FORM-BASED CODE & HISTORIC DISTRICT GUIDELINES
To prepare Form-Based Code and Historic District Guidelines for the Fort Worth Stockyards

Address known issues, such as:

» Preserving existing character
» Ensuring new development is compatible with historic structures
» Responding to development pressure
3 WHAT IS A FORM-BASED CODE?

A new approach to zoning with an increased focus on walkability, predictability and outcomes.
1. PURPOSE AND INTENT

A. Form
RAD-1 is intended to accommodate a variety of small-scale residential buildings that address and conform to the topography of the area.

B. Height
To help ensure compatibility with the adjacent residential neighborhood, building height is limited to 3 stories.

C. Front Setbacks
Buildings are pulled up to the sidewalk to encourage pedestrian activity.

D. Use
A variety of residential uses are allowed. Live/work is also allowed subject to standards that limit the extent of the nonresidential use.

2. LOT CRITERIA

Lot Dimensions
- Lot area (min) 0'
- Lot width (min) 0'

Lot Parameters
- Building coverage (max) 80%

Building Setbacks
- Primary street (min/max) 10'/30'
- Side street (min/max) 10'/30'
- Side interior (min) 5'
- Rear (min) 5'
- Rear or side interior abutting RS or RM (min) 15'

Build-to Zone (BTZ)
- Building facade in primary street BTZ (min % of lot width) 70%
- Building facade in side street BTZ (min % of lot width) 35%
FOCUSED ON PLAN IMPLEMENTATION

[Image of map and people discussing plans]
A MULTI-PURPOSE TOOL

PRESERVE/ENHANCE

INCREMENTAL CHANGE

TRANSFORM
FORM: BUILDING PLACEMENT
FORM: PARKING LOCATION
FORM: PARKING LOCATION
FORM: BUILDING HEIGHT
FORM: BUILDING HEIGHT
FORM: BUILDING HEIGHT
FORM: WINDOWS AND DOORS
FORM: WINDOWS AND DOORS
FORM: USE
= CLEAR, PREDICTABLE RESULTS
Article 3 Building Envelope Standards

3.10 Mixed Use and Industrial Districts

3.10.3 Frontage Standards

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SHOPFRONT

PLACEMENT

CONTEXTUAL INFILL

For any infill project along a designated Shopfront Frontage with less than 75 feet of frontage, and upon approval of the Planning Director, structures may be located closer to the ROW line than the minimum setback provided for in the Code if the structure is located within the range of front setbacks on the street. This range of setbacks is measured on the basis of the four structures surrounding the project site (the two closest lots in each direction along the street). The new structure shall be located within the range of setbacks as determined above. Where a structure is further than the narrowest setback, it may be eliminated from the range.

REQUIRED BUILDING FRONTAGE

1. Primary street (sites 100 ft. or more in width). The building facade must be located within the setback area for a minimum of 80% of the site width.

2. Primary street (sites less than 100 ft. in width). The building facade must be located within the setback area for a minimum of 70% of the site width. For sites under 100 ft. in width, the required building frontage may be reduced to accommodate no more than a single 20-ft. access drive for a rear parking area.

3. Side street. The building facade must be located within the setback area for a minimum of 40% of the site depth.

SIDE/REAR SETBACKS

Abutting single-family: 10 ft min. Abutting multifamily, nonresidential: 0 or 10 ft min. Building separation: 10 ft min.

PARKING SETBACK

1. Primary street setback. Min 30 ft. behind ROW line.

2. Side street setback. Min 8 ft. behind ROW line.

3. Parking spaces located behind the parking setback line. No parking is permitted between the street and the building. This requirement shall not affect on-street parking.

4. On street parking is required.

TRANSPARENCY (WINDOWS & DOORS)

1. Ground floor. Primary Street 50% min. Side Street 50% min. Ground floor transparency is measured between 2 and 12 ft. above the adjacent sidewalk.

2. Upper floor. Min 20% (floor to floor).

3. A minimum of 60% of the window pane surface area shall allow views into the ground floor for a depth of at least 8 ft. Windows shall not be made opaque by window treatments (excluding operable sunscreen devices within the conditioned space).

BUILDING ENTRANCE

1. A functioning entrance, operable during normal business hours, is required facing the primary street. An angled entrance may be provided at either corner of the building along the primary street to meet this requirement.

2. A building located on two primary streets shall have either one entrance per frontage or provide one angled entrance at the corner of the building at the intersection. Buildings located on corner lots shall meet all applicable intersection sight distance requirements. Additional entrances of another street, pedestrian area or internal parking area are permitted.

3. A minimum of 50% of the required entrance shall be transparent.

4. Recessed entrances shall not exceed 3 ft. in depth and one floor in height.

BLANK WALL AREA

Blank lengths of wall exceeding 25 linear ft. are prohibited on all primary and side street building facades.

GROUND FLOOR ELEVATION

For ground floor residential uses, the ground floor finished elevation shall be a minimum of 18 inches above the adjacent sidewalk. There is no minimum for ground floor nonresidential uses.

FLOOR HEIGHT

1. Ground floors shall have a floor to floor height of at least 14 ft.

2. Each upper floor shall have a floor to floor height of at least 9 ft.

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2. Each upper floor shall have a floor to floor height of at least 9 ft.

Memphis/Shelby County 3-38 (2-11-10) PUBLIC REVIEW DRAFT Unified Development Code

= CLEAR, PREDICTABLE RESULTS
UNDERSTAND HISTORIC CHARACTER
KEY ISSUES FOR PRESERVATION
DEFINE DESIGN GOALS
DEVELOP URBAN DESIGN FRAMEWORK
5 THE CHARRETTE PROCESS

» A Multi-Day, Collaborative Planning Effort

» Harness Talents of Stakeholders to Create Planning and Coding Concepts

» Short Feedback Loops, Applies Technical Expertise to Refine Vision, Ensure Feasibility

charrette\shuh-RET\n
1. a multiple-day collaborative design and planning workshop held on-site and inclusive of all affected stakeholders.

[From French charrette (cart), from Old French. Anecdotally, professors at the Ecole de Beaux Arts in Paris during the 19th century collected architecture students’ final drawings in a cart for jury critiques while students frantically put finishing touches on their work]
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<th>SATURDAY</th>
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<tr>
<td><strong>Hands-On Design Session</strong> 9 am - 12 pm</td>
<td><strong>Open Design Studio</strong> 9 am - 7 pm</td>
<td><strong>Open Design Studio</strong> 9 am - 5 pm</td>
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<td><strong>Open Design Studio</strong> 9 am - 5 pm</td>
<td><strong>Lunch and Learn</strong> 12 - 1 pm (topic TBD)</td>
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<td><strong>Work-In Progress Presentation</strong> 6 pm - 8 pm</td>
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CHARRETTE PRODUCTS: BLOCK STUDIES
After the meeting, attendees could fill out exit surveys, expressing thoughts and concerns about the upcoming charrette.

INDUSTRIAL MIXED USE (IX-)

**Description:**
Intended to reinforce the industrial character and productive function of the area, but also allows for a variety of commercial and residential options.

**Building Types:**
Industrial, mixed-use shopfront, shopfront, live-work, flat, rowhouse, civic.

**Use:**
Industrial, manufacturing, amenity, commercial, multi-family, single-family attached, public.

**Front Setback:**
15 to 30 feet.

**Max Height:**
3 stories.

**Max Height:**
3 stories.

**Max Height:**
3 stories.

DOWNTOWN RIVERFRONT

Bird's-eye view of how the Riverfront and City Center neighborhoods might look in the future. A tight network of buildings, streets and open space provide amenities for both visitors and local residents. Riverfront development takes advantage of views and proximity to outdoor amenities.
INTRODUCTORY PROVISIONS | Context Areas

The following Downtown Contexts are established below:

**Sec. 1.2. Context Areas Established**

The Downtown Code is organized by Contexts derived from existing and future neighborhood characteristics. Contexts are distinguished from one another by their overall physical and functional form, including but not limited to: street and block patterns, building placement and height, diversity, distribution, and intensity of land uses; and diversity of mobility options. This approach provides a range of zoning options that set standards for new development that change based on the established context of a particular neighborhood.

- **DOWNTOWN CORE**
  - Consists of the greatest variety of uses.
  - Consists of low- to medium-intensity residential and commercial areas (2 to 8 stories).
  - Consists of medium-intensity residential and commercial areas (up to 4 stories).
  - Consists of medium- to high-intensity residential and commercial areas (up to 6 stories).
  - Consists of high-intensity residential and commercial areas (up to 8 stories).

**Public Review Draft**

February 16, 2016

**SEC. 2.2.6. PUBLIC REALM**

The following public realm standards apply to all streets, unless noted otherwise.

**SEC. 2.4.4. ACCESS/PARKING LOCATION**

- **A Street (all floors)**: 30' min
- **B Street (ground floor only)**: 30' min
- **C Street (ground floor only)**: 30' min
- **D Street (ground floor only)**: 30' min
- **E Street (ground floor only)**: 30' min

**SEC. 2.4.5. HEIGHT AND MASS**

- **A Street**: Maximum height 12 stories
- **B Street**: Minimum height 2 stories
- **C Street**: Street-facing building length 300' max
- **D Street**: Rear: common lot line 0' min
- **E Street**: Side: common lot line 0' min

**SEC. 2.4.6. BUILDING ELEMENTS ALLOWED**

- **A Street**: Pedestrian access
- **B Street**: Building Elements Allowed
  - Pedestrian Zone
  - Street Tree/Furniture Zone
  - Forecourt
  - Gallery
  - Pedestrian Access
  - Balcony
  - Awning/canopy
  - Live/work ground floor elevation 0' min/5' max
  - Residential ground floor elevation 2' min/5' max
  - Street tree/furniture zone
  - Street tree planting type
  - Tree spacing 30' avg. on-center
  - Tree size: diameter 10'' min
  - Minimum height 8' min

- **Street Tree/Furniture Zone**:
  - A Street
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Chapter 1: Using The Design Standards

The Design Standards inform review of historic rehabilitation, redevelopment and new construction. The intent of the Design Review System is to encourage rehabilitation and preservation while maintaining the historic character of the district. The Design Standards are intended to provide a guide to the intent and application of the Design Guidelines.

Applying the Design Standards

This chapter explains the design review system and terms used, organization of the Standards will be used by property owners, contractors, businesses owners, historic preservationists, and preservation organizations. The Design Review System is intended to coordinate, evaluate, and guide design decisions while maintaining the historic character of the district.

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Chapter 2: Planning a Preservation Project

Planning a Preservation Project Step 2: Determine building integrity

Intact Historic Property

These properties are those that are well preserved, or that have been restored to their original condition, and could be altered as well. These later alterations may detract from the historic character and could be addressed in future rehabilitation work.

Moderately Altered Historic Property

These properties are those that retain some original features but are missing others. They have the highest degree of integrity as historic properties or to which they have the highest degree of integrity as historic properties or to which they have some restoration of lost elements. In some cases, minor alterations may still exist that slightly detract from the historic character and could be addressed in future rehabilitation work.

Rehabilitated Historic Property

Examples include altered storefronts, new upper story windows, missing cornices and upper story windows that are not in proportion to the original, or that have materials that may be out of character are examples. Cornices may be missing and upper story windows may be altered as well. These later alterations may detract from the historic character and could be addressed in future rehabilitation work.

Mostly all historic features have been preserved, and also may have some alterations that are distinguishable as new, but generally compatible as "contemporary interpretations" of traditional storefronts. A few storefronts retain historic features, including cornices, decorative moldings and upper story windows that may be out of character. These properties are missing a substantial amount of character-defining features. The storefronts may have distinctive features, such as an original awning, decorative cornices and upper story windows that are not in proportion to the original, or that have materials that may be out of character are examples. Cornices may be missing and upper story windows may be altered as well. These later alterations may detract from the historic character and could be addressed in future rehabilitation work.

Recommended Setback for Additions

The maximum setback for a rooftop addition is ten feet (10') from the height of the addition or fifteen feet, whichever is greater. A rooftop addition on a historic building that is located on a corner should be set back from the primary facade by a dimension that is equivalent to the height of the addition, or fifteen feet, whichever is greater, and should be set back from other street facing wall planes by a dimension that is equivalent to half of the height of the addition, or fifteen feet, whichever is greater.

Recommended Setback for Additions

Setback of Rooftop Additions

Setback of Rooftop Additions

A = 25'

The height of this rooftop addition is 25' so it should be set back at least 25' from the primary facade. The recommended setback is ten feet (10') from the height of the addition or fifteen feet, whichever is greater. A rooftop addition on a historic building that is located on a corner should be set back from the primary facade by a dimension that is equivalent to the height of the addition, or fifteen feet, whichever is greater, and should be set back from other street facing wall planes by a dimension that is equivalent to half of the height of the addition, or fifteen feet, whichever is greater.

Recommended Setback for Additions

Recommended Setback for Additions

A = 13' 6"

The height of this rooftop addition is less than 15' so it should be set back at least 15' from the primary facade. The recommended setback is ten feet (10') from the height of the addition or fifteen feet, whichever is greater. A rooftop addition on a historic building that is located on a corner should be set back from the primary facade by a dimension that is equivalent to the height of the addition, or fifteen feet, whichever is greater, and should be set back from other street facing wall planes by a dimension that is equivalent to half of the height of the addition, or fifteen feet, whichever is greater.

Recommended Setback for Additions

Recommended Setback for Additions

b = 15'

The height of this rooftop addition is less than 15' so it should be set back at least 15' from the primary facade. The recommended setback is ten feet (10') from the height of the addition or fifteen feet, whichever is greater. A rooftop addition on a historic building that is located on a corner should be set back from the primary facade by a dimension that is equivalent to the height of the addition, or fifteen feet, whichever is greater, and should be set back from other street facing wall planes by a dimension that is equivalent to half of the height of the addition, or fifteen feet, whichever is greater.
## NEXT STEPS

### PROJECT TIMELINE

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**SPRING**
- Kick-off

**SUMMER/FALL**
- Charrette
- Drafting FBC & Guidelines

**FALL/WINTER**
- Adoption
Website:

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