



**ZONING AMENDMENT
STAFF REPORT**

City Council Meeting Date:
December 4, 2018

Council District All

Zoning Commission Recommendation: Approval as Amended for parking and fencing by a vote of 8-0 Opposition: None Support: None	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Jocelyn Murphy</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: City of Fort Worth Planning and Development Department

Site Location: Citywide Mapsco: N/A

Proposed Change: An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (2015), by amending portions of:

- Section 4.710 Low Density Multifamily "CR" District,
- Section 4.711 Medium Density Multifamily "C" District, and
- Section 4.712 High Density Multifamily "D" District

To revise allowed height and units per acre and to strengthen existing design standards for multifamily development by adding enhanced landscaping, façade variation and building materials; and

- To repeal and reserve Sect. (3) "Multifamily Design Developments" of Sect. 5.305 (b) "Fences", "Height and Front Yard Regulations"
- To repeal and reserve Section 6.506, "Unified Residential Development"

To review the proposed amendments: <http://fortworthtexas.gov/zoning/cases/>

Request: TEXT AMENDMENT: MULTI FAMILY DESIGN STANDARDS

Background:

The purpose of the proposed amendments is to improve design standards for multifamily development in CR, C, and D Multifamily zoning classifications.

Last fall the City Council asked staff to identify design standards that would improve the quality of multifamily development, while considering cost impacts. Staff shared proposed standards with the Development Advisory Committee, the Real Estate Council of Greater Fort Worth, the Apartment Association of Tarrant County, the Zoning Commission, and City Plan Commission.

The proposed amendments would do the following:

- Require buildings to face streets, with parking, driveways and fencing between or behind buildings
- Require street trees, enhanced landscaping and parking lot screening along public streets

- Require 70% masonry and façade variation
- Require 250-foot setback from one- and two-family zoning to allow four-story multifamily in D Multifamily zoning
- Allow 36-foot top plate height for three-story buildings to allow higher quality units
- Allow modest increase in units per acre given market demand for one-bedroom units:
CR – 16 units/acre, C – 24 units/acre, D – 32 units/acre
- Limit block lengths to 1,000 feet (UR and MU zoning are 500 feet) and require walkways to public streets for improved connectivity and walkability

The amendments would not affect existing requirements for minimum yards, buffer yards and screening fences, open space, and off-street parking.

The case was continued by Staff in order to provide additional time for distribution and review of the proposed ordinance by multifamily development interests. No significant input was received to date and Staff is prepared to proceed with the request.

Attachments:

- Proposed Ordinance Amendments
- Minutes from November 14, 2018 Zoning Commission hearing

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NUMBER 21653, AS AMENDED, CODIFIED AS APPENDIX “A” OF THE CODE OF THE CITY OF FORT WORTH (2015), BY AMENDING PORTIONS OF SECTION 4.710, LOW DENSITY MULTIFAMILY “CR” DISTRICT, SECTION 4.711 MEDIUM DENSITY MULTIFAMILY “C” AND SECTION 4.712 HIGH DENSITY MULTIFAMILY “D” TO REVISE ALLOWED HEIGHT AND UNITS PER ACRE AND TO STRENGTHEN EXISTING DESIGN STANDARDS FOR MULTIFAMILY DEVELOPMENT BY ADDING ENHANCED LANDSCAPING, FAÇADE VARIATION AND BUILDING MATERIALS; TO REPEAL AND RESERVE SECTION 5.305 “FENCES” SUBSECTION B; AND TO REPEAL AND RESERVE OF SECTION 6.506, “UNIFIED RESIDENTIAL”; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, as auto-oriented multifamily development continues to expand throughout the City generating concerns about quality of design and the long term viability of such developments;

WHEREAS, the Unified Residential Design standards have remained static for over 20 years and no longer meet the desires and expectations of the City’s goal of quality growth for all developments;

WHEREAS, the City Council desires to strengthen the City’s existing multifamily design standards to improve layout, function, and accessibility for the residents and the public; and

WHEREAS, the revised design standards will improve the quality of multifamily development by including regulations for facades, building orientation to the public street, street trees and enhanced landscaping to encourage pedestrian use, and connections to nearby public uses;

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

SECTION 1.

Chapter 4, “District Regulations”, Article 7, “Residential Districts”, Section 4.710, “Low Density Multifamily (“CR”) District”, of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to repeal the language in Sec. 4.710 and replace with language to increase the top plate height and units per acre in subsection (c) “Property Development Standards,” and to strengthen existing design standards for multifamily development by adding enhanced landscaping, façade variation and building materials, and shall read as follows:

Sec. 4.710 LOW DENSITY MULTIFAMILY (“CR”) DISTRICT.

(a) *Purpose and intent.* It is the purpose of the low density multifamily (“CR”) district to provide a specific zone for low density multifamily development. In adopting multifamily design development regulations, it is also the intent of the City Council to encourage the most appropriate uses of land; to encourage higher quality design and materials; to provide safe and improved access to public walkways, to install street trees and enhanced landscaping along the public walkways to improve the pedestrian environment; and to provide criteria for development of land zoned for multifamily dwelling use.

(b) *Uses.* In the low density multifamily (“CR”) district, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8, and the supplemental use standards of Chapter 5. No permit shall be issued for construction, alteration or revision for multifamily development unless there has been a site plan approved by the planning and development director or an authorized representative.

(c) *Property development standards.*

(1) All one-family and two-family residential development may be developed under the property development standards of §§ 4.705 through 4.709 for one-family or two-family use. See the selected district and also see § 6.507 Single-Family Residential Design Standards.

(2) a. All multifamily residential development (three or more dwelling units) shall meet the property development standards of Multifamily Development as shown in the accompanying table.

“CR” District, Multifamily Development	
Open space	60% minimum
Units per acre	16 maximum
Front yard*	20 feet minimum
Rear yard	5 feet minimum
Side yard*	
Interior lot	5 feet minimum
Corner lot**	20 feet minimum adjacent to side street
Setback adjacent to one- or two-family residential district***	Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30 feet minimum 1:1 setback with a 10-foot minimum setback for one-story garages and carports 20-foot minimum setback for dumpster enclosures and one-story accessory structures
Height	36 feet maximum , slab to top plate (see § 6.100, Height)
Notes:	
* May be subject to projected front yard, § 6.101(f) Yards. Paving shall not be permitted between the building face and street and must remain as open space.	
** May be subject to other front, side and rear yard setback requirements, § 6.101 Yards.	
*** A five-foot bufferyard and minimum six-foot screen fence shall be placed on the property line and should be landscaped per point system, see § 6.300 (b), (d), (f), (g). This regulation shall not be required when the property in the one- or two-family district is used for utilities, waterways, railroads or other nonresidential public use or separated by a public right-of-way of at least 300 feet in width.	

b. Carports are not allowed between the front of the building face and street, see §§ 6.101(a) and 6.300(b).

(3) For all nonresidential uses in the low density multifamily (“CR”) district, the minimum dimension of lots and yards and the height of buildings shall be as shown in the accompanying table.

“CR” District, Nonresidential Development	
Lot width	50 feet minimum
Front yard*	20 feet minimum
Rear yard	5 feet minimum
Side yard*	
Interior lot	5 feet minimum
Corner lot **	10 feet minimum adjacent to side street
Setback adjacent to one- or two-family residential district***	20 feet minimum
Height	35 feet maximum (see § 6.100 Height)
Notes:	
* May be subject to projected front yard, § 6.101(f) Yards.	
** May be subject to other front, side and rear yard setback requirements, § 6.101 Yards.	
*** A five-foot bufferyard and minimum six-foot screen fence shall be placed on the property line and should be landscaped per point system, see § 6.300 (b), (d), (f), (g). This regulation shall not be required when the property in the one- or two-family district is used for utilities, waterways, railroads or other nonresidential public use or separated by a public right-of-way of at least 300 feet in width.	

(d) **Other development standards.** Development in the low density multifamily (“CR”) district may be subject to a variety of general development standards, including, but not limited to the following.

(1) **Signs.**

- a. For non-multifamily development on-premises signs are subject to the following:
 - i. An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one square foot in area; and
 - ii. An unilluminated sign for those uses permitted that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.
- b. Identification signs for multifamily development shall be permitted, subject to the following provisions:

- i. Signs shall be permitted to identify the use or uses of the property upon which displayed.
- ii. A sign or combination of signs shall have a maximum allowable area of exposure on each dedicated street frontage of not more than one square foot of sign area for each ten linear feet of frontage along said street; provided, however, at least one sign shall be allowed having an area of 12 square feet.
- iii. Signs may be illuminated, but the source of light shall not be visible and shall not be intermittent or flashing; revolving signs shall not be permitted.
- iv. Not more than 50% of the total allowable sign area may be located in the required yard space along a dedicated street. However, no individual sign in such required yard space shall exceed 20 square feet in sign area.
- v. Symbols which are designed as an integral part of the building structure and symbols and signs which are not visible or readable from the public street shall not be limited by the above regulations.
- vi. Nothing contained herein shall exempt the owner of any multifamily building from placing identification signs on buildings as required by the City of Fort Worth fire code.

(2) **Parking.**

- a. One- and two-family residential development shall meet the parking requirements for the selected district.
- b. For nonresidential parking requirements see Chapter 6, Development Standards, Article 2, Off-Street Parking and Loading, § 6.200.
- c. Multifamily development parking requirements shall be as follows:
 - i. No parking or driveways shall be provided between a building and a public or private street. **Frontage on a controlled access highway shall not be considered a street for purposes of this section.** Parking shall be provided per Sect. 6.201.

Use	Requirement
Multifamily Residential	1 space per bedroom plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage); 2 spaces may be tandem if assigned to the same unit and restricted from use for storage.
Multifamily Residential: Townhouse configuration	Two spaces per dwelling unit, located within a garage of the individual unit, having access to and from that unit, and not accessible or usable by other residential units. Plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage).

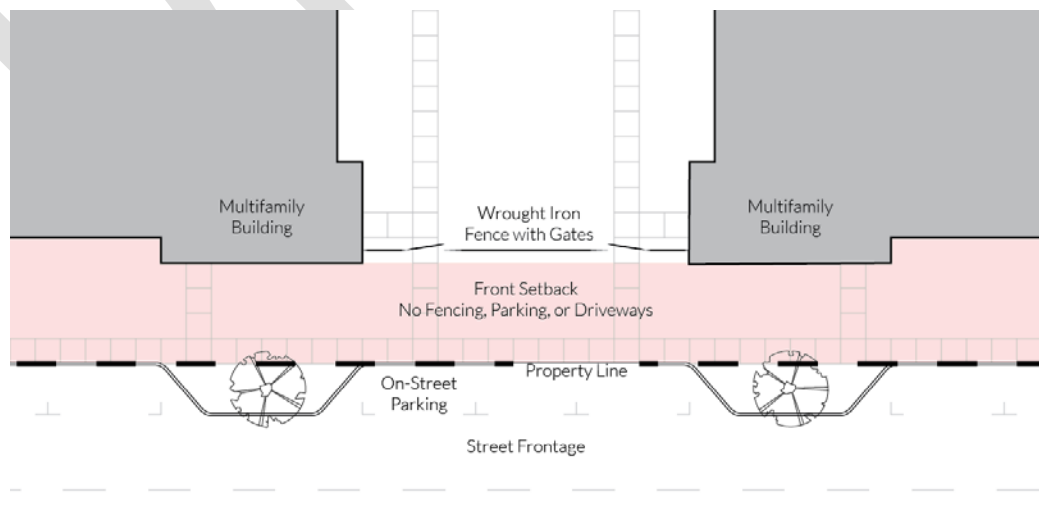
- ii. On-street parking along the lot frontage may be applied toward the minimum parking requirements only when located fully out of the travel lanes as defined in the Master Thoroughfare Plan when there is parking on both sides of the street. On-street parking that is applied toward minimum parking requirements shall be counted towards the maximum parking limitations.

(3) **Accessory uses in Multifamily Design developments.** In addition to other uses which qualify as accessory uses, the following shall be considered as accessory uses to Multifamily Design development:

- a. Recreation areas and spaces within buildings primarily for use of the dwelling occupants;
- b. Kindergarten and day care center primarily for the use of the dwelling occupants;
- c. Mechanical and storage buildings necessary for operation and maintenance of the Multifamily Design development;
- d. Manager’s office; and
- e. Garages, carports.

(4) Fences and gates.

- a. One- and Two-Family residential development. Open design fences up to five feet high in front yard and projected front yard for one-family and two-family residential dwellings per regulations in § 5.305(b)(2)
- b. Multifamily development. Fences shall not be located in the area between building facades and the property line. **Frontage on a controlled access highway shall not be considered a street for purposes of this section.** Perimeter security fencing is prohibited however security fencing is permitted on interior property lines. Solid screening fences are required when adjacent to a one or two family district unless adjacent to a public park **or controlled access highway** when a solid screening fence is not permitted and an open design fence shall be installed, if a fence is installed.

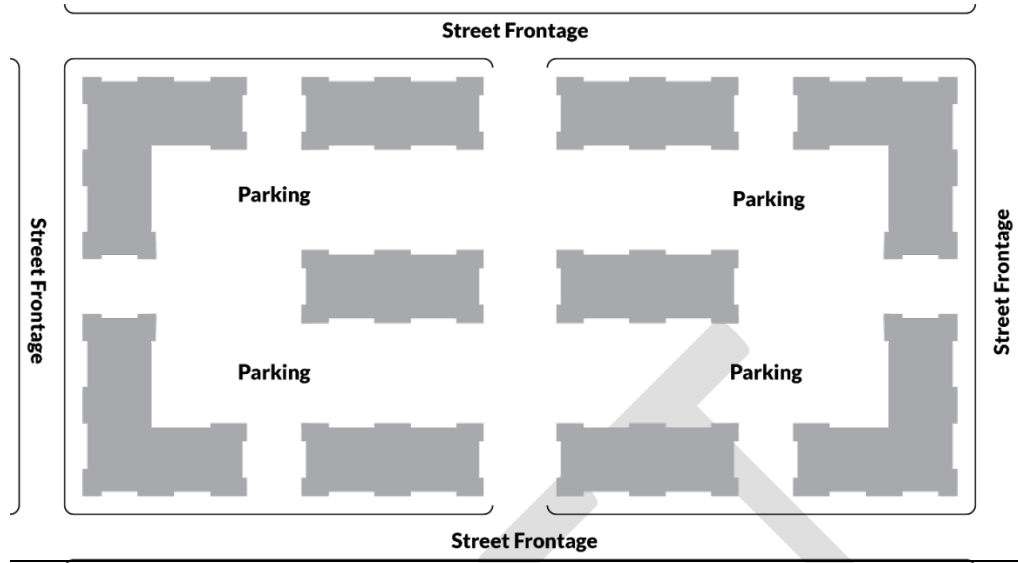


- c. Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades.
- d. All fences and railings shall be architecturally compatible with the character of the building and be constructed of high quality materials including: wrought iron, composite fencing, treated wood, aluminum, or metal. Chain link, barbed wire, and concertina wire material is prohibited.
- e. All walls shall be architecturally compatible with the character of the building and constructed of high quality materials including stone, decorative blocks, brick, cast stone, or stucco over standard concrete masonry blocks.
- f. For private residential patios and yards, a fence, railing, or low wall may extend beyond the building facade if the following requirements are met.
 - i. Fences, railings, and walls shall not exceed four feet (48") in total height as measured from the ground to the top of the fence, railing and/or the wall; however
 - ii. For elevated residential stoops the total fence railing and/or wall height shall not exceed five feet (60") total.



(5) Façade and building orientation standards for multifamily development. The following design standards apply:

- a. *Building Orientation.* Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street. Where site constraints require, the building end (shortest length of the building) may face a public street only when the same exterior quality to the building facade is provided including architecture, masonry and fenestration proportion on the side of other buildings facing the public street.



b. *Facade design standards.*

1. *Required drawings.* To illustrate compliance with the following standards, elevation drawings shall be submitted as part of the multifamily design site plan review to the planning and development department for those building facades that are oriented to:

- a. Public streets.
- b. Private streets and walkways that are publicly accessible through a public use easement; or
- c. Publicly accessible open space.

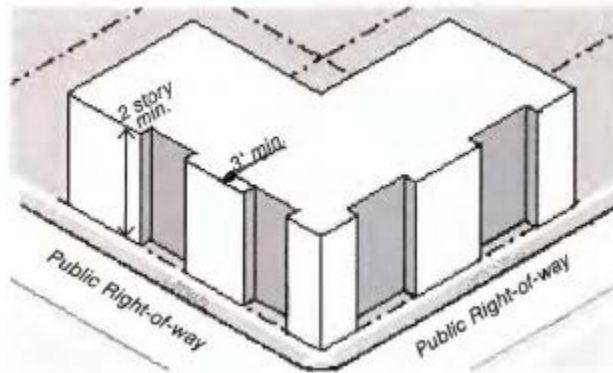
2. *Facade variation.*

a. Each new building facade oriented to a publicly accessible street or open space shall incorporate each of the following scaling elements. For building facades less than 50 feet in width, a minimum of two elements are required. The following items and calculations shall be provided as part of the multifamily design submittal for review:

- 1. Expression of building structural elements such as:
 - i. Floors (banding, belt courses, etc. not less than one inch deep and four inches wide).
 - ii. Columns (pilasters, piers, quoins, etc. not less than one inch deep and six inches wide).
 - iii. Foundation (water tables, rustication).

2. At least two variation in wall plane not less than three feet in depth or projection and not less than two stories in height for multi-story buildings.

Such elements could include patterns of door and window openings by utilizing sills, mullions, and other scale providing window elements, and/or more pronounced architectural features such as porches, alcoves, and roof dormers;



3. Changes in material, material pattern, or noticeable change in color or shade. Each change of material shall involve a minimum one inch variation in wall plane or noticeable change in color.
- b. New building facades oriented to a publicly accessible street or open spaces shall include differentiation between the first and second level and the upper levels with a cornice, canopy, balcony, arcade, or other architectural features.
- c. If a project consists of more than one block face, each sequential block of new construction shall contain a different building facade to encourage architectural variety within large projects, using the required architectural elements listed in and/or other architectural features.





Distinction between upper floors with balconies and change in material and color

Distinction between the first a second level with windows



Distinction between the first a second level and upper levels with balconies and material change



3. *Building materials.* Not less than 70% of all new building facades (not including door and window areas) facing publicly accessible streets or open space shall be constructed of the following masonry materials:

- i. Stone.
- ii. Brick.

- iii. Terra cotta.
- iv. Patterned pre-cast concrete.
- v. Cement plaster stucco.
- vi. Cement board siding.
- vii. Cast stone or prefabricated brick panels.

(6) Landscaping.

- a. *Enhanced landscaping point system requirement.* Enhanced landscaping is required along all public rights-of-way, see Section (h)(4), and shall earn a minimum set of points that are awarded for providing and maintaining specific landscaping and design features. The points are accumulated as follows:

ENHANCED LANDSCAPING SYSTEM		
20 points required		
10 of the required points shall come from the installation of street trees as described below:		
Public Feature	Requirement	Points Awarded
Street Trees	<p>Trees shall be planted within a planting strip or flush with the sidewalk surface; location and type as approved by the City Forester if within the right of way. If trees cannot be installed within the right of way, trees shall be installed in a location where the tree canopy affects the public sidewalk.</p> <p>Required Spacing as specified below or as approved by the City Forestry</p> <p>Small/Medium Canopy = 25-30 ft. on center</p> <p>Large Canopy = 35-40 ft. on center</p> <p><i>*Where necessary spacing exceptions may be made to accommodate mature trees, curb cuts, fire hydrants and other infrastructure elements.</i></p> <p><i>Street trees may be counted toward the planting requirements for the Urban Forestry required tree canopy coverage.</i></p>	10
Pedestrian- Scaled Lighting	<p>*1 light post for every 60-70 ft. (based on size of street tree) of street frontage.</p> <p><i>Style to be approved by the Transportation and Public Works Department (TPW) and consistent with other pedestrian lights on the same block.</i></p>	10
Paved Walkway Enhancement	1 pt. for every additional foot of sidewalk width over the city standard (up to 15 ft. wide total).	1- 11

Private Feature	Requirement	Points Awarded
Pool/Playground	5 percent (%) of net land area with minimum area not less than 1,000 sf.	5 for each
Private Park/dog park	Must provide recreational facilities/amenities. May include open drainage area/easement/pond as long as amenities are provided	5
Community Garden	1 pt. for every 250 sf. with minimum area not less than 1,250 sf.	5- 10
Proximity to Public Park	Within 1000 ft. as measured from property line to property line	5
Sustainable Landscaping	Xeriscaping, rain gardens, bio-swales, landscaped bio retention area. See Chapter 6, Table A for a recommended list of native plants for landscape use in North Central Texas Landscaped bio-retention areas are encouraged for natural drainage channels to reduce runoff and increase infiltration of water into the soil.	5
<p><i>*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 the curb intersection to accommodate public open space easement requirement. If trees or lights exist, measure from existing trees or lights.</i></p>		

- i. Points shall be awarded only one for each feature category, per project.
 - ii. *Submittal of site plan.* The location and description of decorative paving, sidewalk furniture or other decorative elements, if any, shall be indicated on the site plan.
 - iii. All landscaped areas shall:
 - 1. Be located outside the perimeter of the footprint of a building or structure;
 - 2. Protected by wheel stops, curbs or other physical barriers where adjacent to vehicle use areas; and
 - 3. Be covered with grass, organic mulch or low maintenance groundcover.
 - iv. In addition to required trees, all of the open space and unpaved areas must be covered with grass, organic mulch, live groundcover, or decorative paving.
- b. *Landscaping in parking and driveway areas.*
- i. Parking lots and driveways that are located adjacent and parallel to a public street shall be screened from the public right-of-way with landscaping, berms, fences,

or walls up to four (4') feet in height. Landscaping installed to comply with this section shall be shown on the site plan.

Parking lot screening: Perspective



- ii. Landscape islands, linear landing strips, bio-swales, or rain gardens shall be required in parking lots with 12 or more spaces. All parking areas shall provide tree canopy coverage per the Urban Forestry Ordinance, Sec. 6.302.
 - c. Submission of applicable urban forestry plans for review shall follow § 6.302(g), Urban Forestry Plan/Permits.
- (7) **General site plan requirements.**
- a. *Location of buildings.* All buildings and structures shall be shown on the site plan with dimensions of the buildings and adequate dimensions showing distance from property lines, easements, driveways, parking spaces and other buildings.
 - b. *Driveways and parking spaces.* The location of all driveways and parking spaces shall be shown on the site plan, including ingress-egress, and all calculations for required parking.
 - c. *Emergency access.* Emergency access as required in accordance with the Fire Code and addresses approved by the Fire Department shall be shown on the multifamily design site plan.
 - d. *Landscape and walkways.* Show enhanced landscaping point chart, landscape materials, required and proposed height of perimeter walls, bufferyards and recreational facilities. Walkways shall be provided to connect to all buildings, parking areas and recreational facilities and shall be shown on the site plan. Walkways shall connect to public streets where street frontage exceeds 500 feet and to adjacent public property, commercial areas, and trails.
 - e. *Garbage collection.* Garbage collection locations shall be shown on the site plan. Such locations shall not be placed within 20 feet of adjacent one- or two-family districts.

Dumpsters shall be visually screened, except from the access side, and shall not be placed within the required open space. Access shall face internally and not face upon adjacent properties or the public street.

- f. *Open space and recreational facilities.* All open space and recreational facilities shall be identified on the site plan. Open space is the ratio of open space to net land area (see Chapter 9, Definitions).
- g. Open space shall be clustered in areas upon the site to provide views and vistas for a given group of buildings. Open spaces and recreational amenities shall be designed as functional space with appropriate distribution on the total site plan. Any recreational facilities shall be used primarily by the residents and their guests. No alcohol, beer or wine shall be sold on the premises unless permitted in a district zoned for that use.
 - i. Except for required front yards, no space or area less than 25 feet in either dimension shall be counted as open space.
 - ii. Patios adjacent to dwelling units, unless enclosed, may be included as part of the open space.
- h. *Miscellaneous requirements.*
 - i. The developer shall submit a site plan that shows the zoning of all adjacent properties.
 - ii. The submitted site plan shall include a location map, north point, scale and date.
 - iii. The face of the site plan shall include a table showing net land area, floor area, open space area, number of parking spaces, maximum units per acre and maximum height.
 - iv. The developer shall prepare and submit a checklist to accompany the submitted site plan which shall constitute an application and include a listing of those basic requirements found in the zoning ordinance, the subdivision ordinance and the plan commission rules and regulations.

(8) *Site plan expiration.* A multifamily development site plan submitted to the planning and development department shall expire one year from the date of site plan submittal if not approved. If approved, the site plan shall expire two years from the date of approval unless a certificate of occupancy is issued for a multifamily use building in accordance with the approved site plan.

(9) *Certificate of occupancy requirements.*

- a. No certificate of occupancy shall be issued for a multifamily development until a final landscape plan has been approved by the planning and development director or a designated representative and all landscaping required by the plans has been installed.
- b. During the construction phase where development regulations contained herein have not been met, construction permits may be issued, and construction may proceed, but no certificate of occupancy shall be issued until all regulations have been complied with. The city shall refuse any final connection of utilities prior to issuance of a certificate of occupancy.

SECTION 2.

Chapter 4, “District Regulations”, Article 7, “Residential Districts”, Section 4.711, “Medium Density Multifamily (“C”) District”, of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to repeal the language in Sec. 4.711 and replace with language to increase the top plate height and units per acre in subsection (c) “Property Development Standards,” and to strengthen existing design standards for multifamily development by adding enhanced landscaping, façade variation and building materials, and shall read as follows:

Sec. 4.711 MEDIUM DENSITY MULTIFAMILY (“C”) DISTRICT.

(a) *Purpose and intent.* It is the purpose of the low density multifamily (“C”) district to provide a specific zone for low density multifamily development. In adopting multifamily design development regulations, it is also the intent of the City Council to encourage the most appropriate uses of land; to encourage higher quality design and materials; to provide safe and improved access to the public walkways; to install street trees and enhanced landscaping along public walkways to improve the pedestrian environment; and to provide criteria for development of land zoned for multifamily dwelling use.

(b) *Uses.* In the medium density multifamily (“C”) district, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5. No permit shall be issued for construction, alteration or revision for multifamily development unless there has been a site plan approved by the planning and development director or an authorized representative.

(c) *Property development standards.*

(1) All one-family and two-family residential development may be developed under the property development standards of §§ 4.705 through 4.709 for one-family or two-family use. See the selected district and also see § 6.507 Single-Family Residential Design Standards.

(2) a. All multifamily residential development (three or more dwelling units) shall meet the property development standards of § 6.506, Multifamily Design Development and the minimum dimension of lots and yards shall be as shown in the accompanying table.

“C” District, Multifamily Development	
Open space	45% minimum
Units per acre	24 maximum
Front yard*	20 feet minimum
Rear yard	5 feet minimum
Side yard*	

Interior lot	5 feet minimum
Corner lot**	20 feet minimum adjacent to side street
Setback adjacent to one- or two-family residential district***	Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30 feet minimum 1:1 setback with a 10-foot minimum setback for one-story garages and carports 20-foot minimum setback for dumpster enclosures and one-story accessory structures
Height	36 feet maximum, slab to top plate (see § 6.100, Height)
Notes:	
* May be subject to projected front yard (§ 6.101(f)). Paving shall not be permitted between the building face and street and must remain as open space.	
** May be subject to other front, side and rear yard setback requirements (see Chapter 6, Development Standards, § 6.101(d), Yards.	
*** A five-foot bufferyard and minimum six-foot screen fence shall be placed on the property line and should be landscaped per point system, see § 6.300 (b), (d), (f), (g). This regulation shall not be required when the property in the one- or two-family district is used for utilities, waterways, railroads or other nonresidential public use or separated by a public right-of-way of at least 300 feet in width.	

- b. Carports not allowed between the front of the building face and street, see §§ 6.101(a) and 6.300(b).

“C” District, Nonresidential Development	
Lot width	50 feet minimum
Front yard*	20 feet minimum
Rear yard	5 feet minimum
Side yard*	
Interior lot	5 feet minimum
Corner lot **	10 feet minimum adjacent to side street
Setback adjacent to one- or two-family residential district***	20 feet minimum

Height	35 feet maximum (see § 6.100, Height)
Notes:	
* May be subject to projected front yard, § 6.101(f) Yards. Paving shall not be permitted between the minimum yard setback line and street and must remain as open space.	
** May be subject to other front, side and rear yard setback requirements, § 6.101 Yards.	
*** A five-foot bufferyard and minimum six-foot screen fence shall be placed on the property line and should be landscaped per point system, see § 6.300 (b), (d), (f), (g). This regulation shall not be required when the property in the one- or two-family district is used for utilities, waterways, railroads or other nonresidential public use or separated by a public right-of-way of at least 300 feet in width.	

(d) **Other development standards.** Development in the low density multifamily (“CR”) district may be subject to a variety of general development standards, including, but not limited to the following.

(1) **Signs.**

- a. For non-multifamily development on-premises signs are subject to the following:
 - i. An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one square foot in area; and
 - ii. An unilluminated sign for those uses permitted that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.
- b. Identification signs for multifamily development shall be permitted, subject to the following provisions:
 - i. Signs shall be permitted to identify the use or uses of the property upon which displayed.
 - ii. A sign or combination of signs shall have a maximum allowable area of exposure on each dedicated street frontage of not more than one square foot of sign area for each ten linear feet of frontage along said street; provided, however, at least one sign shall be allowed having an area of 12 square feet.
 - iii. Signs may be illuminated, but the source of light shall not be visible and shall not be intermittent or flashing; revolving signs shall not be permitted.
 - iv. Not more than 50% of the total allowable sign area may be located in the required yard space along a dedicated street. However, no individual sign in such required yard space shall exceed 20 square feet in sign area.
 - v. Symbols which are designed as an integral part of the building structure and symbols and signs which are not visible or readable from the public street shall not be limited by the above regulations.

- vi. Nothing contained herein shall exempt the owner of any multifamily building from placing identification signs on buildings as required by the City of Fort Worth fire code.

(2) **Parking.**

- a. One- and two-family residential development shall meet the parking requirements for the selected district.
- b. For nonresidential parking requirements see Chapter 6, Development Standards, Article 2, Off-Street Parking and Loading, § 6.200.
- c. Multifamily development parking requirements shall be as follows:
 - i. No parking or driveways shall be provided between a building and a public or private street. Parking shall be provided per Sect. 6.201. **Frontage on a controlled access highway shall not be considered a street for purposes of this section.**

Use	Requirement
Multifamily Residential	1 space per bedroom plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage); 2 spaces may be tandem if assigned to the same unit and restricted from use for storage.
Multifamily Residential: Townhouse configuration	Two spaces per dwelling unit, located within a garage of the individual unit, having access to and from that unit, and not accessible or usable by other residential units. Plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage).

- ii. On-street parking along the lot frontage may be applied toward the minimum parking requirements only when located fully out of the travel lanes as defined in the Master Thoroughfare Plan when there is parking on both sides of the street. On-street parking that is applied toward minimum parking requirements shall be counted towards the maximum parking limitations.

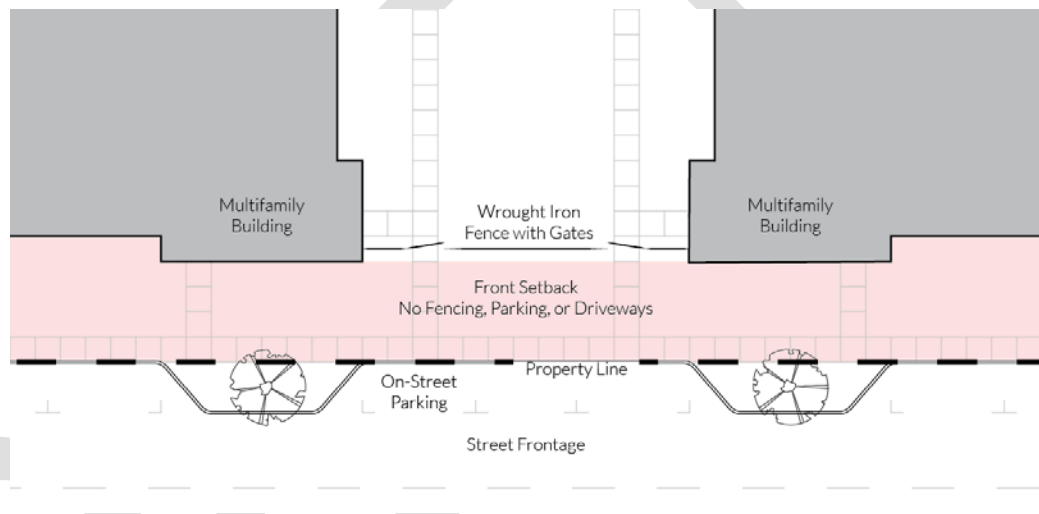
(3) **Accessory uses in Multifamily Design developments.** In addition to other uses which qualify as accessory uses, the following shall be considered as accessory uses to Multifamily Design development:

- a. Recreation areas and spaces within buildings primarily for use of the dwelling occupants;
- b. Kindergarten and day care center primarily for the use of the dwelling occupants;
- c. Mechanical and storage buildings necessary for operation and maintenance of the Multifamily Design development;
- d. Manager’s office; and

- e. Garages, carports.

(4) Fences and gates.

- a. One- and Two-Family residential development. Open Design fences up to five feet high in front yard and projected front yard for one-family and two-family residential dwellings per regulations in § 5.305(b)(2)
- b. Multifamily development. Fences shall not be located in the area between building facades and the property line. **Frontage on a controlled access highway shall not be considered a street for purposes of this section.** Perimeter security fencing is prohibited however security fencing is permitted on interior property lines. Solid screening fences are required when adjacent to a one or two family district unless adjacent to a public park **or controlled access highway** when a solid screening fence is not permitted and an open design fence shall be installed, if a fence is installed.



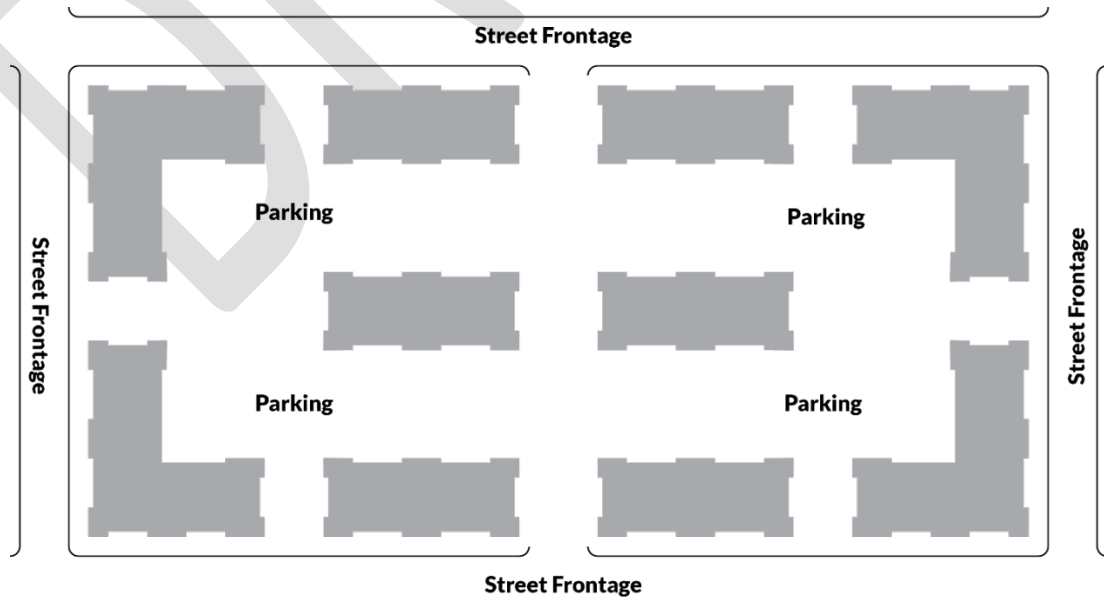
- c. Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades.
- d. All fences and railings shall be architecturally compatible with the character of the building and be constructed of high quality materials including: wrought iron, composite fencing, treated wood, aluminum, or metal. Chain link, barbed wire, and concertina wire material is prohibited.
- e. All walls shall be architecturally compatible with the character of the building and constructed of high quality materials including stone, decorative blocks, brick, cast stone, or stucco over standard concrete masonry blocks.
- f. For private residential patios and yards, a fence, railing, or low wall may extend beyond the building facade if the following requirements are met.
 - i. Fences, railings, and walls shall not exceed four feet (48") in total height as measured from the ground to the top of the fence, railing and/or the wall; however

- ii. For elevated residential stoops the total fence railing and/or wall height shall not exceed five feet (60") total.



(5) Façade and building orientation standards for multifamily development. The following design standards apply:

- a. *Building Orientation.* Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street. Where site constraints require, the building end (shortest length of the building) may face a public street only when the same exterior quality to the building facade is provided including architecture, masonry and fenestration proportion on the side of other buildings facing the public street.



b. *Facade design standards.*

1. *Required drawings.* To illustrate compliance with the following standards, elevation drawings shall be submitted as part of the multifamily design site plan review to the planning and development department for those building facades that are oriented to:

- a. Public streets.
- b. Private streets and walkways that are publicly accessible through a public use easement; or
- c. Publicly accessible open space.

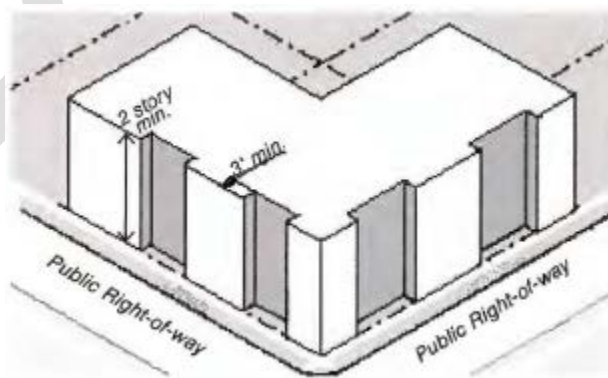
2. *Facade variation.*

a. Each new building facade oriented to a publicly accessible street or open space shall incorporate each of the following scaling elements. For building facades less than 50 feet in width, a minimum of two elements are required. The following items and calculations shall be provided as part of the multifamily design submittal for review:

1. Expression of building structural elements such as:

- i. Floors (banding, belt courses, etc. not less than one inch deep and four inches wide).
- ii. Columns (pilasters, piers, quoins, etc. not less than one inch deep and six inches wide).
- iii. Foundation (water tables, rustication).

2. At least two variation in wall plane not less than three feet in depth or projection and not less than two stories in height for multi-story buildings. Such elements could include patterns of door and window openings by utilizing sills, mullions, and other scale providing window elements, and/or more pronounced architectural features such as porches, alcoves, and roof dormers;



- 3. Changes in material, material pattern, or noticeable change in color or shade. Each change of material shall involve a minimum one inch variation in wall plane or noticeable change in color.
- b. New building facades oriented to a publicly accessible street or open spaces shall include differentiation between the first and second level and the upper levels with a cornice, canopy, balcony, arcade, or other architectural features.
- c. If a project consists of more than one block face, each sequential block of new construction shall contain a different building facade to encourage architectural variety within large projects, using the required architectural elements listed in and/or other architectural features.





3. *Building materials.* Not less than 70% of all new building facades (not including door and window areas) facing publicly accessible streets or open space shall be constructed of the following masonry materials:

- i. Stone.
- ii. Brick.
- iii. Terra cotta.
- iv. Patterned pre-cast concrete.
- v. Cement plaster stucco.
- vi. Cement board siding.
- vii. Cast stone or prefabricated brick panels.

(6) Landscaping.

- a. *Enhanced landscaping point system requirement.* Enhanced landscaping is required along all public rights-of-way, see Section (h)(4), and shall earn a minimum set of points that are awarded for providing and maintaining specific landscaping and design features. The points are accumulated as follows:

ENHANCED LANDSCAPING SYSTEM		
20 points required		
10 of the required points shall come from the installation of street trees as described below:		
Public Feature	Requirement	Points Awarded
Street Trees	<p>Trees shall be planted within a planting strip or flush with the sidewalk surface; location and type as approved by the City Forester if within the right of way. If trees cannot be installed within the right of way, trees shall be installed in a location where the tree canopy affects the public sidewalk.</p> <p>Required Spacing as specified below or as approved by the City Forestry</p> <p>Small/Medium Canopy = 25-30 ft. on center</p> <p>Large Canopy = 35-40 ft. on center</p> <p><i>*Where necessary spacing exceptions may be made to accommodate mature trees, curb cuts, fire hydrants and other infrastructure elements.</i></p> <p><i>Street trees may be counted toward the planting requirements for the Urban Forestry required tree canopy coverage.</i></p>	10
Pedestrian- Scaled Lighting	<p>*1 light post for every 60-70 ft. (based on size of street tree) of street frontage.</p> <p><i>Style to be approved by the Transportation and Public Works Department (TPW) and consistent with other pedestrian lights on the same block.</i></p>	10
Paved Walkway Enhancement	1 pt. for every additional foot of sidewalk width over the city standard (up to 15 ft. wide total).	1- 11
Private Feature	Requirement	Points Awarded
Pool/Playground	5 percent (%) of net land area with minimum area not less than 1,000 sf.	5 for each
Private Park/dog park	Must provide recreational facilities/amenities. May include open drainage area/easement/pond as long as amenities are provided	5
Community Garden	1 pt. for every 250 sf. with minimum area not less than 1,250 sf.	5- 10

Proximity to Public Park	Within 1000 ft. as measured from property line to property line	5
Sustainable Landscaping	<p>Xeriscaping, rain gardens, bio-swales, landscaped bio retention area.</p> <p>See Chapter 6, Table A for a recommended list of native plants for landscape use in North Central Texas</p> <p>Landscaped bio-retention areas are encouraged for natural drainage channels to reduce runoff and increase infiltration of water into the soil.</p>	5
<p><i>*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 the curb intersection to accommodate public open space easement requirement. If trees or lights exist, measure from existing trees or lights.</i></p>		

- i. Points shall be awarded only one for each feature category, per project.
 - ii. *Submittal of site plan.* The location and description of decorative paving, sidewalk furniture or other decorative elements, if any, shall be indicated on the site plan.
 - iii. All landscaped areas shall:
 - 1. Be located outside the perimeter of the footprint of a building or structure;
 - 2. Protected by wheel stops, curbs or other physical barriers where adjacent to vehicle use areas; and
 - 3. Be covered with grass, organic mulch or low maintenance groundcover.
 - iv. In addition to required trees, all of the open space and unpaved areas must be covered with grass, organic mulch, live groundcover, or decorative paving.
- b. *Landscaping in parking and driveway areas.*
- i. Parking lots and driveways that are located adjacent and parallel to a public street shall be screened from the public right- of-way with landscaping, berms, fences, or walls up to four (4') feet in height. Landscaping installed to comply with this section shall be shown on the site plan.

Parking lot screening: Perspective



- ii. Landscape islands, linear landing strips, bio-swales, or rain gardens shall be required in parking lots with 12 or more spaces. All parking areas shall provide tree canopy coverage per the Urban Forestry Ordinance, Sec. 6.302.
- c. Submission of applicable urban forestry plans for review shall follow § 6.302(g), Urban Forestry Plan/Permits.

(7) General site plan requirements.

- a. *Location of buildings.* All buildings and structures shall be shown on the site plan with dimensions of the buildings and adequate dimensions showing distance from property lines, easements, driveways, parking spaces and other buildings.
- b. *Driveways and parking spaces.* The location of all driveways and parking spaces shall be shown on the site plan, including ingress-egress, and all calculations for required parking.
- c. *Emergency access.* Emergency access as required in accordance with the Fire Code and addresses approved by the Fire Department shall be shown on the multifamily design site plan.
- d. *Landscape and walkways.* Show enhanced landscaping point chart, landscape materials, required and proposed height of perimeter walls, bufferyards and recreational facilities. Walkways shall be provided to connect to all buildings, parking areas and recreational facilities and shall be shown on the site plan. Walkways shall connect to public streets where street frontage exceeds 500 feet and to adjacent public property, commercial areas, and trails.
- e. *Garbage collection.* Garbage collection locations shall be shown on the site plan. Such locations shall not be placed within 20 feet of adjacent one- or two-family districts. Dumpsters shall be visually screened, except from the access side, and shall not be placed within the required open space. Access shall face internally and not face upon adjacent properties or the public street.

- f. *Open space and recreational facilities.* All open space and recreational facilities shall be identified on the site plan. Open space is the ratio of open space to net land area (see Chapter 9, Definitions).
- g. Open space shall be clustered in areas upon the site to provide views and vistas for a given group of buildings. Open spaces and recreational amenities shall be designed as functional space with appropriate distribution on the total site plan. Any recreational facilities shall be used primarily by the residents and their guests. No alcohol, beer or wine shall be sold on the premises unless permitted in a district zoned for that use.
 - i. Except for required front yards, no space or area less than 25 feet in either dimension shall be counted as open space.
 - ii. Patios adjacent to dwelling units, unless enclosed, may be included as part of the open space.
- h. *Miscellaneous requirements.*
 - i. The developer shall submit a site plan which shows the zoning of all adjacent properties.
 - ii. The submitted site plan shall include a location map, north point, scale and date.
 - iii. The face of the site plan shall include a table showing net land area, floor area, open space area, number of parking spaces, maximum units per acre and maximum height.
 - iv. The developer shall prepare and submit a checklist to accompany the submitted site plan which shall constitute an application and include a listing of those basic requirements found in the zoning ordinance, the subdivision ordinance and the plan commission rules and regulations.

(8) ***Site plan expiration.*** A multifamily development site plan submitted to the planning and development department shall expire one year from the date of site plan submittal if not approved. If approved, the site plan shall expire two years from the date of approval unless a certificate of occupancy is issued for a multifamily use building in accordance with the approved site plan.

(9) ***Certificate of occupancy requirements.***

- a. No certificate of occupancy shall be issued for a multifamily development until a final landscape plan has been approved by the planning and development director or a designated representative and all landscaping required by the plans has been installed.
- b. During the construction phase where development regulations contained herein have not been met, construction permits may be issued, and construction may proceed, but no certificate of occupancy shall be issued until all regulations have been complied with. The city shall refuse any final connection of utilities prior to issuance of a certificate of occupancy.

SECTION 3.

Chapter 4, “District Regulations”, Article 7, “Residential Districts”, Section 4.712, “High Density Multifamily (“D”) District”, of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to repeal the language in Sec. 4.712 and replace with language to increase the top plate height and units per acre in subsection (c) “Property Development Standards,” and to strengthen existing design standards for multifamily development by adding enhanced landscaping, façade variation and building materials, and shall read as follows:

Sec. 4.710 HIGH DENSITY MULTIFAMILY (“D”) DISTRICT.

(a) *Purpose and intent.* It is the purpose of the high density multifamily (“D”) district to provide a specific zone for high density multifamily development. In adopting multifamily design development regulations, it is also the intent of the City Council to encourage the most appropriate uses of land; to encourage higher quality design and materials; to provide safe and improved access to the public walkways, to install street trees an enhanced landscaping long the public walkways to improve the pedestrian environment; and to provide criteria for development of land zoned for multifamily dwelling use.

(b) *Uses.* In the high density multifamily (“D”) district, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5. No permit shall be issued for construction, alteration or revision in a Multifamily Design development area unless there has been a site plan approved by the planning and development director or an authorized representative and a subdivision plat approved by the plan commission.

(c) *Property development standards.*

(1) All one-family and two-family residential development may be developed under the property development standards of §§ 4.705 through 4.709 for one-family or two-family use. See the selected district and also see § 6.507 Single-Family Residential Design Standards.

(2) a. All multifamily residential development (three or more dwelling units) shall meet the property development standards of Multifamily Development and the minimum dimension of lots and yards shall be as shown in the accompanying table.

“D” District, Multifamily Design Development	
Open space	35% minimum
Units per acre	32 maximum
Front yard*	20 feet minimum
Rear yard	5 feet minimum

Side yard*	
Interior lot	5 feet minimum
Corner lot**	10 feet minimum adjacent to side street
Setback adjacent to one- or two-family residential district***	Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30 feet minimum 1:1 setback with a 10-foot minimum setback for one-story garages and carports 20-foot minimum setback for dumpster enclosures and one-story accessory structures
Height	36 feet maximum, slab to top plate 48 feet maximum, slab to top plate, beyond 250-foot setback to one- and two-family districts (see § 6.100, Height)
Notes:	
* May be subject to projected front yard (§ 6.101(f)). Paving shall not be permitted between the building face and street and must remain as open space.	
** May be subject to other front, side and rear yard setback requirements, § 6.101 Yards.	
*** A five-foot bufferyard and minimum six-foot screen fence shall be placed on the property line and should be landscaped per point system, see § 6.300 (b), (d), (f), (g). This regulation shall not be required when the property in the one- or two-family district is used for utilities, waterways, railroads or other nonresidential public use or separated by a public right-of-way of at least 300 feet in width.	

b. Carports are not allowed between the front of the building face and street, see §§ 6.101(a) and 6.300(b).

(3) For all nonresidential uses in the high density multifamily (“D”) district, the minimum dimension of lots and yards and the height of buildings shall be as shown in the accompanying table.

“D” District, Nonresidential Development	
Lot width	50 feet minimum
Front yard*	20 feet minimum

Rear yard	5 feet minimum
Side yard*	
Interior lot	5 feet minimum
Corner lot**	10 feet minimum adjacent to side street
Setback adjacent to one- or two-family residential district***	20 feet minimum
Height	35 feet maximum (see § 6.100, Height)
Notes:	
* May be subject to projected front yard (§ 6.101(f)). Paving shall not be permitted between the minimum yard setback line and street and must remain as open space.	
** May be subject to other front, side and rear yard setback requirements, § 6.101 Yards.	
*** A five-foot bufferyard and minimum six-foot screen fence shall be placed on the property line and should be landscaped per point system, see § 6.300 (b), (d), (f), (g). This regulation shall not be required when the property in the one- or two-family district is used for utilities, waterways, railroads or other nonresidential public use or separated by a public right-of-way of at least 300 feet in width.	

(d) **Other development standards.** Development in the high density multifamily (“D”) district may be subject to a variety of general development standards, including, but not limited to the following.

(1) **Signs.**

- a. For non-multifamily development on-premises signs are subject to the following:
 - i. An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one square foot in area; and
 - ii. An unilluminated sign for those uses permitted that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.
- b. Identification signs for multifamily development shall be permitted, subject to the following provisions:
 - i. Signs shall be permitted to identify the use or uses of the property upon which displayed.
 - ii. A sign or combination of signs shall have a maximum allowable area of exposure on each dedicated street frontage of not more than one square foot of

- sign area for each ten linear feet of frontage along said street; provided, however, at least one sign shall be allowed having an area of 12 square feet.
- iii. Signs may be illuminated, but the source of light shall not be visible and shall not be intermittent or flashing; revolving signs shall not be permitted.
- iv. Not more than 50% of the total allowable sign area may be located in the required yard space along a dedicated street. However, no individual sign in such required yard space shall exceed 20 square feet in sign area.
- v. Symbols which are designed as an integral part of the building structure and symbols and signs which are not visible or readable from the public street shall not be limited by the above regulations.
- vi. Nothing contained herein shall exempt the owner of any multifamily building from placing identification signs on buildings as required by the City of Fort Worth fire code.

(2) Parking.

- a. One- and two-family residential development shall meet the parking requirements for the selected district.
- b. For nonresidential parking requirements see Chapter 6, Development Standards, Article 2, Off-Street Parking and Loading, § 6.200.
- c. Multifamily development parking requirements shall be as follows:
 - i. No parking or driveways shall be provided between a building and a public or private street. Parking shall be provided per Sect. 6.201. **Frontage on a controlled access highway shall not be considered a street for purposes of this section.**

Use	Requirement
Multifamily Residential	1 space per bedroom plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage); 2 spaces may be tandem if assigned to the same unit and restricted from use for storage.
Multifamily Residential: Townhouse configuration	Two spaces per dwelling unit, located within a garage of the individual unit, having access to and from that unit, and not accessible or usable by other residential units. Plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage).

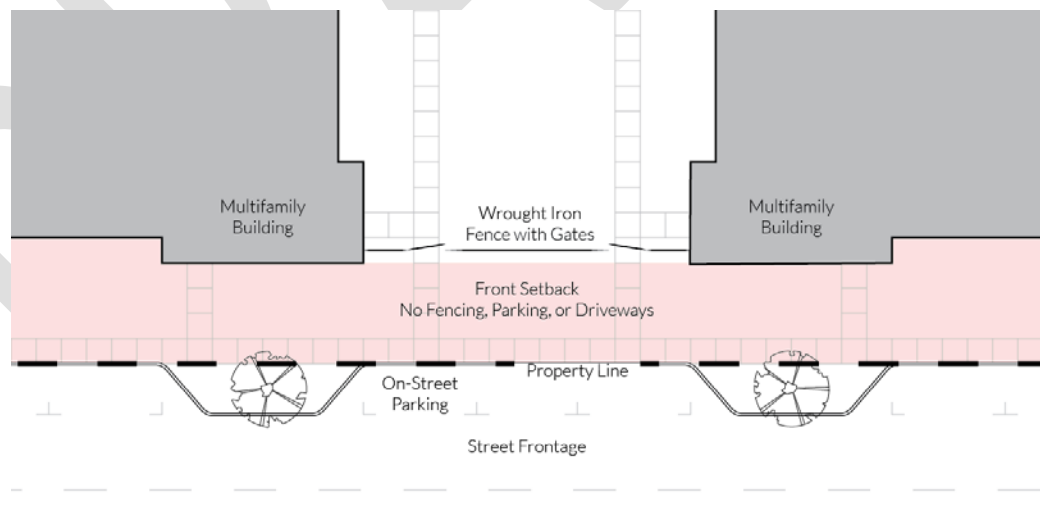
- ii. On-street parking along the lot frontage may be applied toward the minimum parking requirements only when located fully out of the travel lanes as defined in the Master Thoroughfare Plan when there is parking on both sides of the street. On-street parking that is applied toward minimum parking requirements shall be counted towards the maximum parking limitations.

(3) **Accessory uses in Multifamily Design developments.** In addition to other uses which qualify as accessory uses, the following shall be considered as accessory uses to Multifamily Design development:

- a. Recreation areas and spaces within buildings primarily for use of the dwelling occupants;
- b. Kindergarten and day care center primarily for the use of the dwelling occupants;
- c. Mechanical and storage buildings necessary for operation and maintenance of the Multifamily Design development;
- d. Manager’s office; and
- e. Garages, carports.

(4) Fences and gates.

- a. One- and Two-Family residential development. Open Design fences up to five feet high in front yard and projected front yard for one-family and two-family residential dwellings per regulations in § 5.305(b)(2)
- b. Multifamily development. Fences shall not be located in the area between building facades and the property line. **Frontage on a controlled access highway shall not be considered a street for purposes of this section.** Perimeter security fencing is prohibited however security fencing is permitted on interior property lines. Solid screening fences are required when adjacent to a one or two family district unless adjacent to a public park **or controlled access highway** when a solid screening fence is not permitted and an open design fence shall be installed, if a fence is installed.



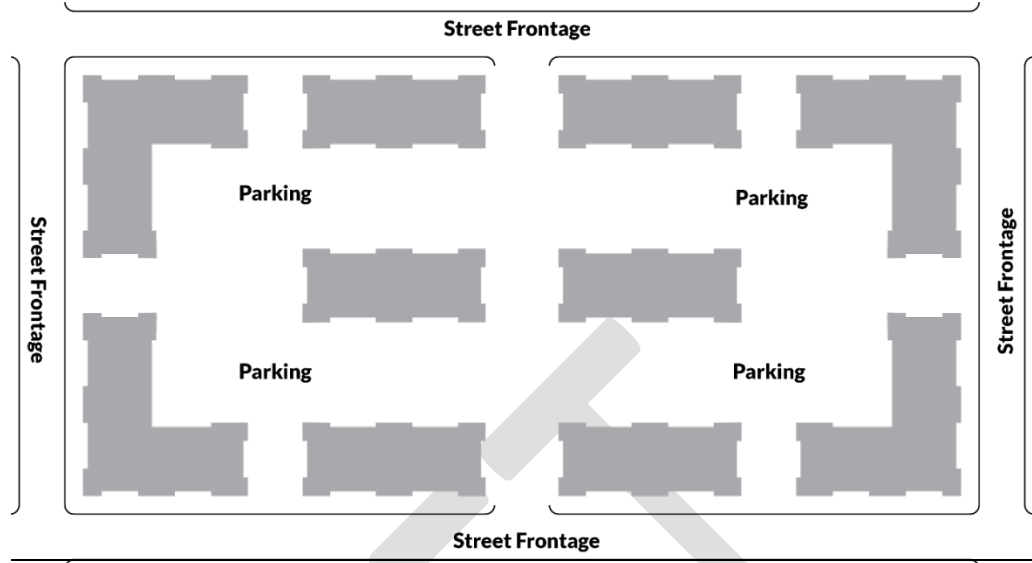
- c. Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades.
- d. All fences and railings shall be architecturally compatible with the character of the building and be constructed of high quality materials including: wrought iron,

- composite fencing, treated wood, aluminum, or metal. Chain link, barbed wire, and concertina wire material is prohibited.
- e. All walls shall be architecturally compatible with the character of the building and constructed of high quality materials including stone, decorative blocks, brick, cast stone, or stucco over standard concrete masonry blocks.
 - f. For private residential patios and yards, a fence, railing, or low wall may extend beyond the building facade if the following requirements are met.
 - i. Fences, railings, and walls shall not exceed four feet (48") in total height as measured from the ground to the top of the fence, railing and/or the wall; however
 - ii. For elevated residential stoops the total fence railing and/or wall height shall not exceed five feet (60") total.



(5) Façade and building orientation standards for multifamily development. The following design standards apply:

- a. *Building Orientation.* Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street. Where site constraints require, the building end (shortest length of the building) may face a public street only when the same exterior quality to the building facade is provided including architecture, masonry and fenestration proportion on the side of other buildings facing the public street.



b. *Facade design standards.*

1. *Required drawings.* To illustrate compliance with the following standards, elevation drawings shall be submitted as part of the multifamily design site plan review to the planning and development department for those building facades that are oriented to:

- a. Public streets.
- b. Private streets and walkways that are publicly accessible through a public use easement; or
- c. Publicly accessible open space.

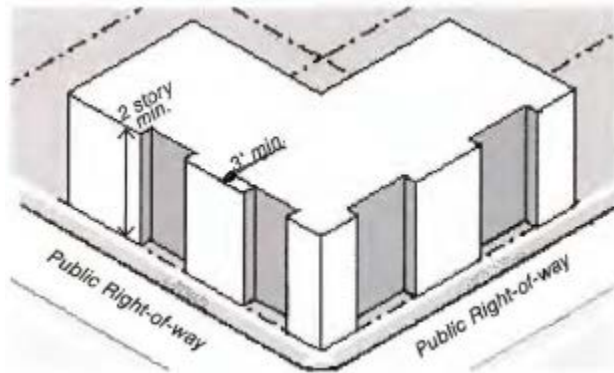
2. *Facade variation.*

a. Each new building facade oriented to a publicly accessible street or open space shall incorporate each of the following scaling elements. For building facades less than 50 feet in width, a minimum of two elements are required. The following items and calculations shall be provided as part of the multifamily design submittal for review:

- 1. Expression of building structural elements such as:
 - i. Floors (banding, belt courses, etc. not less than one inch deep and four inches wide).
 - ii. Columns (pilasters, piers, quoins, etc. not less than one inch deep and six inches wide).
 - iii. Foundation (water tables, rustication).

2. At least two variation in wall plane not less than three feet in depth or projection and not less than two stories in height for multi-story buildings.

Such elements could include patterns of door and window openings by utilizing sills, mullions, and other scale providing window elements, and/or more pronounced architectural features such as porches, alcoves, and roof dormers;



3. Changes in material, material pattern, or noticeable change in color or shade. Each change of material shall involve a minimum one inch variation in wall plane or noticeable change in color.
- b. New building facades oriented to a publicly accessible street or open spaces shall include differentiation between the first and second level and the upper levels with a cornice, canopy, balcony, arcade, or other architectural features.
- c. If a project consists of more than one block face, each sequential block of new construction shall contain a different building facade to encourage architectural variety within large projects, using the required architectural elements listed in and/or other architectural features.





3. *Building materials.* Not less than 70% of all new building facades (not including door and window areas) facing publicly accessible streets or open space shall be constructed of the following masonry materials:

- i. Stone.
- ii. Brick.

- iii. Terra cotta.
- iv. Patterned pre-cast concrete.
- v. Cement plaster stucco.
- vi. Cement board siding.
- vii. Cast stone or prefabricated brick panels.

(6) Landscaping.

- a. *Enhanced landscaping point system requirement.* Enhanced landscaping is required along all public rights-of-way, see Section (h)(4), and shall earn a minimum set of points that are awarded for providing and maintaining specific landscaping and design features. The points are accumulated as follows:

ENHANCED LANDSCAPING SYSTEM		
20 points required		
10 of the required points shall come from the installation of street trees as described below:		
Public Feature	Requirement	Points Awarded
Street Trees	<p>Trees shall be planted within a planting strip or flush with the sidewalk surface; location and type as approved by the City Forester if within the right of way. If trees cannot be installed within the right of way, trees shall be installed in a location where the tree canopy affects the public sidewalk.</p> <p>Required Spacing as specified below or as approved by the City Forestry</p> <p>Small/Medium Canopy = 25-30 ft. on center</p> <p>Large Canopy = 35-40 ft. on center</p> <p><i>*Where necessary spacing exceptions may be made to accommodate mature trees, curb cuts, fire hydrants and other infrastructure elements.</i></p> <p><i>Street trees may be counted toward the planting requirements for the Urban Forestry required tree canopy coverage.</i></p>	10
Pedestrian- Scaled Lighting	<p>*1 light post for every 60-70 ft. (based on size of street tree) of street frontage.</p> <p><i>Style to be approved by the Transportation and Public Works Department (TPW) and consistent with other pedestrian lights on the same block.</i></p>	10
Paved Walkway Enhancement	1 pt. for every additional foot of sidewalk width over the city standard (up to 15 ft. wide total).	1- 11

Private Feature	Requirement	Points Awarded
Pool/Playground	5 percent (%) of net land area with minimum area not less than 1,000 sf.	5 for each
Private Park/dog park	Must provide recreational facilities/amenities. May include open drainage area/easement/pond as long as amenities are provided	5
Community Garden	1 pt. for every 250 sf. with minimum area not less than 1,250 sf.	5- 10
Proximity to Public Park	Within 1000 ft. as measured from property line to property line	5
Sustainable Landscaping	Xeriscaping, rain gardens, bio-swales, landscaped bio retention area. See Chapter 6, Table A for a recommended list of native plants for landscape use in North Central Texas Landscaped bio-retention areas are encouraged for natural drainage channels to reduce runoff and increase infiltration of water into the soil.	5
<p><i>*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 the curb intersection to accommodate public open space easement requirement. If trees or lights exist, measure from existing trees or lights.</i></p>		

- i. Points shall be awarded only one for each feature category, per project.
 - ii. *Submittal of site plan.* The location and description of decorative paving, sidewalk furniture or other decorative elements, if any, shall be indicated on the site plan.
 - iii. All landscaped areas shall:
 - 1. Be located outside the perimeter of the footprint of a building or structure;
 - 2. Protected by wheel stops, curbs or other physical barriers where adjacent to vehicle use areas; and
 - 3. Be covered with grass, organic mulch or low maintenance groundcover.
 - iv. In addition to required trees, all of the open space and unpaved areas must be covered with grass, organic mulch, live groundcover, or decorative paving.
- b. *Landscaping in parking and driveway areas.*
- i. Parking lots and driveways that are located adjacent and parallel to a public street shall be screened from the public right- of-way with landscaping, berms, fences, or

walls up to four (4') feet in height. Landscaping installed to comply with this section shall be shown on the site plan.

Parking lot screening: Perspective



- ii. Landscape islands, linear landing strips, bio-swales, or rain gardens shall be required in parking lots with 12 or more spaces. All parking areas shall provide tree canopy coverage per the Urban Forestry Ordinance, Sec. 6.302.
- c. Submission of applicable urban forestry plans for review shall follow § 6.302(g), Urban Forestry Plan/Permits.

(7) General site plan requirements.

- a. *Location of buildings.* All buildings and structures shall be shown on the site plan with dimensions of the buildings and adequate dimensions showing distance from property lines, easements, driveways, parking spaces and other buildings.
- b. *Driveways and parking spaces.* The location of all driveways and parking spaces shall be shown on the site plan, including ingress-egress, and all calculations for required parking.
- c. *Emergency access.* Emergency access as required in accordance with the Fire Code and addresses approved by the Fire Department shall be shown on the multifamily design site plan.
- d. *Landscape and walkways.* Show enhanced landscaping point chart, landscape materials, required and proposed height of perimeter walls, bufferyards and recreational facilities. Walkways shall be provided to connect to all buildings, parking areas and recreational facilities and shall be shown on the site plan. Walkways shall connect to public streets where street frontage exceeds 500 feet and to adjacent public property, commercial areas, and trails.
- e. *Garbage collection.* Garbage collection locations shall be shown on the site plan. Such locations shall not be placed within 20 feet of adjacent one- or two-family districts. Dumpsters shall be visually screened, except from the access side, and shall not be

- placed within the required open space. Access shall face internally and not face upon adjacent properties or the public street.
- f. *Open space and recreational facilities.* All open space and recreational facilities shall be identified on the site plan. Open space is the ratio of open space to net land area (see Chapter 9, Definitions).
 - g. Open space shall be clustered in areas upon the site to provide views and vistas for a given group of buildings. Open spaces and recreational amenities shall be designed as functional space with appropriate distribution on the total site plan. Any recreational facilities shall be used primarily by the residents and their guests. No alcohol, beer or wine shall be sold on the premises unless permitted in a district zoned for that use.
 - i. Except for required front yards, no space or area less than 25 feet in either dimension shall be counted as open space.
 - ii. Patios adjacent to dwelling units, unless enclosed, may be included as part of the open space.
 - h. *Miscellaneous requirements.*
 - i. The developer shall submit a site plan which shows the zoning of all adjacent properties.
 - ii. The submitted site plan shall include a location map, north point, scale and date.
 - iii. The face of the site plan shall include a table showing net land area, floor area, open space area, number of parking spaces, maximum units per acre and maximum height.
 - iv. The developer shall prepare and submit a checklist to accompany the submitted site plan which shall constitute an application and include a listing of those basic requirements found in the zoning ordinance, the subdivision ordinance and the plan commission rules and regulations.

(8) ***Site plan expiration.*** A multifamily development site plan submitted to the planning and development department shall expire one year from the date of site plan submittal if not approved. If approved, the site plan shall expire two years from the date of approval unless a certificate of occupancy is issued for a multifamily use building in accordance with the approved site plan.

(9) ***Certificate of occupancy requirements.***

- a. No certificate of occupancy shall be issued for a multifamily development until a final landscape plan has been approved by the planning and development director or a designated representative and all landscaping required by the plans has been installed.
- b. During the construction phase where development regulations contained herein have not been met, construction permits may be issued, and construction may proceed, but no certificate of occupancy shall be issued until all regulations have been complied with. The city shall refuse any final connection of utilities prior to issuance of a certificate of occupancy.

SECTION 4.

Chapter 6, Article 5, “Residential Deign Standards”, Section 6.506, “Unified Residential Development” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is amended to repeal all of the language contained Section 6.506 and reserve the section number.

SECTION 5.

Chapter 5, Article 5, “Accessory Uses”, Section 5.305, “Fences” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is amended to repeal all of the language contained subsection (b)(3) of Section 5.305 and reserve subsection (b) to be used in the future.

SECTION 6.

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

SECTION 7.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 8.

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

SECTION 9.

All rights and remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of the provisions of Ordinances Nos. 3011, 13896, 21653 and any other ordinances affecting zoning which have accrued at the time of the effective date of this ordinance, and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court

or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 10.

The City Secretary of the City of Fort Worth, Texas, is hereby directed to publish the caption, penalty clause, and effective date of this ordinance for two (2) days in the official newspaper of the City of Fort Worth, Texas, as authorized by Section 52.013, Texas Local Government Code.

SECTION 11.

All other provisions of the Zoning Ordinance of the City of Fort Worth not herein amended shall remain in full force and effect.

SECTION 12.

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

APPROVED AS TO FORM AND LEGALITY:

By: _____
Melinda Ramos
Sr. Assistant City Attorney

Mary J. Kayser,
City Secretary

ADOPTED: _____

EFFECTIVE: _____