiling.	
Maximum heights	T4 and T4-N	3 stories
	T4-I	6 stories
	T5 or T5N	5 stories
	T5-I	10 stories
Maximum heights with a) mix of use, b) public space, and/or c) structured parking bonuses (See Section 5.D.3.)	T4-N: a, b, <u>or</u> c	4 stories
	T4: a, b, <u>or</u> c	5 stories
	T4: <u>a&b, a&c, or b&c</u>	6 stories
	T5 or T5N: a, b, <u>or</u> c	8 stories
	T5 or T5N: <u>a&b, a&c, or b&c</u>	10 stories

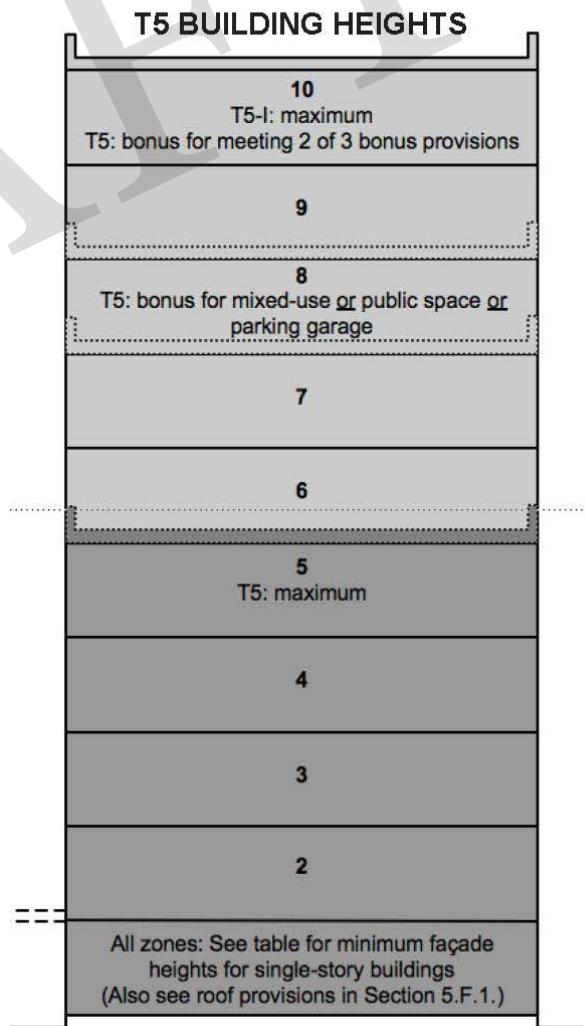
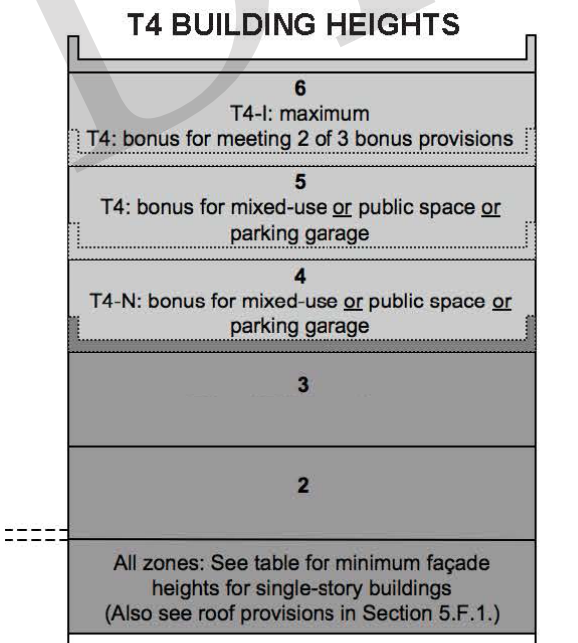
5.D. Building Height (cont.)

3. Building Height along a Primary Street

Two (2) stories consisting of a minimum of 18 feet along the following streets:

- W. Vickery Boulevard from Adams Street to S. Main Street
- Pennsylvania Avenue from 8th Avenue to S. Main Street
- W. Rosedale Street from Jerome Street to Evans Avenue
- W. Magnolia Avenue from 8th Avenue to S. Main Street
- Park Place Avenue from FWRR to 8th Avenue
- 8th Avenue from Pennsylvania Avenue to Park Place Avenue
- S. Henderson Street from I-30 to W. Magnolia Avenue
- S. Hemphill Street from W. Vickery Boulevard to W. Allen Avenue
- S. Jennings Avenue from W. Vickery Boulevard to W. Magnolia Avenue
- S. Main Street from W. Vickery Boulevard to W. Magnolia Avenue

Refer to Primary Streets map in Section 4.C.1.



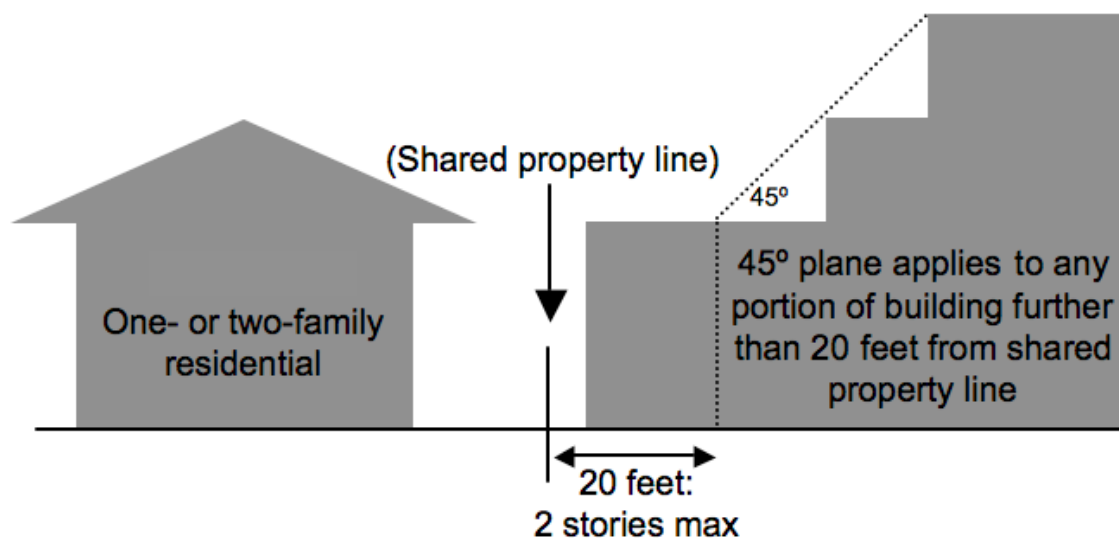
5.D. Building Height (cont.)

4. Height Bonus Requirements

- a. Mix of residential and non-residential uses – The project must include at least 20% residential and 10% office, restaurant, and/or retail uses, as measured by gross floor area. The UDC is authorized to reduce the required percentages by up to 50% for exceptional projects.
- b. Public space – The project must include a publicly accessible, privately maintained park, plaza, or other usable outdoor public space. Public access must be maintained through a public access easement. The ratio of the project's gross floor area (including height bonus area) to the public space's surface area shall not exceed 10:1, and no public space shall be less than 2,500 sq. ft. (See Sec. 5.B.4.)
- c. Structured parking – Project must provide at least 75% of off-street spaces within a multilevel garage. The number of garage levels are not limited except that the garage height shall not exceed the tallest non-garage building. Also see 5.E.7.

5. Fairmount Transitional Height Plane

Properties that share a property line with a one- or two-family house in the Fairmount Historic District: Any portion of a building within 20 ft. of the property line shall not exceed 2 stories. A 45° transitional height plane shall apply to any portion of a building further than 20 ft. from the property line, as depicted below.



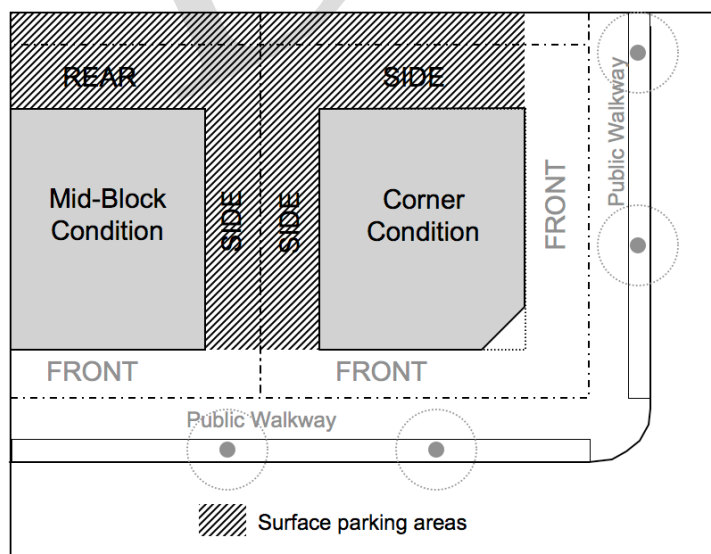
5.E. Parking and Driveways

- Off Street Parking Requirement** – None, except for properties located within 250 feet of a one- or two-family zoning district. For those properties, the requirements in Section 6.201 of the Zoning Ordinance, reduced by 25%, shall apply. Uses within historically significant buildings are exempt. **GUIDELINE** – Shared parking lots and garages are encouraged. Shared parking may assist in parking requirement; so long as business/property owner enters into a parking agreement with neighboring/nearby lot or property.
- Surface Parking Cap** – The number of off-street spaces shall not exceed 100% of the total prescribed by Section 6.201 of the Zoning Ordinance, unless a parking study demonstrates need for additional spaces.
- Surface Parking Lots** – Lots shall be located behind or to the side of buildings as depicted in the diagrams to the right. (Parking lot design standards are contained in Section 6.201 of the Zoning Ordinance.)
GUIDELINE – Surface parking lots that front streets are discouraged; all site plan options that minimize surface lots along public streets should be explored.
- Maximum Surface Parking Lot Frontage** – The percentage of parking lot frontage along any street shall not exceed the following maximums:
 - 40% of the development site's total frontage length along a project's primary streets, and
 - 70% of the development site's total frontage length along a project's secondary streets.

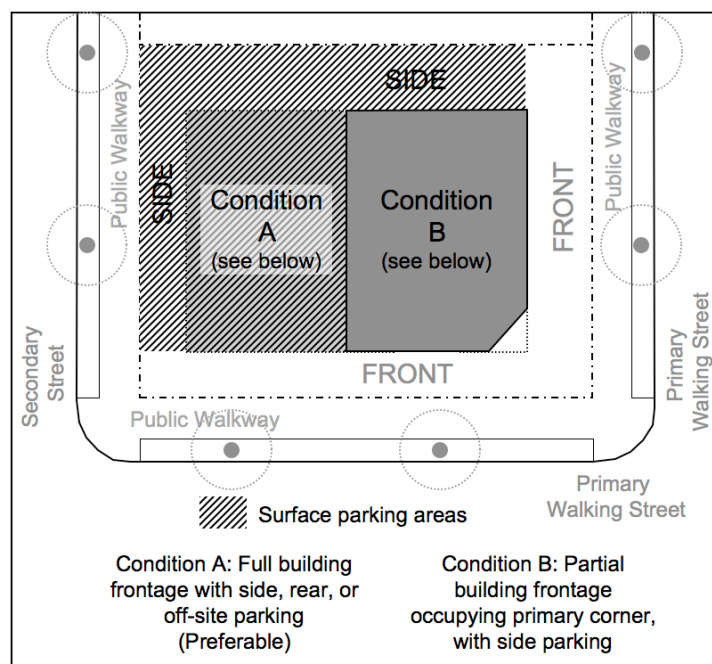
Parking lot frontage measurements shall include the combined frontage length of any paved and/or drivable surface that functions as part of a parking lot's circulation, such as – but not limited to – drive aisles and parking spaces.

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

**SURFACE PARKING:
PARTIAL BLOCKFACE CONDITIONS**



**SURFACE PARKING:
FULL BLOCKFACE CONDITIONS**



- 6. Residential Scale Garages** – Garages should not front public pedestrian space. Garages shall be accessed from alleys or rear driveways or shall be detached and located at the rear of the site. Examples of residential parking garages include those serving townhomes, small apartment projects, single-family homes and duplexes.
- 7. Structured Parking and Multi-Level Garages** - shall be located at the interior of a block or underground and shall not be visible from public rights-of-way. These parking structures include podium style single level parking facilities, and multi-level garages. In exceptional circumstances the UDC may consider garages that front public rights-of-way, and for all exceptions, the design standards and guidelines below apply:
- a. Façade design: All parking structure facades that face a public space shall be designed to incorporate architectural elements and materials that complement the building or buildings in the area.
 - b. Ground level screening: Screening shall be incorporated to minimize the visual impact of garages and parked cars at the pedestrian level. Landscaping (trees and shrubs) may be utilized for screening purposes but must screen at least 50% of pedestrian level parking garage facades immediately upon installation, with species selected to eventually provide full 100% screening. Green screens or living wall systems may be utilized, but must incorporate adequate planting area, irrigation, and structural support systems to be successful.
 - c. Adaptable Design: Ground floor commercial use, or space adaptable for future commercial use, should be integrated into parking garages located along public streets.
- 8. Driveway Location** – Private vehicular driveways shall not be located along “Main” streets. This provision applies as a guideline in “I” zones.
- 9. Drop-Off and Loading Zone Areas** – On-street drop-off and loading areas support a pedestrian-oriented district and may be approved by the City’s Traffic Engineer. Off-street loading and drop-off areas that are located between the building and the sidewalk are allowed in T4-I and T5-I zones if a continuous sidewalk is provided adjacent to the street.
- GUIDELINE – Drop-off and loading areas proposed in zones other than T4-I and T5-I should be located under the overhang of a building that maintains the urban street edge within the maximum front setback.

COMPATIBLE PARKING FACILITIES



Landscape screening
of surface parking



Interior parking
garage

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

5.F. Architectural Standards

1. Roofs

- Single-story buildings – New single-story non-residential buildings shall not have large expanses of sloped roofs. Roof slope shall not be greater than 1:12. Sloped roof elements that are not part of the actual roof, similar to elements found on certain historic commercial buildings, are permitted.
- Roof design guidelines – Parapet roofs or low-sloped roofs are encouraged. Visually dominant pitched roofs on multi-story buildings are strongly discouraged, but partial pitched roofs or pitched roof elements are generally compatible. “Green” roofs that utilize plants to absorb rainwater and reduce ambient air temperatures are strongly encouraged.
- Screening of rooftop equipment –Parapets or other screening elements of sufficient height shall conceal mechanical equipment from street-level views. Refer to section 5.F.6.b for further information.

ROOFS ON SINGLE-STORY BUILDINGS



- Parallel Frontages** (Guideline) – Building facades should be built parallel to the street frontage, except for chamfered corners.
- Entrances** - facing a pedestrian way shall incorporate elements that protect pedestrians from the sun and rain.
- Awnings, Galleries, Arcades, And Balconies** (Guideline) – Awnings, galleries, and arcades are encouraged for all ground floor retail uses so as to provide pedestrian protection and visual interest. Where feasible, balconies are encouraged and should be designed as an integral part of the building

PEDESTRIAN PROTECTION



ENTRANCES FROM PEDESTRIAN WAYS



5. Facades – Facades facing public streets and other public spaces (except alleys). For these facades, all standards in this section apply. **Other highly visible facades** that meet any of the following conditions must also comply with the standards in this section, with the exception of 5.F.5.d. “Ground floor transparency,” which shall not apply.

- **Parking lot facing facades:** Facades visible from a public street or other public space and that face a surface parking lot of the same development project.
- **Side facades:** Facades visible from a public street or other public space as a result of sharing a side property line with an adjacent building that is set back at least 15 feet further than the proposed building.
- **Railroad facades:** Facades visible from public streets and other nearby public areas as a result of facing a railroad right-of-way.

a. Façade variation – Buildings shall, at a minimum, incorporate:

1. Expression of structural elements, such as:
 - o Floors
 - o Vertical support
 - o Foundation
2. Façade articulation through the use of projecting and recessed elements.
3. Variety in materials, material pattern, or color.

b. Building materials

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

5.F. Architectural Standards (cont.)

5. Facades (cont.)

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

d. Ground floor transparency for non-residential uses -

1. For all ground floor nonresidential uses located along publicly accessible streets and other public spaces, at least 40% of the wall area between 2 and 12 feet shall consist of doors and windows and transparent (not mirrored) glazing. Ensuring visibility to the inside of the building with at least 75% of the view open to a minimum of 4’ perpendicular. Windows cannot be made opaque by window treatments (except operable sunscreen devices within the conditioned space). Permanent interior window installations, including but not limited to security bars or glass blocks, are not allowed unless otherwise approved with a waiver from the UDC. Clear glazing must have a visible transmittance rating of 0.5 or greater to count towards the fenestration requirement. This provision applies as a guideline in “I” zones.

2. Guideline – Ground floor restaurants, cafés, and bars are encouraged along “Main” streets and should have windows and doors that can be opened to provide direct access to the sidewalk when weather permits (i.e., when interior heating or cooling systems are not necessary.)

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

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

6. Screening of Mechanical Equipment

a. Ground level equipment – All service and delivery areas, trash storage, and mechanical, electronic and communication equipment shall be screened from the adjacent public street view. The degree of visibility from all adjacent public ways will be evaluated, and screening views should take into consideration future development of the area. Acceptable screening applications include solid architectural or fencing screening and/or planting material. Architectural screening must be proportioned to fully screen equipment and designed and detailed to be fully compatible with building architecture and overall site aesthetic, rather than draw attention to the screen. Planting must be evergreen, a min. of 60% of the height of the equipment to be screened, and installed appropriately to ensure their survival and achieve full screening of the equipment within 2 years.

b. Rooftop equipment – Rooftop equipment shall not be visible from the street or neighboring properties at the same level or below. Screening of mechanical, electronic, and communication equipment on the roof should be organized, proportioned, detailed and colored to be an integral element of the building as seen from points of high elevation from the street, and adjacent residences.

FACADE VARIATION



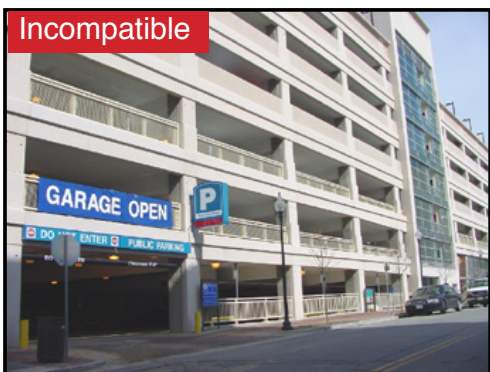
GROUND FLOOR TRANSPARENCY



MATERIALS ALONG PUBLIC STREETS



GARAGE FACADES ON "MAIN" STREETS



5.F. Architectural Standards (cont.)

7. Architectural Variety in Large Projects – Each sequential block of new construction shall contain unique building façades so as to encourage architectural variety within large projects. While the use of similar architectural elements on multiple buildings is acceptable; large, visually monotonous projects that repeat the same exterior buildings design(s) and do not contribute to visual diversity and human-scale character are inappropriate.

8. Outdoor Storage Display

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

9. Mobile Food Court Review – The requirements of the mobile vending food court ordinance apply for any site including 3 or more food vendors. Because of the diverse development conditions and unique mix of residential and non-residential uses within the Near Southside, all proposed mobile vending food courts within NS districts shall be reviewed by the Urban Design Commission for contextual compatibility with neighboring structures.

Outside of driveways, bathrooms and other facilities required by the base ordinance, all areas shall be landscaped, shaded, or otherwise improved to create spaces that are comfortable and appealing for park users during business hours, and are also visually attractive and complimentary to the court’s surroundings during off hours. Bathroom buildings are exempt from transparency and fenestration requirements. All building material standards shall apply.

BUILDING MATERIALS

Primary Materials

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

Limited Accent and Trim Materials

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

Inappropriate Materials

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

10. Signs

a. Intent

- 1) To establish specific standards for Near Southside business identification.
- 2) To encourage creative and innovative approaches to regulating signs consistent with the principles and general intent of the Near Southside Development Standards.

b. Principles

- 1) To encourage excellence in signage, both as a communication tool and as an art form.
- 2) To enhance the economic value of the built environment by avoiding visual clutter, which is potentially harmful to property values and business opportunities.
- 3) To allow and encourage creative and unique sign designs while preventing cluttered and unattractive streetscapes.
- 4) To ensure signs reinforce the existing and envisioned character and are complementary to the architectural design of the Near Southside.

c. Administration — Staff may authorize installation of a sign that exceeds the applicable size or height restriction by up to 20 percent of the maximum size or height prescribed by this section after determining that:

- 1) The applicant or user has demonstrated the existence of practical difficulties in complying with the standards.
- 2) A unique circumstance exists that make compliance with the requirements of this section impractical.

d. Nonconforming Signs — An existing nonconforming sign may be restored to its original condition. A Certificate of Appropriateness (COA) shall be obtained prior to the approval of any necessary permits. However, if the non-conforming sign is removed, destroyed, or the shape/design is changed, the new sign must conform to the current standards.



Examples of our of scale signs.



Generally, signs should align to promote visual order. Contrast between the color of the background and the letters or symbols makes the sign easier to read.

5.F. Architectural Standards (cont.)

10. Signs (cont.)

e. Modifications for Exceptional Design — Signage that does not fit the specific standards and guidelines of this section may be considered by the UDC. In general, effectively designed signs should respond to the site, landscape, and architectural design context within which they are located. Signs should be compatible in scale, proportion, and design with the building's façade and its surroundings, and made of quality, durable material. These signs should seek to become a piece of art or an architectural feature. Exceptional design modifications shall be reviewed based on aforementioned criteria, sign standard intent, and the guiding principles of the Near Southside Development Standards and Guidelines (see page 51 for creative signs).

f. Comprehensive Building Signage Plan Standards — A comprehensive building signage plan regulates signage for multiple businesses or tenants within one building or development. Commercial signs on a large project with an uniform façade and more than one storefront, should relate to each other in terms of height, proportion, color, and background value. Maintaining uniformity among these characteristics reinforces the building's façade composition while still communicating business identity. A comprehensive sign plan is mandatory for all new developments and sign modifications on existing buildings.

1. The comprehensive building signage plan shall establish an allowable area of signage for existing and future tenants with regard to all allowed sign types.
2. The comprehensive building signage plan shall indicate existing nonconforming signs, and the number and location of on-premises signage to be allocated to each tenant under the new plan.

g. General Sign Standards—

1. Signs shall be positioned to emphasize or accent building elements such as storefront openings or entrances.
2. Signs shall not be installed in locations that damage or obstruct important architectural features.
3. Where possible and appropriate, signs shall be aligned with those on neighboring buildings to promote visual order on the block, to avoid visual clutter, and to enhance legibility.
4. Signs shall be consistent with the human scale of Near Southside buildings and blocks. Small scale signs are appropriate to smaller scale buildings and pedestrian traffic, while larger scaled signs are typically appropriate to vehicular traffic. Well designed storefronts include pedestrian oriented signage and window displays.
5. Signs shall relate in material with the building façade and streetscape.
6. All permanent signs shall be constructed of quality, durable materials as specified in the Sign Code (Chapter 29 of the City Code).
7. Sign graphics shall be simple. Symbols and logos on signs are quickly read and easily remembered. Lettering shall be in proportion to the size of the sign.
8. Lighting sources shall be external, shielded, and directed only at the sign. Internal illumination is acceptable when the letters themselves, not the background, are lit.
9. All electronic changeable copy signs shall be reviewed by the UDC and requires a special exception from the Board of Adjustment.

10. Signs (cont.)



Well designed storefronts include pedestrian oriented signage, window displays, and the use of internally illuminated channel letters.



This storefront has a large amount of visual clutter. The signage obstructs the interior view.

h. Allocation Of Sign Area— The following size limits apply to buildings occupied by a single tenant and to individual tenant spaces in buildings with multiple tenants. One or more attached signs may be erected on each facade of the occupied space. The signs may have a total area of 10% of the area of the facade to which the signs are attached, with a maximum aggregate area of 500 square feet per facade. Doors and windows shall be included in the calculation of the facade area. The facade area shall be calculated by multiplying the width times the height, with a maximum calculated height of 15 feet. For structures exceeding 15 feet in height, allowable sign square footage shall be calculated as 1.5 square feet per linear foot of building facade. A maximum of 1,340 square feet of attached on-premise signage shall be allowed, regardless of the number of facades or buildings associated with a single business or tenant.

5.F. Architectural Standards (cont.)

10. Signs (cont.)

i. Sign Types:

1. The following signs types are prohibited:

- Off-premise signs
- Pole signs
- Animated signs

2. The following signs types are not allowed:

- Freeway signs along Interstate 30 and its associated frontage roads.
- Wall signs made of flat vinyl or metal pans and have a projecting depth of less than six (6) inches
- Standard box cabinet signs
- Monument signs (See page 53 for waiver criteria)



Standard box cabinet wall signs are not allowed.



Pole signs and Freeway signs along Interstate 30 are not allowed.

3. The following signs are allowed:

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

- Maximum width: 75 percent of the linear width of the business, not to exceed the maximum allowable square footage.
- Letter height: Lettering shall be in proportion to the size of the sign and the width of the storefront. Wider storefronts could have taller letters. As a general rule, the maximum height of a capital letter should be 3/4 the height of the sign background.

10. Signs (cont.)

i. Sign Types (cont.):

Wall Sign Standards (cont.)—

- Raceways shall be 50% of the letter height and painted to match the building/ background OR if the Raceway is used as the sign background, the Raceway may extend 3 inches beyond the largest part of the sign.
- Signs on side or rear building elevations for a ground floor business are permitted, provided that the elevation contains a public entrance.



Above: The raceway is painted to match the background.



Above: Raceways less than 50% of the height of the letters and not painted to match the background are not allowed.



5.F. Architectural Standards (cont.)

10. Signs (cont.)

i. Sign Types:

Projecting and Blade Sign Standards — Projecting signs are two sided signs attached to the face of a building. Blade signs are two sided signs that are generally vertical in orientation and span multiple floors. Both signs project perpendicular to the storefront or building.

- Minimum vertical clearance: 11 feet
- Maximum projection width: 4 feet
- Exception: When existing signs on the same block-face project further than 4 feet, the new sign may match the smallest projection over 4 feet.
- No sign projection shall encroach over public property except in accordance with encroachment agreement provisions outlined in the Sign Code (Chapter 29 of the City Code).



Projecting and blade signs should reflect the character of each building and business. The size and shape of a projecting and blade signs should respect the scale of the structure.



Examples of acceptable blade signs.

10. Signs (cont.)

i. Sign Types (cont.):

Awning Sign Standards — Awning and canopy signs are painted on or attached to an awning above a business door or window. Awning signs may be allowed on the shed portion of the awning, but are preferred on the valence flap. The flap height should be large enough for letters and symbols to be read easily.

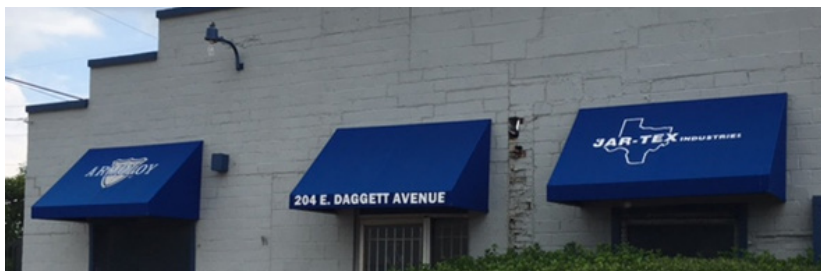
- Minimum vertical clearance from sidewalk: 8 feet
- Maximum letter height is limited to 75 percent of the height of the valence flap/shed area
- Material shall be a matte finish canvas
- Awning shape shall relate to the window or door opening
- Awning Sign Guidelines
- Barrel shaped awnings should be used to complement arched windows
- Rectangular awnings should be used on rectangular windows

Canopy Sign Standards — Canopy signs typically are attached above or below the face of a canopy.

- Maximum: one (1) sign per canopy
- A canopy sign shall not extend beyond the length or width, but can extend above or below the face of the canopy.



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



5.F. Architectural Standards (cont.)

10. Signs (cont.)

i. Sign Types:

Shingle Sign Standards — Shingle signs are smaller projecting signs that are typically located near the entrance of a storefront. They project outward at a 90 degree angle and hang from brackets. Shingle signs can include logos, symbols, or lettering. A shingle sign is generally in-tended to be read by pedestrians and by motorists in slow moving vehicles.

- Minimum vertical clearance: 8 feet
- Maximum projection: 4 Feet
- Maximum area per sign face: 8 square feet per sign face
- Maximum total area: 16 square feet
- Shingle signs shall be located within eight (8) feet of an active pedestrian entrance. To minimize visual clutter, shingle signs should not be located within close proximity to other hanging signs or projecting signs.



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



10. Signs (cont.)

i. Sign Types (cont.):

Window Sign and Decal Standards — Window signs are painted on or attached to the inside of a window facing the street. This type of sign-age can contain text, graphic logos, and other images. Count toward total allowable sign area if the sign(s) exceed 10% of window space.

- Maximum area: 25 percent of the total transparent glass area of windows parallel to the street, excluding the area of all glass doors.
- Location shall be limited to ground floor window facing the primary street frontage and adjoining parking lots.
- Materials shall be of high quality, such as vinyl decals, paint, gold-leaf, or neon.
- Window signs shall not completely obscure visibility into or out of the window. Exceptions may be made by administrative staff for signs that screen utility, mechanical office and kitchen equipment and vacant spaces.
- A maximum of one window sign is permitted per window pane or framed window area.
- Temporary window signs are allowed and shall follow the temporary sign standards.
- Handwritten, paper, cardboard, and plastic signs are not allowed.
- Neon signs are permitted provided that all electrical supply cords, conduit, and electrical transformers are hidden from view through the window.



Window signs can express business image through graphic logos or colorful images. The sign copy of window signs should be in proportion to the glass surface. Well designed window graphics attract attention while still allowing pedestrians to view store interiors.

5.F. Architectural Standards (cont.)

10. Signs (cont.)

i. Sign Types:

A-Frame Sign Standards — Portable A-frame signs are signs and advertising devices that rest on the ground and are not designed to be permanently attached to a building or permanently anchored to the ground.

- Each business is allowed to have one (1) A-frame sign.
- A-frame signs shall not encroach into required off-street parking areas, public roadways, or alleys, and may not be arranged so as to create site distance conflicts or other traffic hazards.
- A-frame signs can only be utilized only during regular business
- Hours and should be removed during non-business hours.
- A-frame signs are allowed on private property or within public rights-of-ways sign shall not impede pedestrian, ADA, or vehicular access.
- A minimum access width of seven (7) feet should be maintained along all sidewalks and building entrances accessible to the public.



A-frame signs should not interfere with public right of way or ADA access. This sign is placed too close to the ADA sidewalk ramp, making it difficult to cross the street.



10. Signs (cont.)

i. Sign Types (cont.):

Crown of Building Sign Standards — A crown of building sign is a sign attached flat to or mounted away from the building façade. A crown of building sign may be parallel to the building façade horizontally or vertically, and shall be located on the upper band of a building.

- A crown of building sign must be located between the top of the parapet or high point of the building, exclusive of penthouse and mechanical screening structures, and the horizontal line not more than 15 feet below the top of the parapet or high point of the building on the side of the building to which the sign is affixed.
- No portion of a crown of building sign shall extend above the roof line or above a parapet wall of a building with a flat roof.
- No more than one (1) crown of building sign per façade is allowed.
- Exception: The UDC may approve multiple signs for multiple upper floor tenants, taking the facade size and sign design of the sign and building into consideration.
- Lighting is limited to internally illuminated channel letters and/or logo and/or “halo- lit” channel letters and/or logo.
- Signs shall be compatible with existing architecture and shall be appropriately scaled and sized for their location. Signs shall not conceal, destroy, or distract from character defining features.
- Letter Height (max): 8 feet
- Width (max percentage of façade length): 75%



5.F. Architectural Standards (cont.)

10. Signs (cont.)

i. Sign Types:

Creative Sign Standards — Creative signs bring fun and vitality to streets and are encouraged. In general, uniquely designed signage should respond to the site, landscape, and architectural design context where they are located. Signs should seek to be-come a piece of art or an architectural feature. Creative signs shall be reviewed based on this criteria, sign intent, and the guiding principles of the Near Southside Development Standards and Guidelines.



Exciting, interesting, and unusual signs can contribute to the Near Southside's vitality.



10. Signs (cont.)

i. Sign Types (cont.):

Temporary Sign Standards — Temporary signs may be approved administratively for a limited amount of time, as described below.

- Temporary signs are permitted for a maximum of 30 days or upon the conclusion of the event, whichever occurs first. Extensions may be granted if the applicant proves the necessity for additional time.
- Illumination of temporary signs is prohibited.
- Signs shall not extend beyond the subject property nor interfere with traffic safety or visibility.
- The sign area shall not exceed 25 square feet and shall conform to all applicable sign type standards.
- For buildings with a setback of 20 feet or more, a free-standing sign no larger than 16 square feet per face may be considered.
- Material: Sturdy and not subject to fading or damage from weather. The use of paper or cloth is not permitted unless located within a glass or plastic enclosure.



5.F. Architectural Standards (cont.)

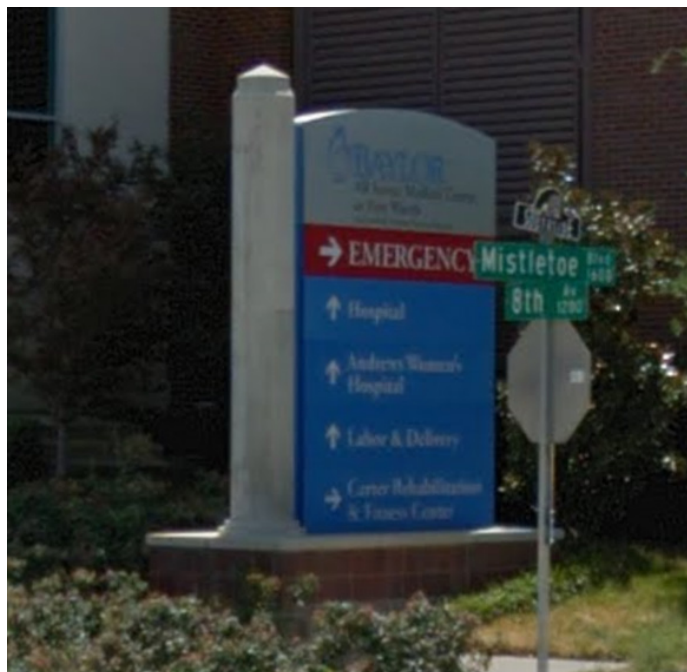
10. Signs (cont.)

i. Sign Types:

Monument Sign Standards — Monument signs are freestanding and located adjacent to sidewalks. Such signs are typically used for buildings that are separated from adjacent streets by substantial setbacks and more suburban-style site layouts.

Monument signs are not allowed without a waiver from the UDC. The UDC may grant a waiver for a monument sign, provided that the sign meets all of the requirements below:

- Maximum total area: 60 square feet per sign face
- Maximum height: 8 feet including base.
- Maximum letter height: Building/development name or logo: 8 inches. All others: 4 inches
- Locations are limited to landscaped areas, with a minimum setback from the public-rights-of-ways of five (5) feet.
- Backgrounds shall be opaque with a non-reflective material.
- A monument sign shall be set onto a base or frame, presenting a solid, attractive, and well-proportioned appearance that complements the building design and materials.
- External lighting fixtures shall be designed to complement the appearance of the sign or internal lighting that only illuminates text and logos.
- A sign erected on the top of a retaining wall is considered a monument sign. The height of the wall shall be included in the overall height calculation. In this case, the five (5) foot minimum setback is not required.
- A sign affixed to the face of a retaining wall or seat wall that is an integral part of a plaza or streetscape design may utilize the sign area allocated to wall signs. In this case, the five (5) foot minimum setback is not required.



10. Signs (cont.)

i. Sign Types (cont.):

Changeable Copy Sign Standards — Changeable copy signs are signs where letters, symbols, or numerals are not permanently affixed to the structure, framing, or background. This allows the message to change over time. Examples include a bulletin board, electronic message board, or projected image sign. Electronic changeable copy signs are appropriate for the following uses: theaters, hotels, public transit, and gas station pricing signs.

- All changeable copy signs shall be reviewed by the UDC and shall receive a recommendation prior to seeking a special exception from the Board of Adjustment.
- Maximum of 25% of the sign face may be devoted to changeable copy.
- Changeable copy signs shall not be used to display commercial messages relating to products or services that are not offered on premise.
- Window electronic display sign locations shall not contribute to light pollution for any adjacent residential developments.
- On detached signs, electronic changeable copy shall be limited to monument signs.
- The message shall not change at a rate faster than one message every 20 seconds. The interval between messages shall be a minimum of one second.
- Animation, rolling or running letters or message, flashing lights, or displays is prohibited.
- All sound is prohibited.



Brightly lit changeable copy signs add to the energy and vibrancy of the area.

5.F. Architectural Standards (cont.)

10. Signs (cont.)

i. Sign Types:

Freeway Sign Standards— A Freeway sign is a sign which is oriented to be viewed primarily from an adjacent non-signalized freeway.

- Freeway signs are not allowed along Interstate 30 and associated front-age roads.
- Maximum height: 25 feet allowed at the right-of-way line and one additional foot in height for each one foot of setback, up to 35 feet. Set back sign one foot for each foot in height from all adjacent property lines. (Administrative approval allowed for up to 50 feet in height to allow sign to be 20 feet above adjacent main travel lanes of freeway.)
- Maximum width: 24 feet
- Maximum advertised message area: 320 square feet
- Minimum ground contact: 25% of structure's width



10. Signs (cont.)

i. Sign Types (cont.):

Rooftop Sign Standards— A Rooftop sign is any sign erected, constructed or maintained on the roof of a building.

Signs may be installed upon the roof subject to the following conditions:

- The area of the sign shall not exceed 10 percent of the area of the closest wall of the building above which the sign is placed.
- The sign shall not exceed four feet above the roof or top of the parapet wall at the roof, whichever is higher.
- All roof signs placed upon a building or buildings upon one platted lot shall be similar in size, shape, area, and design.



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

1. Tree Preservation and Canopy Requirements – The following provisions of the Tree Ordinance apply:

a. Preservation Of Significant Trees – Significant trees at least 30 inches in diameter (94.25 inches in circumference) can only be removed by permit of the City Forester.

Criteria for the permit will be one of the following conditions:

- 1) Retention of other existing trees on the same site with a canopy area 1 ½ times the area of the specific tree's canopy, or
- 2) Removal will be granted if planting of new trees at five (5) times greater in canopy area than the removed specific tree canopy (refer to list of canopy trees on the following page), or
- 3) Payment into the tree fund based upon the total diameter of the specific tree times \$200 per diameter inch, or
- 4) Urban Forestry Board approved plan that mitigates the removal of the large tree. Replacement of any tree preserved and that dies within five years due to construction or development activities will be the responsibility of the original applicant. Replacement will be new trees with a minimum of 3 inches each in diameter and equal to five times the lost canopy. Tree replacement will be guaranteed for a period of two years.

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

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

2. Front Yard Landscaping Guideline – Where there is a setback, front yard landscaping in addition to required trees should be provided and maintained in areas outside of ground level elements such as patios or porches. Native and drought tolerant species should be used, and irrigation systems should be designed to minimize water demand.

3. City Approved Canopy Tree List

(Other species considered on case-by-case basis.)

Large Canopy Trees (2,000 square feet)

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

Medium Canopy Trees (700 square feet)

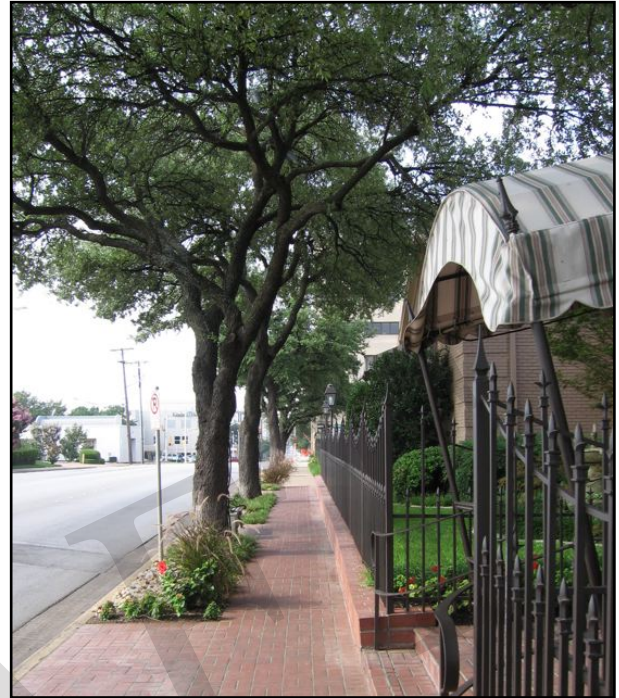
Caddo Maple * *Acer barbatum* var. Caddo
Bigtooth Maple * *Acer grandidentatum*
Common Persimmon *Diospyros virginiana*
Texas Ash *Fraxinus texensis*
Ginkgo *Ginkgo biloba*
Kentucky Coffeetree *Gymnocladus dioica*
Eastern Red-Cedar * *Juniperus virginiana*
Eldarica (Afghan) Pine * *Pinus eldarica*
Italian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

Small Canopy Trees (100 square feet)

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

* Drought tolerant species

Not recommended for parking lots or high heat areas



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



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

SECTION 6. PERMITTED LAND USES

6.A. Mix of Use Requirement for Large Developments

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

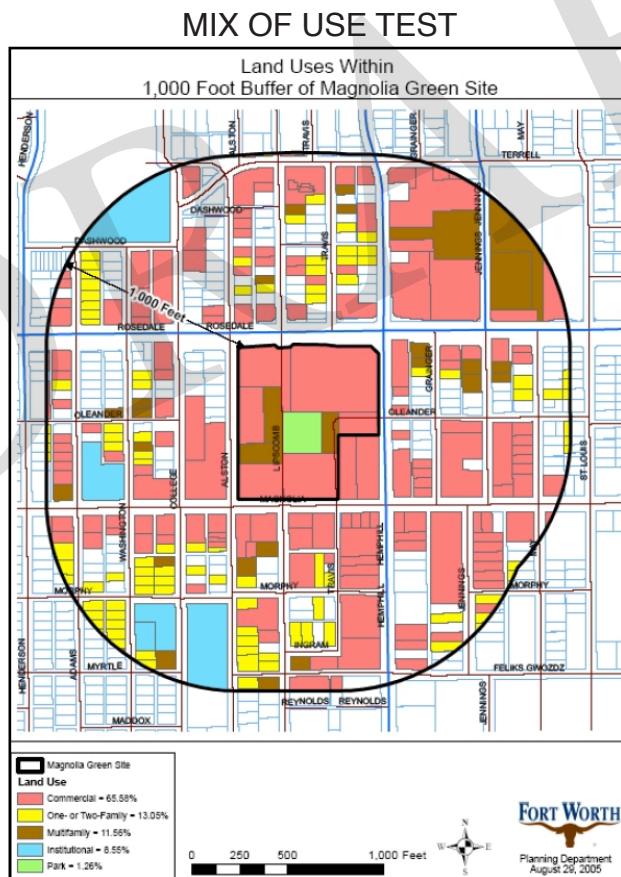
- 1. Conceptual Land-Use Plan** – Developers of projects **equal to or larger than 3 acres** in size shall submit a conceptual land use plan for approval by the Planning Director. The conceptual land use plan must be approved before a building permit application is accepted. The Planning Director may require a conceptual land use plan for a project smaller than 3 acres if it is part of a project larger than 3 acres. The conceptual land use plan shall illustrate the location and calculated land area of land uses on the site, using the following land use categories (see Section 6.C. for detailed list of land uses within these categories; exceptions noted below):
 - One- or two-family residential
 - Multifamily residential
 - Industrial and commercial (including medical offices)
 - Public and civic uses (excluding parks and medical offices)
 - Mixed-use buildings (must include at least 20% residential and 10% non-residential)
 - Publicly accessible parks and plazasParking facilities and private open spaces shall be classified the same as the primary land use they serve.
- 2. Project Test** – The conceptual land use plan shall be approved if it shows that:
 - a. The project includes uses within at least two of the land use categories, and
 - b. No land use category other than mixed-use buildings occupies greater than 2/3 of the total land area. If a project does not comply with the project test, then the vicinity test in Section 3. shall apply.

3. Vicinity Test – Developments not complying with the project test are permitted if:

a. The Development Services Director determines that the following conditions are satisfied:

- 1) The proposed land use at any location within the proposed development site must be within a walking distance of 1,000 feet of a different land use, as measured by the shortest pedestrian route, and
- 2) The percentage of any single land use category other than mixed-use buildings within a 1,000-foot radius of any location within the proposed development site shall not be greater than $\frac{2}{3}$ of the total land area within the radius. The proposed development shall be included in the calculation of this percentage. Undeveloped or agricultural property located within the radius shall not be included in the calculation; or:

b. The Director determines that the developer has demonstrated that unique site conditions (e.g. adjacency to natural features, highways, freight yards, etc.) make compliance with the conditions of section a. above impractical in certain areas of the development site.



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

6.B. Special Requirements in “N” Neighborhood and “R” Restricted Zones

The following standards are intended to enhance the character of existing neighborhoods and to promote the development of additional housing in those areas.

1. “N” ZONES- RESIDENTIAL REQUIREMENT – New construction of single-use buildings of commercial, retail, or other non-residential character are prohibited in “N” neighborhood zones. Buildings within these zones must include residential uses that constitute at least 40% of gross floor area. Outdoor spaces for residential use may be included in the percentage. For this section only, bed and breakfast uses are considered residential. Buildings that incorporate a mix of residential and non-residential uses are allowed and encouraged.
2. PROHIBITED USES IN “R” ZONES – Certain uses, including bars and light industrial uses, are prohibited in “R”
3. PROHIBITED USES IN “N” ZONES – Surface parking lots providing parking for single use non-residential projects. These prohibited uses are noted in the tables in Section 6.C. on the next page.
4. PROHIBITED USES IN “H’ ZONES - New vehicles sales or rental are prohibited.



Oleander Plaza

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

6.C. Permitted Land Uses

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

		NS-T4R	NS-T4H	NS-T4HN	NS-T4	NS-T5
RESIDENTIAL USES						
Household Living	One Family Detached Dwelling	P	P	P	P	P
	One Family Detached Dwelling with Secondary Dwelling Unit	P	P	P	P	P
	Two Family Detached	P	P	P	P	P
	Duplex/Two Family Attached Dwelling	P	P	P	P	P
	One Family Attached (Townhouse or Rowhouse)	P	P	P	P	P
	Multifamily Dwelling (up to 8 units)	P	P	P	P	P
	Multifamily Dwelling (9+ units)	P	P	P	P	P
	One Dwelling as part of a Business (Security Residence)	P	P	P	P	P
Group Living	Community Home	P	P	P	P	P
	Group Home I	P	CUP	CUP	P	P
	Group Home II	P	CUP	CUP	P	P
	Halfway House					
	Shelter					
PUBLIC AND CIVIC USES						
Education	College or University	P	P	P	P	P
	Day Care Center (Child or Adult)	P	P	P	P	P
	School, Elementary or Secondary	P	P	P	P	P
	Business College or Commercial School	P	P	P	P	P
Government	Correctional Facility				P	P
	Government Maintenance Facility				P	P
	Government Office Facility	P	P	P	P	P
	Government Vehicle Storage/Junkyard				P	P
	Museum, Library, or Fine Arts Center	P	P		P	P
	Probation or Parole Office				P	P
Healthcare Facilities	Ambulance Dispatch Station	P	P		P	P
	Assisted Living Facility	P	P		P	P
	Blood Bank	P	P		P	P
	Care Facility	P	P		P	P
	Health Services Facility, including doctor's office or medical clinic	P	CUP		P	P
	Hospice	P	P		P	P
	Hospital	P	P		P	P
	Massage Therapy and Spa	P	P		P	P
	Nursing Home (with full medical services)	P	P		P	P

6.C. Permitted Land Uses (cont.)

		NS-T4R	NS-T4H	NS-T4HN	NS-T4	NS-T5
PUBLIC AND CIVIC USES (cont.)						
Recreation	Public Community, Recreation, or Welfare Center	P	P		P	P
	Private or Non-profit Community, Recreation, or Welfare Center	P	P		P	P
	Country Club, Public					
	Country Club, Private	P			P	P
	Golf Course	P	P		P	P
	Golf Driving Range					P
	Park or Playground	P	P		P	P
Religious	Place of Worship	P	P		P	P
	Place of Worship, Auxiliary Use	P	P		P	P
Utilities	Electric Power Substation	CUP	CUP		CUP	CUP
	Gas Lift Compressor Station		CUP			
	Gas Line Compressor Station		CUP			
	Power Plant of Central Station Light					
	Stealth Telecommunication Tower	P*	P*		P*	P*
	Telecommunication Antenna (on structure)	P*	P*		P*	P*
	Telecommunication Tower	CUP			CUP	CUP
Utilities (cont.)	Utility Transmission or Distribution Line	P*	P*		P*	P*
	Wastewater (Sewage) Treatment Facility					
	Water Supply, Treatment, or Storage Facility	CUP			CUP	CUP
COMMERCIAL USES						
Entertainment and Eating	Amusement, Indoor	P	P		P	P
	Amusement, Outdoor		P			
	Baseball/Softball Facility (Commercial)	P	P		P	P
	Bowling Alley	P	P		P	P
	Bar, Tavern, Cocktail Lounge, Club, or Dance Hall		P		P	P
	Circus					
	Club, Commercial or Business	P	P		P	P
	Drive-in Restaurant or Business	P	P		P	P
	Event Center or Rental Hall		P*		P	P
	Bingo Parlor					
	Gambling Facility (including Bingo)					
	Game Room					
	Health or Recreation Club	P	P		P	P
	Indoor Recreation	P	P		P	P
	Lodge or Civic Club	P	P		P	P
	Massage Parlor					
	Mobile Vendor Food Court	P	P*		P	P
	Racing Facility (Horse, Dog, or Automotive)					
	Restaurant, Café, or Cafeteria	P	P		P	P
	Sexually Oriented Business					
	Shooting or Weapons Firing Range					
	Stable (Commercial, Riding, Boarding, or Rodeo Arena)					
	Swimming Pool, Commercial	P	P		P	P
	Drive-in Theater					
	Movie Theater or Auditorium	P	P		P	P

6.C. Permitted Land Uses (cont.)

		NS-T4R	NS-T4H	NS-T4HN	NS-T4	NS-T5
COMMERCIAL USES						
Lodging	Bed or Breakfast Home	P	P	CUP*	P	P
	Bed or Breakfast Inn	P	P		P	P
	Hotel, Motel, or Inn		CUP			P
	Recreational Vehicle Park					
	Short Term Home Rental	P	P		P	P
Office	Bank, Financial Institution	P	P		P	P
	Offices	P	P		P	P
Retail Sales and Service	Antique Shop	P	P		P	P
	Appliance Sales, Supply or Repair	P*	P*			
	Bakery	P	P		P	P
	Beauty or Barber Shop	P	P		P	P
	Boat Rental or Sales					P
	Bookstore, Stationary or Newsstand	P	P		P	P
Retail Sales and Service (cont.)	Burglar Alarm Sales and Service	P	P		P	P
	Caterer or Wedding Service	P	P		P	P
	Clothing Sales, New	P	P		P	P
	Clothing Sales, Used	P	P		P	P
	Convenience Store	P	P		P	P
	Copy Store or Commercial Print with Off-set printing	P	P		P	P
	Dance Studio	P	P		P	P
	Dressmaking, Custom; Millinery Shop	P	P		P	P
	Duplicating Services	P	P		P	P
	Farmers' Market	P	P		P	P
	Feed Store, no Processing or Milling	P	P		P	P
	Firewood Sales	P	P		P	P
	Furniture Sales	P	P		P	P
	Furniture Upholstery, Refinishing, or Resale	P	P		P	P
	General Merchandise Store	P	P		P	P
	Greenhouse or Plant Nursery	P	P		P	P
	Grocery Store or Meat Market	P	P		P	P
	Gunsmithing, Repair or Sales	P	P		P	P
	Home Improvement Store	P	P		P	P
	Interior Decorating	P	P		P	P
	Kennel					
	Large Retail Store	P	P		P	P
	Laundry or Dry Cleaning Collection Office	P	P		P	P
	Laundry, Dry Cleaning, or Washeteria	P	P		P	P
	Leather Goods Shop	P	P		P	P
	Liquor or Package Store	P	P		P	P
	Locksmith	P	P		P	P
	Medical Supplies/Equipment Sales or Rental	P	P		P	P
	Mini-warehouses					
	Mortuary or Funeral Home	P	P		P	P
	Newspaper Distribution Center					P
	Optician	P	P		P	P
	Pawn Shop					P*
	Pharmacy (Drug Store)	P	P		P	P
	Portrait or Camera Shop or Photo Finishing	P	P		P	P
	Recording Studio	P	P		P	P
	Retail Sales, General	P	P		P	P

6.C. Permitted Land Uses (cont.)

		NS-T4R	NS-T4H	NS-T4HN	NS-T4	NS-T5
COMMERCIAL USES (cont.)						
	Saddle or Harness Repair or Sales	P	P		P	P
	Shoe Shine Shop	P	P		P	P
	Studio, Art or Photography	P	P		P	P
	Tailor, Clothing or Apparel Shop	P	P		P	P
	Tattoo Parlor				P	P
	Taxidermist Shop	P	P*		P	P
	Veterinary Clinic with Indoor Kennels	P*	P*		P*	P*
	Veterinary Clinic with Outdoor Kennels					
Vehicle Sales and Service	Auto Parts Supply Retail	P	P*		P	P
	Automotive Repair, Paint and Body Shop	P	CUP		P	P
	Car Wash, Full or Self Service					
	Gasoline Sales	P	P		P	P
	Mobile Home or Manufactured Housing Sales					
	Parking Area or Garage, Storage	P	P*		P	P
	Recreational Vehicle Sales or Service					P
	Service Station					P*
	Towing Yard with Office					
	Truck Stop with Fuel and Accessory Services					
	Vehicle Junkyard					
	Vehicle Sales or Rental (Automobile, Motorcycles, Boats, or Trailers)	P				P
	Vehicle Steam Cleaning					P
INDUSTRIAL USES						
Light Industrial Services	Assaying					P
	Assembly of Pre-manufactured Parts, except for Vehicles, Trailers, Airplanes, or Mobile Homes				P	P
	Blacksmithing or Wagon Shop					
	Bottling Works, Milk or Soft Drinks					P
	Brewery, Distillery, or Winery		CUP			P
	Carpet and Rug Cleaner					P
	Chicken Battery or Brooder					
	Coal, Coke, or Wood Yard					
	Cottage Manufacturing Uses				P	P
	Crematorium					P
	Electroplating					P
	Fabricating Manufactured Housing, Temporary, or Office Building					P
	Food Processing (No Slaughtering)					P
	Furniture or Cabinet Repair or Construction		P*		P	P
	Furniture Sales, with Outside Storage or Display					
	Galvanizing Small Utensils					
	Machine Shops					P
	Manufacture of Artificial Flowers, Ornaments, Awnings, Tents, Bags		P		P	P
	Manufacture of Aluminum, Brass, or Other Metals or from Bone, Paper, Rubber, or Leather		P		P	P

6.C. Permitted Land Uses (cont.)

		NS-T4R	NS-T4H	NS-T4HN	NS-T4	NS-T5
INDUSTRIAL USES (cont.)						
	Manufactured Home/RV Repair					
	Monument/Marble Works, Finishing and Carving only					P
	Monument Works, Stone					P
	Outdoor Sales and Storage		CUP		P*	P*
	Paint Mixing or Spraying					P
	Paper Box Manufacturing					P
	Pattern Shop					P
	Printing, Lithographing, Book-binding, Newspapers, or Publishing					P
	Rubber Stamping, Shearing/Punching					P
	Sheet Metal Shop					P*
	Warehouse or Bulk Storage					
	Welding Shop, Custom Work (Not Structural)					P
	Yards, Contractors, Lumber, or Storage, Automobile Storage Yards, Building Materials					P*
Heavy Industrial and Manufacturing	Animal By-Products Processing					
	Batch Plant, Concrete, or Asphalt (Permanent)					
	Brewery, Distillery, or Winery		CUP			P
	Brick, Clay, Glass, Shale, Tile, or Terra Cotta products Manufacture					
	Cement Products Plant					
	Cement, Lime, Gypsum, or Plaster of Paris Manufacture					
	Cotton Gin, Cotton Oil Mill, Baling or Compress					
	Creosote Treatment/Manufacture					
	Egg Cracking or Processing					
	Furnace, Blast; Forage Plan, Boiler Works Manufacture					
	Galvanizing, Sheet or Structural Shapes					
	Gas (Natural or Artificial) Manufacture, Processing, or Storage					
	Glue Manufacture					
	Grain Elevator					
	Magnesium Casting, Machining, or Fabricating					
	Manufacture of Acetylene or Oxygen Gas, Alcohol, Computers, and Related Electronic Products, Airplanes, Automobiles, Trucks and Tractors (Including Assembly Plants), Ball or Roller Bearings, Steel Tanks, Candles, Celluloid, Cash Registers, Cutlery, Disinfectants, Dextrin, Dyestuff, Electrical Machinery, Farm Tools, Typewriters, and Vinegar					
Transportation	Airport, aviation field, helistop, or landing area	CUP			CUP	CUP
	Passenger Station	P			P	P

6.C. Permitted Land Uses (cont.)

		NS-T4R	NS-T4H	NS-T4HN	NS-T4	NS-T5
INDUSTRIAL USES (cont.)						
Wasted Related	Recycling Collection Facility	CUP			CUP	P*
Wholesale Trade	Wholesale: Bakery, Produce Market, or Wholesale House					P
	Wholesale Office or Supply Room				P	P
ACCESSORY USES						
Accessory Uses	Accessory Use or Building	P	P	P	P	P
	Home Occupation	P	P	P	P	P
	Recreation area	P	P		P	P
	Satellite Antenna (dish)	P*			P*	P*
TEMPORARY USES						
Temporary Uses	Temporary Outdoor Amusement	CUP			CUP	CUP
	Garage or Other Occasional Sale	P	P	P	P	P
	Temporary Vendor	P*			P*	P*

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