ORDINANCE NO._____

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH (2015), TO AMEND THE TRINITY UPTOWN DISTRICT DEVELOPMENT STANDARDS AND GUIDELINES AS PROVIDED BY SECTION 4.1304.D., "OTHER DEVELOPMENT STANDARDS" OF CHAPTER 4, "DISTRICT REGULATIONS" OF ARTICLE 13, "FORM BASED DISTRICTS", OF SECTION 4.1304 TRINITY UPTOWN ("TU") DISTRICT, TO REVISE THE TRINITY UPTOWN DEVELOPMENT STANDARDS TO AMEND THE URBAN DESIGN PLAN, STANDARDS FOR HEIGHT, PAVING MATERIALS FOR PUBLIC AREAS, THE NON-RESIDENTIAL REQUIREMENT AND REVISE STREET SECTIONS; AND TO AMEND THE ZONING ORDINANCE TO CHANGE THE NAME OF THE DISTRICT FROM TRINITY UPTOWN ("TU") TO PANTHER ISLAND ("PI") DISTRICT AND MAKE ALL RELATED NAME CHANGES TO APPENDIX "A" OF THE CITY CODE AND DEVELOPMENT STANDARDS; 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, in December 2006, the City Council created the Trinity Uptown Zoning District to encourage a high quality, pedestrian-oriented vibrant urban waterfront district; adopted the Trinity Uptown Development Standards and Guidelines as part of the Zoning Ordinance; and

WHEREAS, since the creation of the Trinity Uptown Zoning District several developments within other urban districts have occurred which have prompted the proposed amendments to ensure consistency with current construction practices and ensure sufficient density is achieved in these zones; and

WHEREAS, the Trinity River Vision Authority ("TRVA") has provided input and worked with staff on the proposed amendment to the Trinity Uptown Zoning District and the

TRVA Development Committee and the TRVA Board of Directors has endorsed the proposed amendments, and

WHEREAS, in May 2014 the TRVA Board of Directors changed the project name from Trinity Uptown to Panther Island to recognize the City of Fort Worth's past as "Panther City"; and

WHEREAS, it is advisable to change the name of the form based zoning district and all related references in the City Code from "Trinity Uptown" to "Panther Island" to retain consistency with the TRVA project; and

WHEREAS, periodic text amendments are necessary to reflect changes project specific engineering and design,

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

SECTION 1.

Appendix A, "Zoning Ordinance" of the Code of the City of Fort Worth, Texas (2015), as amended, is hereby amended to replace all references to "Trinity Uptown ("TU") District" with "Panther Island ("PI") District" and replace all references to the "Trinity Uptown Development Standards and Guidelines" with "Panther Island Form Based Zoning District Zoning Standards and Guidelines."

SECTION 2.

The "Panther Island Form Based Zoning District Zoning Standards and Guidelines", as adopted and incorporated into Ordinance No. 21653, the Zoning Ordinance in Chapter 4, "District Regulations", Article 13 "Form Based Districts", Section 4.1304, "Panther Island ("PI") District", Subsection 4.1304.D.. "Other standards" as set out in Exhibit "A", attached and hereby incorporated into the Zoning Ordinance by reference, is hereby amended to:

- Increase minimum building height to five (5) stories with the exception of the N-3 and UL-1 zones;
- Establish Urban Design Commission review procedures to determine mix of use requirements;
- Change the name of the district from Trinity Uptown to Panther Island;
- Provide specificity for pavement materials; and,
- Revise the urban design plan and street sections to reflect current engineering and design.
-

A copy of the Panther Island Form Based Zoning District Zoning Standards and Guidelines is on file in the City Secretary's Office and the Planning and Development Department.

SECTION 3.

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 4.

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 5.

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 6.

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 No. 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 7.

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 8.

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

SECTION 9.

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

APPROVED AS TO FORM AND LEGALITY:

By: _____ _____

Melinda Ramos, Mary J. Kayser,
Sr. Assistant City Attorney City Secretary

ADOPTED:_____

EFFECTIVE:_____

EXHIBIT A

Panther Island ~~Trinity Uptown~~ Form Based Zoning District

Development Standards and Guidelines

PANTHER ISLAND

TRINITY UPTOWN

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Publication:

City of Fort Worth

Planning and Development Department

Preservation and Design

Fort Worth, Texas

August 2016

ACKNOWLEDGEMENTS

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Understanding the District

PURPOSE

The primary purpose of the Panther Island ~~Trinity Uptown~~ Development Standards and Guidelines is to promote the development of a vibrant urban waterfront district as envisioned in the Panther Island ~~Trinity Uptown~~ Plan . A public planning process conducted between 2001and 2003 produced the Trinity River Vision Master Plan, a comprehensive vision for the 88 miles of the Trinity River and its major tributaries in the greater Fort Worth area. This planning process was a collaborative effort led by the Tarrant Regional Water District, Streams & Valleys, Inc., the City of Fort Worth, Tarrant County, and the US Army Corps of Engineers (USACE). In October 2003, the City of Fort Worth adopted the Trinity River Vision Master Plan and incorporated it into the City's Comprehensive Plan.

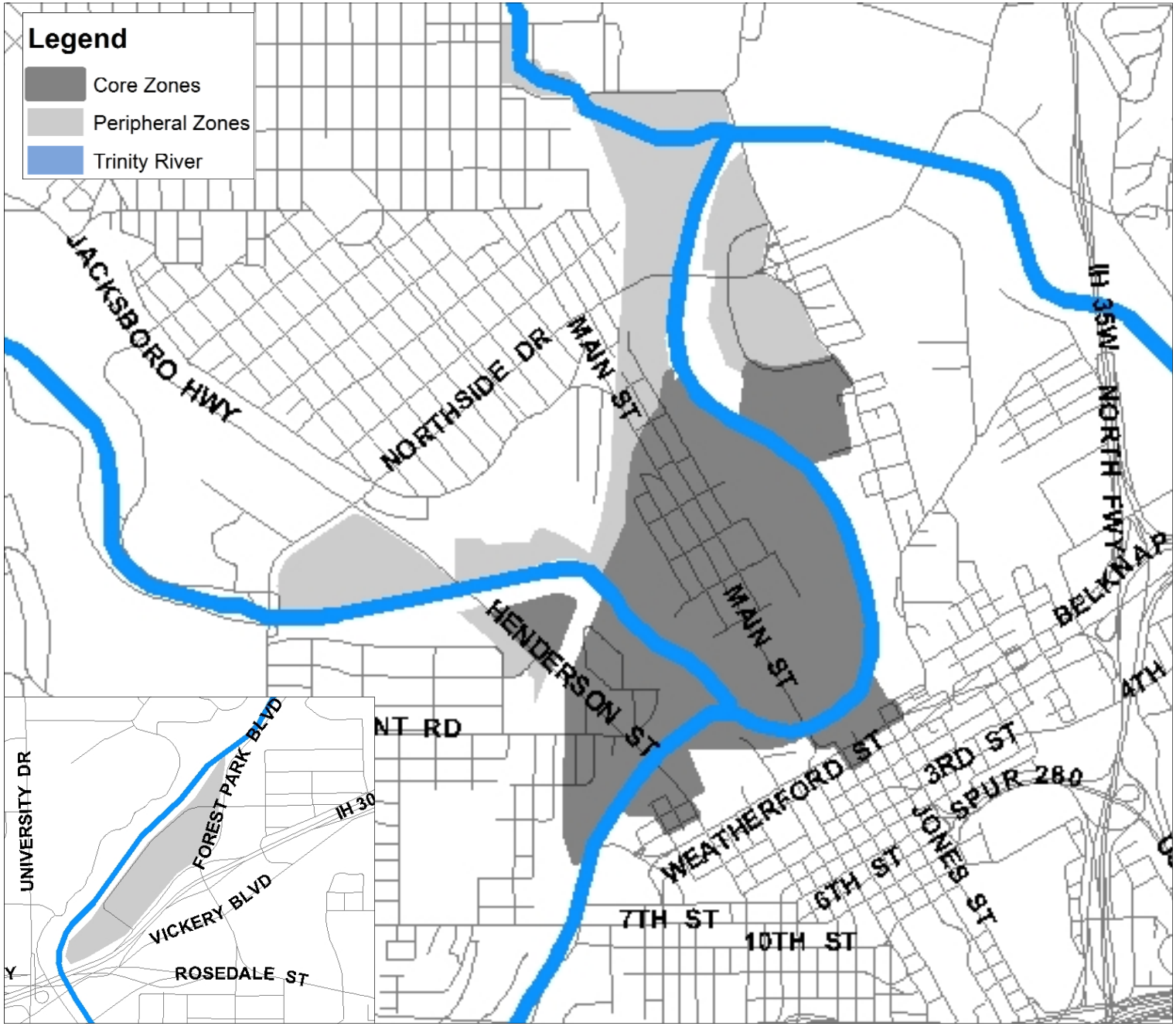
Central to the Trinity River Vision are flood control infrastructure improvements that will protect the central city and help foster the development of an urban waterfront district called Panther Island ~~Trinity Uptown.~~ The Panther Island ~~Trinity Uptown~~ Plan, released in 2004, proposes an urban lake and a publicly accessible waterfront surrounded by vibrant, mixed-use neighborhoods. The redevelopment of this area will increase the City of Fort Worth's tax base by bringing interest and investment back to the central city and encourage citizens to live, work, play, and learn in this urban setting. Development standards and guidelines specifically tailored for Panther Island ~~Trinity Uptown~~ are necessary to achieve a vision.

The Panther Island ~~Trinity Uptown~~ Development Standards and Guidelines are the result of an inclusive, open process led by a representative citizens advisory committee. In order to create the appropriate set of development standards, the Mayor appointed the Citizen Advisory Committee for the Panther Island ~~Trinity Uptown~~ Development Standards and charged the committee with advising the City in the formulation of appropriate land use and urban design regulations. Through a series of public meetings, the committee created new development regulations that respond to the unique environment of Panther Island ~~Trinity Uptown.~~

The development standards and a flexible review process are intended to promote creative design. Exceptional projects that are consistent with Panther Island's ~~Trinity Uptown's~~ general development principles are encouraged. Unlike conventional zoning classifications, the Panther Island ("PI") ~~Trinity Uptown ("TU")~~ zoning district focuses on the form of future development and does not emphasize the segregation of land uses. The standards and guidelines should help create a livable and sustainable district possessing a strong sense of place. Although the standards and guidelines provide specific guidance to developers, the development review process allows flexibility and should foster creative design approaches to both private and public development. Non-conforming exceptional projects are also encouraged.

This document is intended to present the standards and guidelines in a user-friendly format, with illustrative diagrams and photographs not found in conventional ordinances. This document should provide public entities and private developers with a user-friendly guide that serves as the regulatory framework for Panther Island ~~Trinity Uptown.~~ The diagrams are intended to present standards in an easy-to-understand format and the photographs present examples of projects and public spaces that are consistent with the intent of the district. This document will continue to evolve as development conditions change. Regular review and assessment will allow the City and its public and private partners to refine this set of tools to create a sustainable and memorable Panther Island ~~Trinity Uptown.~~

PANTHER ISLAND ~~TRINITY UPTOWN~~ CORE AND PERIPHERIAL ZONE DISTRICT BOUNDARIES



INTENT AND GENERAL DEVELOPMENT PRINCIPLES

The Panther Island ~~Trinity Uptown~~ Development Standards and Guidelines promote the type of development and redevelopment described in the Trinity Uptown Plan. The 2004 plan envisions Panther Island ~~Trinity Uptown~~ as a vibrant urban district that builds on the area's history and character, complements the Downtown core, and created distinctive neighborhoods within an easy walk of the North Main Street commercial district and numerous waterfront destinations.

This document includes a comprehensive set of development standards and guidelines in the following five sections:

- Panther Island ~~Trinity Uptown~~ Urban Design Plan– Prescribes a circulation network, locations for public spaces, street cross-sections, and waterfront cross-sections.
- Buildings and Sites– Addresses the height, orientation, and façade design of buildings and parking facilities.
- Streetscapes and Waterfronts– Includes standards and guidelines for the design of public sidewalks and waterfront walkways.
- Public Parks and Plazas– Provides basic standards and guidelines for the design of pocket parks, community parks, urban plazas, and other gathering places.
- Land Uses– Includes a generalized list of permitted land uses.

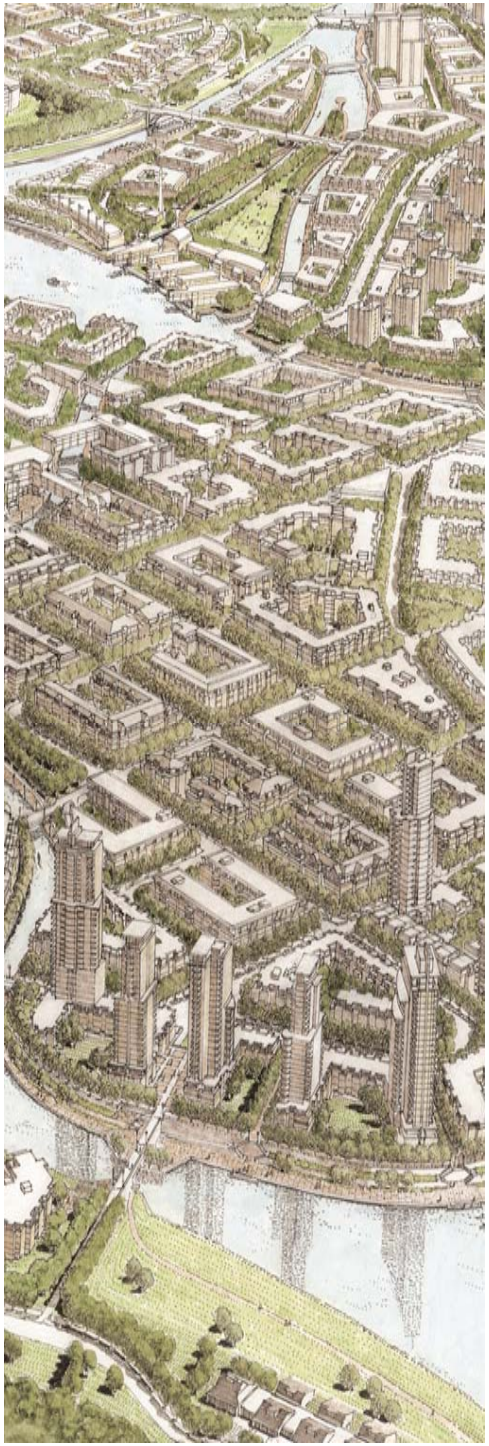
Standards and guidelines listed throughout these five sections are consistent with the following eleven general principles.

Promote a pedestrian-orientated urban form.
In contrast to traditional zoning standards that place primary emphasis on the regulation of land uses, the Panther Island ~~Trinity Uptown~~ development standards focus on promoting a walkable, urban form of development. The focus on form promotes buildings that conform to tested urban design principles, and that adapt to changing conditions over time.

Require excellence in the design of the public realm.
The most successful and memorable urban environments are those in which walking down the street or along a waterfront is appealing. Streets, waterfronts, and parks should be comfortable and inviting. Buildings fronting such spaces should be active and visually interesting at the pedestrian level.

Maximize connectivity and access.
Panther Island ~~Trinity Uptown~~ presents a unique opportunity to create a truly multimodal urban district in which residents and visitors may conveniently walk, drive, bike, or ride public transportation to destinations within and outside of Panther Island ~~Trinity Uptown.~~ Development standards should promote walkable blocks and street designs that balance pedestrians and automobiles, and should also ensure accessibility for all residents and visitors, including those with disabilities.

Create a network of distinctive neighborhoods that provide diverse urban housing options.
The Trinity Uptown Plan promotes the creation of neighborhoods that include townhouses, apartments, condominiums, and supporting neighborhood-scale businesses. Providing a large number of housing units and retaining a predominantly residential character throughout the neighborhood is critical to Panther Island's ~~Trinity Uptown's~~ success.



INTENT AND GENERAL DEVELOPMENT PRINCIPLES

Encourage authentic Fort Worth character in new development.
Panther Island ~~Trinity Uptown~~ should build on the area's authentic character. Public and private development should strengthen this urban authenticity and should avoid the generic quality of conventional development often seen in suburban locations.

Encourage creativity and exceptional design.
Panther Island ~~Trinity Uptown~~ development standards and guidelines promote high quality design, and the development review process promotes flexibility. Standards and guidelines, as well as the development review process, should support creativity and exceptional design while discouraging uniformity.

Encourage adaptive reuse and support the preservation of historically significant buildings.
Panther Island ~~Trinity Uptown~~ includes historically significant buildings that should be incorporated into new development and redevelopment projects. The development standards should work in conjunction with the City's Historic Preservation Ordinance to encourage preservation and adaptive reuse of significant buildings.

Promote sustainable development that enhances Fort Worth's natural resources.
Creating a walkable, mixed-use, high-density, central city district supports sustainable development by providing an alternative to low-density development in peripheral areas. In accordance with sustainable development principles, Panther Island ~~Trinity Uptown~~ buildings, water features, transportation systems, and parks should be designed so as to improve air and water quality, and should promote innovation in environmental design.

Encourage the integration of public art into public and private development.
Public art should be integrated into architecture, streetscapes, waterfronts, water infrastructure, and public spaces. Public art will enhance the built environment and contribute to the area's success in attracting new residents and businesses.

Support existing Panther Island ~~Trinity Uptown~~ businesses.
The development standards should not impede the success of existing businesses.

Promote development that complements the Downtown core.
Downtown Fort Worth serves as the city's central business district and the region's western activity center. Sundance Square has become a regional entertainment destination. Panther Island ~~Trinity Uptown~~ urban neighborhoods and unique waterfront destinations should complement the strengths of the Downtown core.

Preserve view corridors.
The urban grid of Panther Island ~~Trinity Uptown~~ creates multiple view corridors and site lines. These view corridors are preserved through the regulation of building heights and building height setbacks. By restricting building heights to 20 stories, the iconic views to the Courthouse, Downtown, and the bluff are protected.

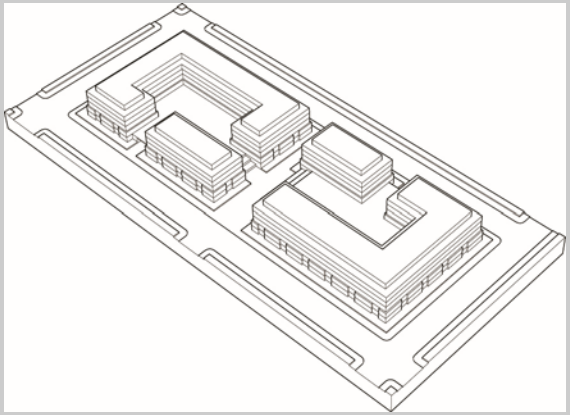
ADMINISTRATION

Intent
The development standards are intended to be clear, concise, and user-friendly. The development review process is intended to be predictable and flexible, and to facilitate timely approval of projects that conform to the general development principles for Panther Island ~~Trinity Uptown~~ .

Relationship to Other Regulatory Documents
The Panther Island ~~Trinity Uptown~~ Development Standards and Guidelines document is intended to minimize references to other sections of the City's Zoning Ordinance, City Plan Commission Rules and Regulations, and other regulatory documents. One notable reference that remains is the Historic Preservation Ordinance (contained within the City's Zoning Ordinance), which includes the procedures and regulatory requirements related to the preservation and reuse of historically significant buildings.

Pertinent sections of the Standards and Guidelines have been adopted as a supplement to those regulatory documents. For example, the Panther Island ~~Trinity Uptown~~ Urban Design Plan is a supplement to the City Plan Commission Rules and Regulations because it includes a street network map that serves as the basis for plat approvals. Similarly, the Zoning Ordinance includes a new Panther Island " PI" ~~Trinity Uptown "TU"~~ district classification that lists property development standards related to building height and setbacks and references the Panther Island ~~Trinity Uptown~~ Standards and Guidelines document as the source for other regulations. All development must comply with all federal, state, county, and city regulations and ordinances. However, whenever there appears to be a conflict between the Panther Island ~~Trinity Uptown~~ Development Standards and Guidelines and other sections of the City of Fort Worth Zoning Ordinance, the requirements specifically set forth in this ordinance shall prevail.

Definition of "Standards" and "Guidelines"
Standards are objective, measurable regulations illustrated through diagrams and sketches with which all projects must comply. Unless noted as a guideline, all provisions in this document are standards. If a project of exceptional design is clearly consistent with the Intent and General Development Principles but does not conform to a certain standard, the Urban Design Commission (UDC) may approve a Certificate of Appropriateness (COA) that cites the project's compliance with the intent and principles. (For projects not conforming to height and setback regulations listed in the Zoning Ordinance, a variance approved by the Board of Adjustment is also required; see development review process on page 10.
Guidelines are subjective statements, illustrated with photographs, through which the City proposes additional design strategies. The guidelines should be suitable for most projects, and developers should endeavor to ensure that the intent and spirit of the design guidelines are followed to the extent possible. City staff and the UDC will work with developers to explore design approaches that maximize conformance with development guidelines and principles.



Diagrams and Sketches Illustrate Standards

Photographs Depict Guidelines
Images are only intended to help the user visualize key guidelines

DEVELOPMENT REVIEW PROCESS

Projects Subject to Review– All private construction projects, with the exception of interior construction or exterior in-kind replacement work, are subject to review by the Trinity River Vision Authority Review Committee and the Planning and Development Department and/or the Urban Design Commission (UDC) for compliance with the Panther Island ~~Trinity Uptown~~ Standards and Guidelines. All buildings, streets, and public spaces by public entities are also subject to review. In accordance with their civic role, public buildings should reflect exceptional design quality.

Administrative Review vs. UDC Review– Projects that are supported by the Trinity River Vision Authority (TRVA) and are clearly consistent with all applicable development principles and clearly conform to all standards may be approved administratively by the Planning and Development Director or his/her designee without UDC review. The UDC shall review all other projects that require interpretation or discretionary judgment with respect to the project's compliance with standards and guidelines.

Urban Design Commission– The UDC is a nine-member body appointed by the City Council and charged with the administration of urban design districts. The Zoning Ordinance specifies that UDC appointees should be knowledgeable about fundamental principles of urban design. Furthermore, at least six of the nine appointees shall be practicing professionals from the fields of architecture, landscape architecture, urban design or planning, real estate, or law. The Planning and Development Director or his/her designee serves as staff advisor to the UDC.

Exceptional Design- The Planning and Development Department and TRVA may recommend for UDC approval public buildings of exceptional designs that do not comply with certain standards or guidelines provided that the buildings conform to the Intent and General Development Principles. Parks, plazas, sidewalks, waterfront paths, and all other publicly accessible spaces should also reflect exceptional design quality and are subject to review for compliance with the Panther Island ~~Trinity Uptown~~ Development Standards and Guidelines.

Conceptual Phase Discussion- One of TRVA's most important roles is to provide informal guidance to developers of significant projects during the conceptual design phase. These discussions take place during informal work sessions, and provide an opportunity for early TRVA and Planning and Development staff input that should facilitate timely design review and approval of the final design phase. All public and private developers of significant projects are encouraged to present their conceptual plans to TRVA for informal review.

Variances to Zoning Ordinance Property Development Standards- The UDC is authorized to approve appropriate exceptions to the vast majority of the Panther Island ~~Trinity Uptown~~ Standards and Guidelines. The UDC may allow additional flexibility for projects of exceptional civic or environmental design. Any waiver of basic property development standards related to building heights or setbacks, however, requires a variance approved by the Board of Adjustment (BOA).

Design Plan and Land Use Administrative Rights -The City of Fort Worth reserves the right to administratively modify the urban design plan and land use if the modifications are clearly consistent with applicable development principles and supported by the Trinity River Vision Authority (TRVA).

Urban Design Plan

Intent

This section includes maps and diagrams depicting the locations, cross-sections, and standards/guidelines for streets and water bodies, and locations and standards/ guidelines for schools, parks, and other public spaces within Panther Island ~~Trinity Uptown~~. Similar in function to the City's Master Thoroughfare Plan and Street Development Standards, the Panther Island ~~Trinity Uptown~~ Urban Design Plan guides the location and design of these public spaces so as to encourage development that is consistent with the vision for Panther Island ~~Trinity Uptown~~ and principles outlined in the Panther Island ~~Trinity Uptown~~ Development Standards and Guidelines.

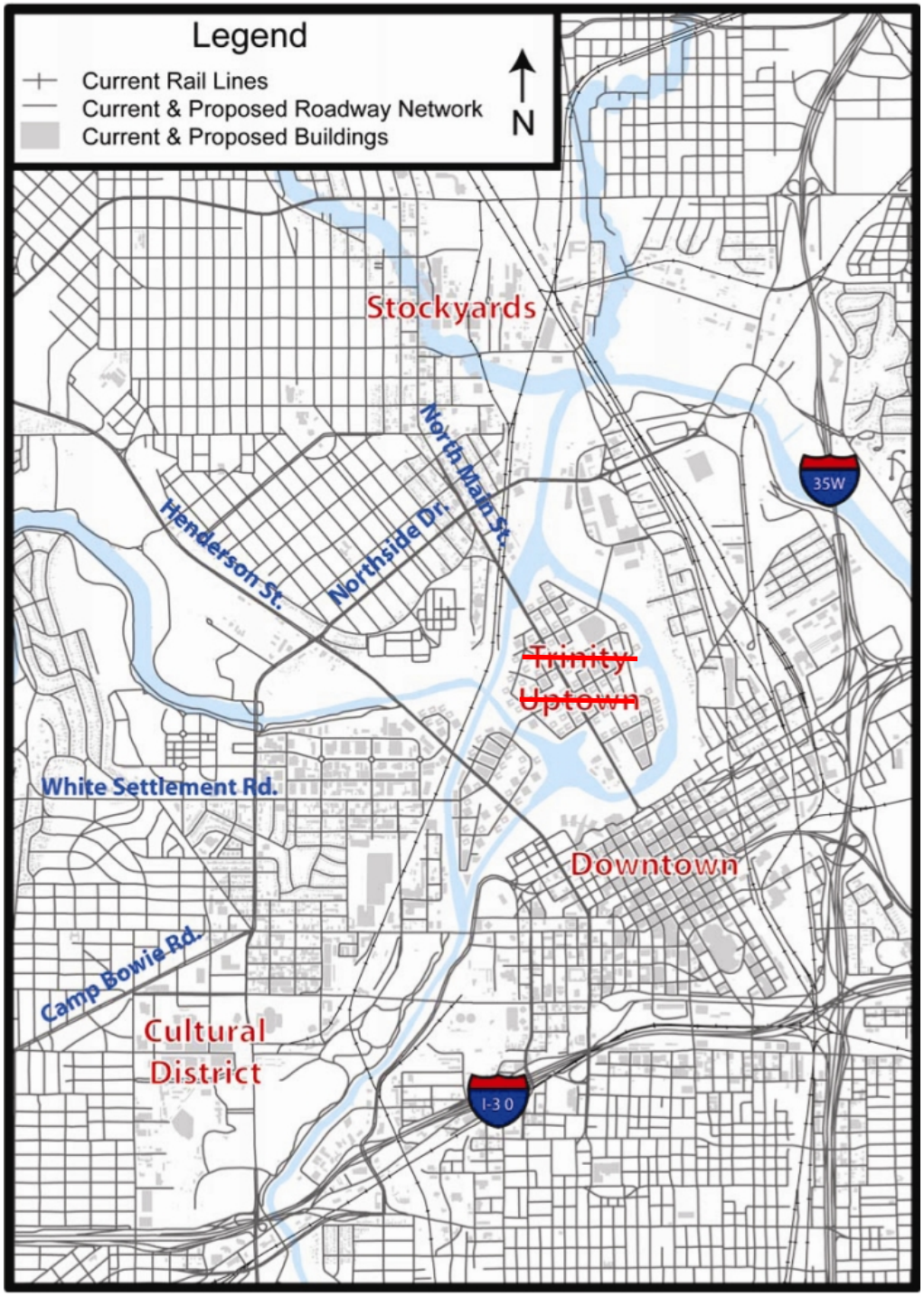
Circulation Network and Street Standards

Intent and Principles

This section illustrates the Panther Island ~~Trinity Uptown~~ circulation network and provides specifications for arterials, collectors, local streets, and access lanes in Panther Island ~~Trinity Uptown~~. Streets will constitute the most significant component of the public realm; therefore, it is critically important to promote pedestrian-oriented designs for streets and sidewalks in this high-density district. Although the City may adjust the standards listed in this section in response to changes in travel demand or circulation patterns, any changes must be consistent with the principles listed below.

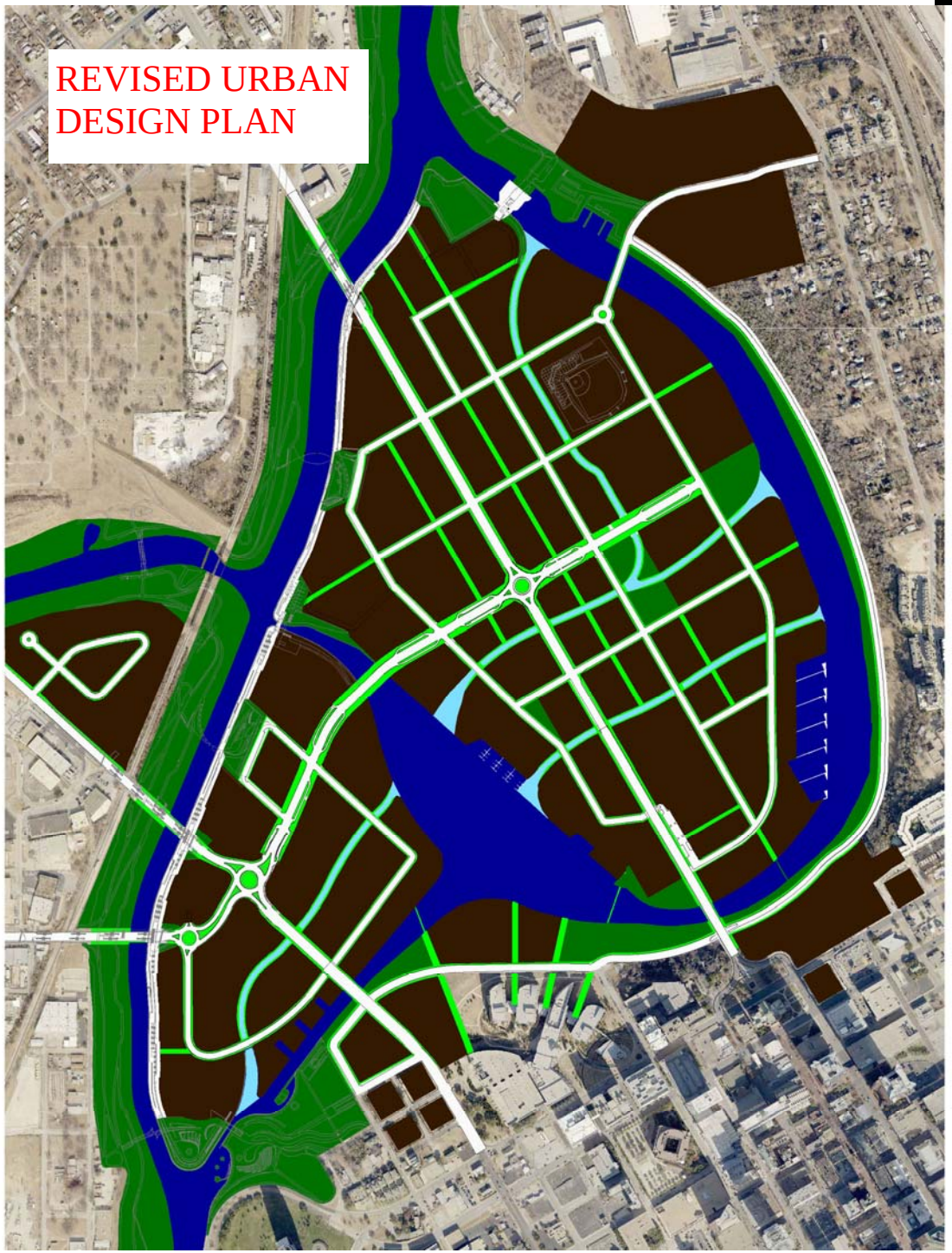
Circulation Network Principles

- Maximize street and path connectivity for vehicles, pedestrians, public transportation, and bicycles so as to promote efficient circulation and to provide a wide range of mobility options.
- Design North Main Street, Henderson Street, and White Settlement Road to provide efficient mobility and to connect to other corridors throughout the Panther Island ~~Trinity Uptown~~ Area, but use street designs that are compatible with central city redevelopment.
- Use streets and pedestrian paths to provide and protect views to the Tarrant County Courthouse, the Downtown skyline, waterfront areas, bluffs, and other significant landmarks.



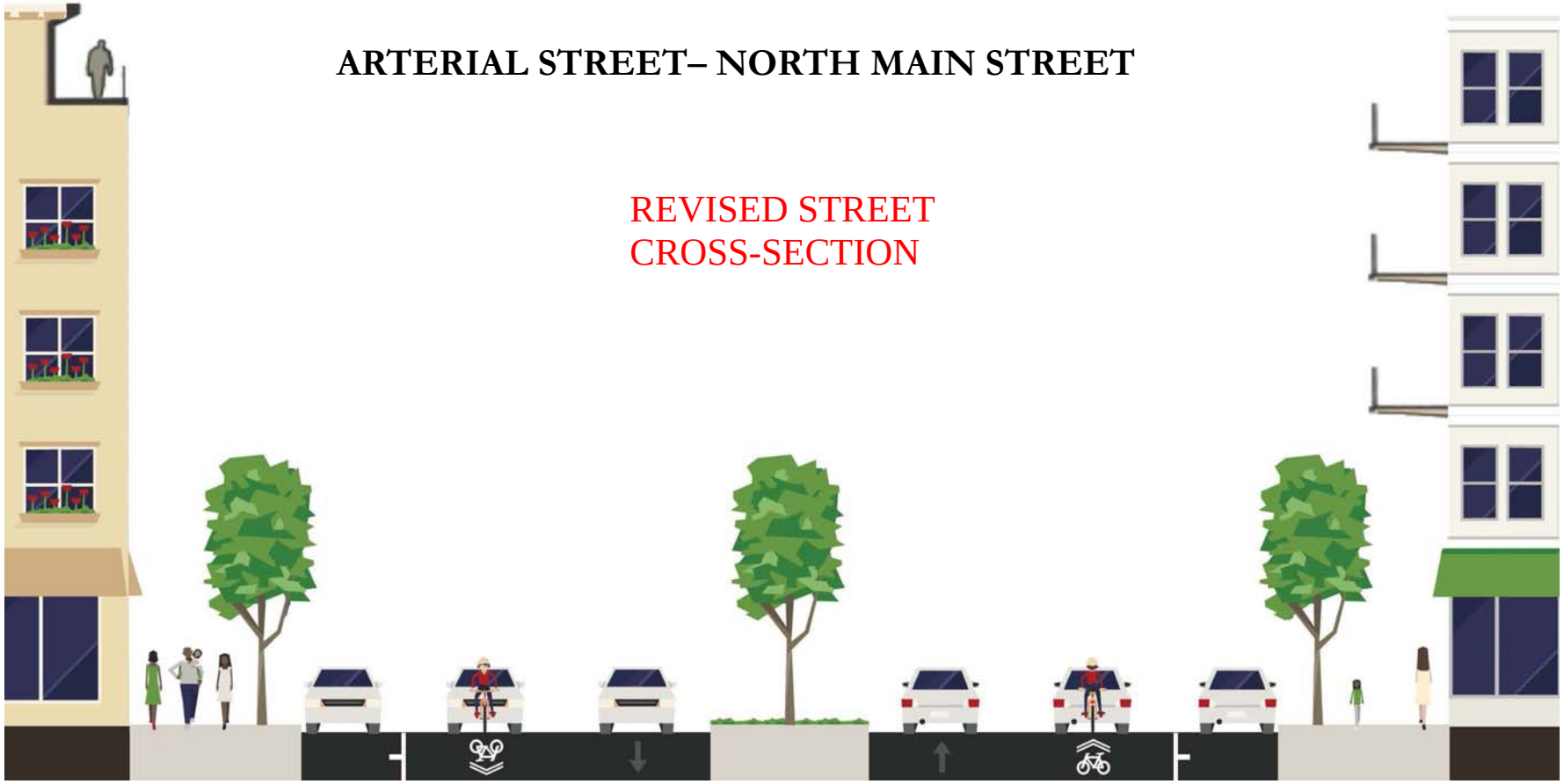
Streets and Sidewalks Principles

- Design all streets and sidewalks to ensure pedestrian activity and comfort.
- Balance the circulation requirements of automobiles, bicycles, and pedestrians in the design of street cross-sections.
- Ensure quality construction and attention to detail in the design and construction of streets.
- Use simple sidewalk designs to ensure easy maintenance and place greater emphasis on the design of building facades that front public sidewalks.



ARTERIAL STREET– NORTH MAIN STREET

REVISED STREET
CROSS-SECTION



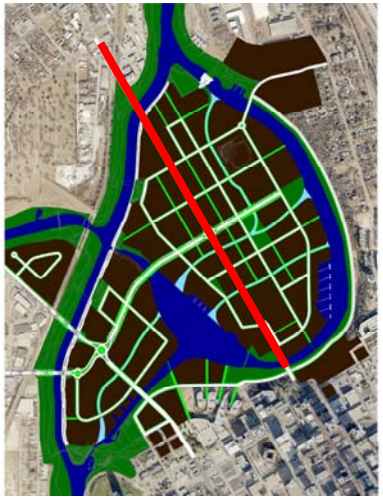
13' Sidewalk	8' Parking	12' Shared Lane	11' Lane	12' Median	11' Lane	12' Shared Lane	8' Parking	13' Sidewalk

North Main Street Standards

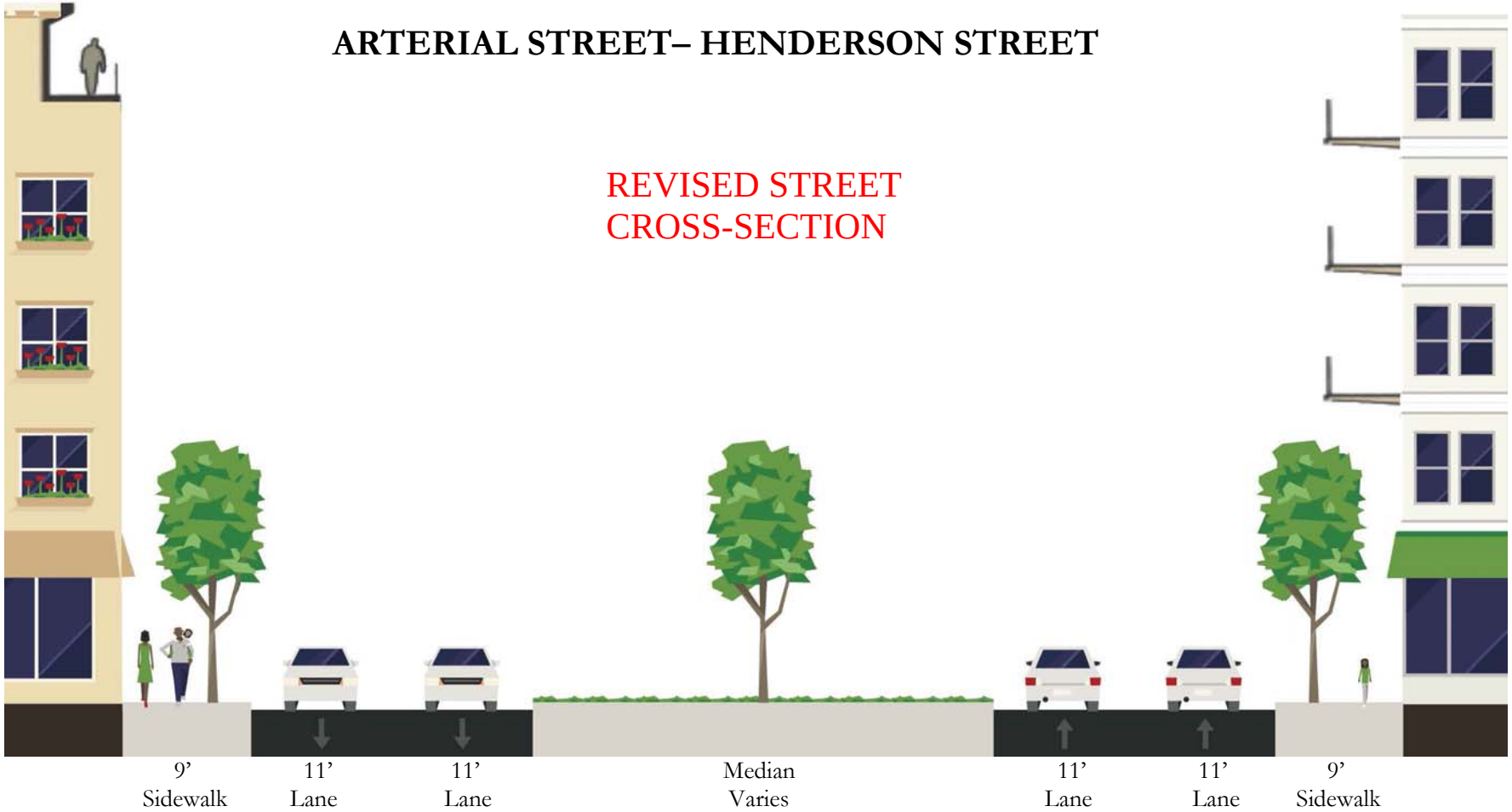
Right-of-way	100 feet
Travel lanes	4 lanes; 46 feet
On-street Parking	Two 8-foot parking lanes
Sidewalks	13 feet each, 26 feet total
Street Trees	25-foot minimum spacing
Furnishing zone	3-feet minimum from curb
Pedestrian zone	7-foot minimum from furnishing zone

Guideline

Sidewalk Dining	Encouraged



ARTERIAL STREET– HENDERSON STREET

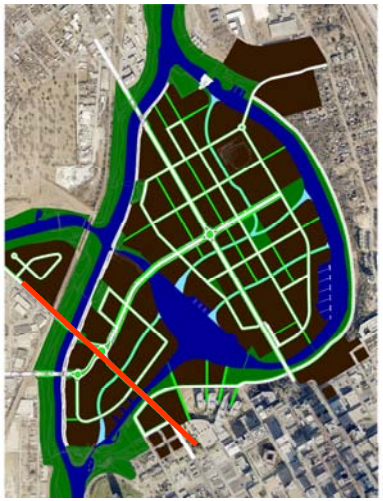


Henderson Street Standards

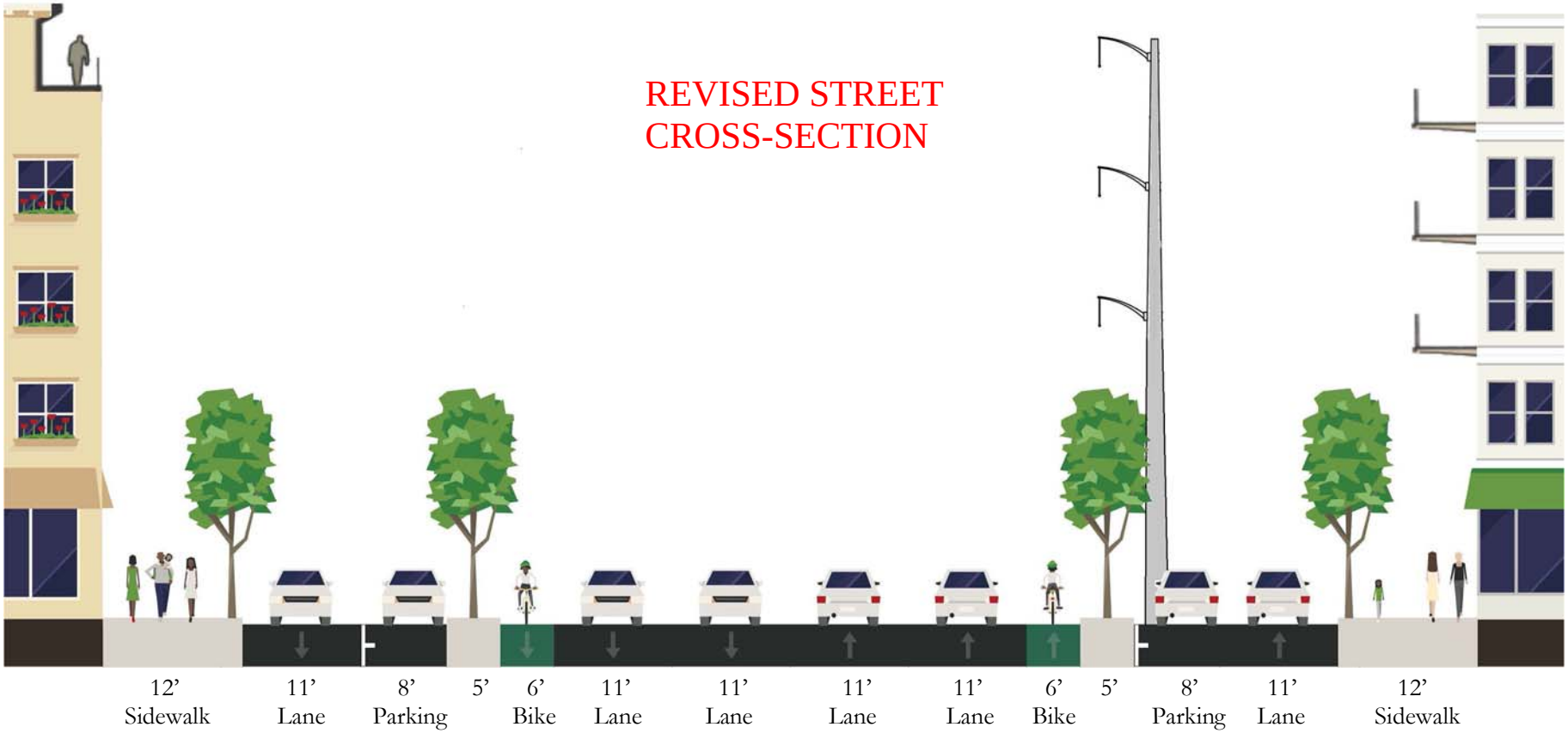
Right-of-way	Approximately 100 feet
Travel lanes	4 lanes; 44 feet
On-street Parking	To be determined
Sidewalks	8 feet each, 16 total
Street Trees	25-foot minimum spacing
Pedestrian zone	6-foot minimum width
Furnishing zone	Minimum of 3-feet from curb

Guideline

Sidewalk Dining	Encouraged with appropriate building setback-maximum of 10 feet



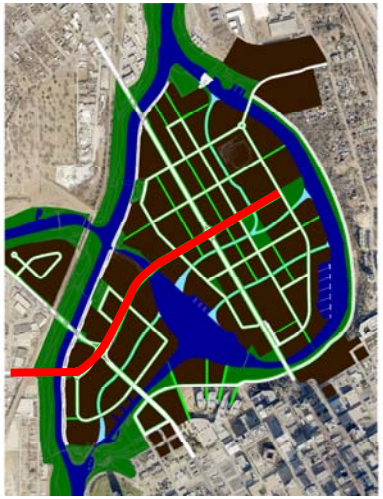
ARTERIAL STREET– WHITE SETTLEMENT ROAD



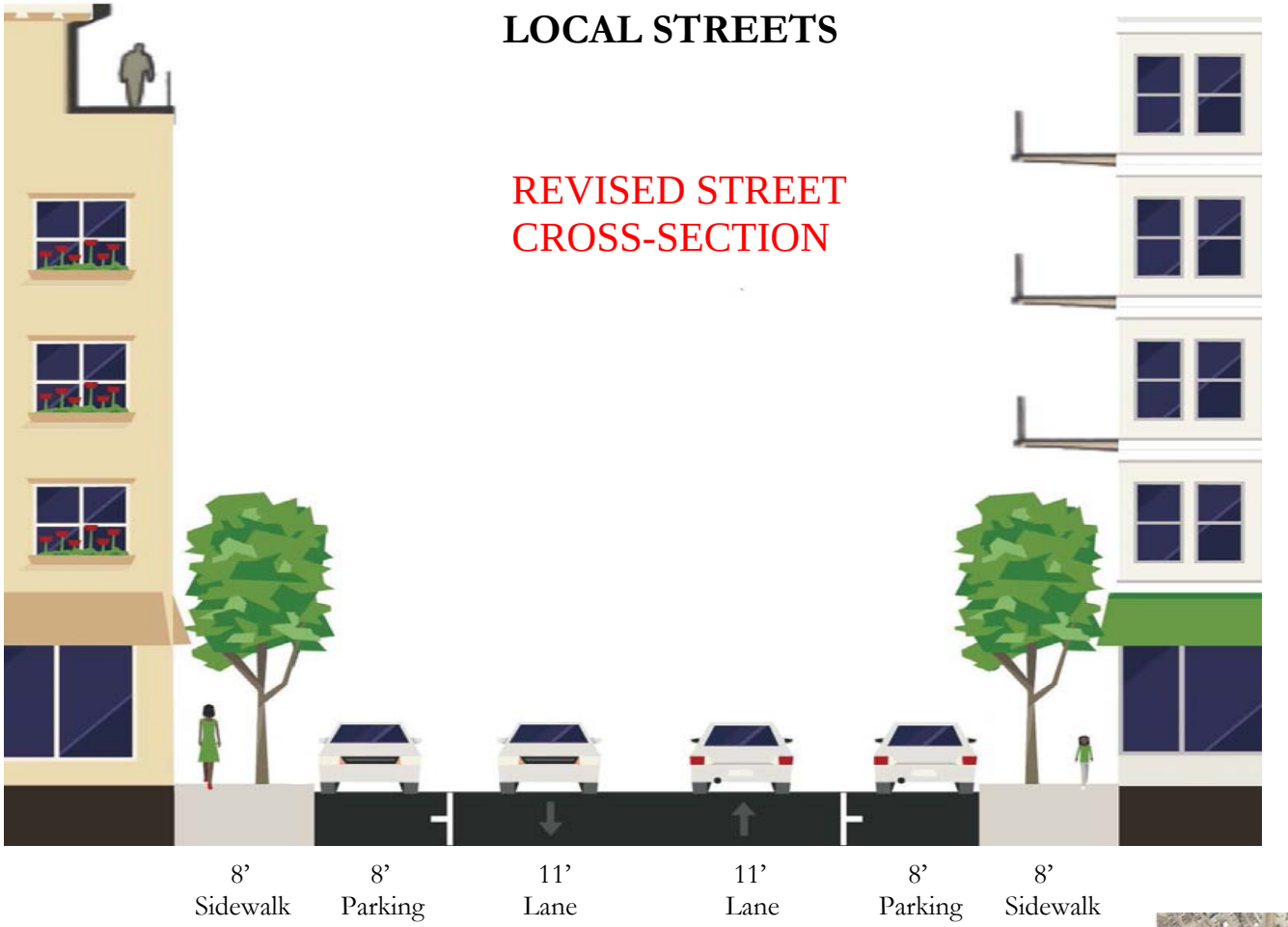
White Settlement Street Standards

Right-of-way	128 feet
Travel lanes	4 lanes; 44 feet, with 2 slip lanes; 22 feet
On-street Parking	Two 8-foot parking lanes
Sidewalks	12 feet
Street Trees	25-foot minimum spacing
Pedestrian zone	6-foot minimum width
Furnishing zone	Minimum of 3-feet from curb
Sidewalk Dining	Encouraged with appropriate building setback-maximum of 10 feet

*Note: Transmission power corridor is only needed from the Henderson roundabout to the outer Local Circulator.

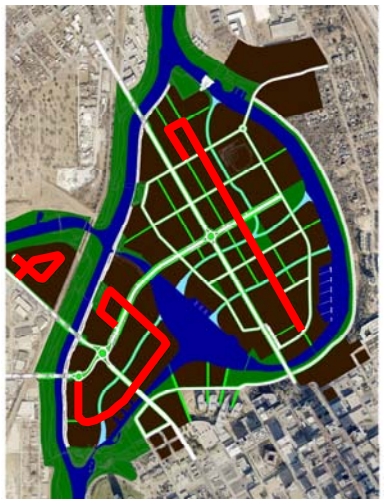


LOCAL STREETS



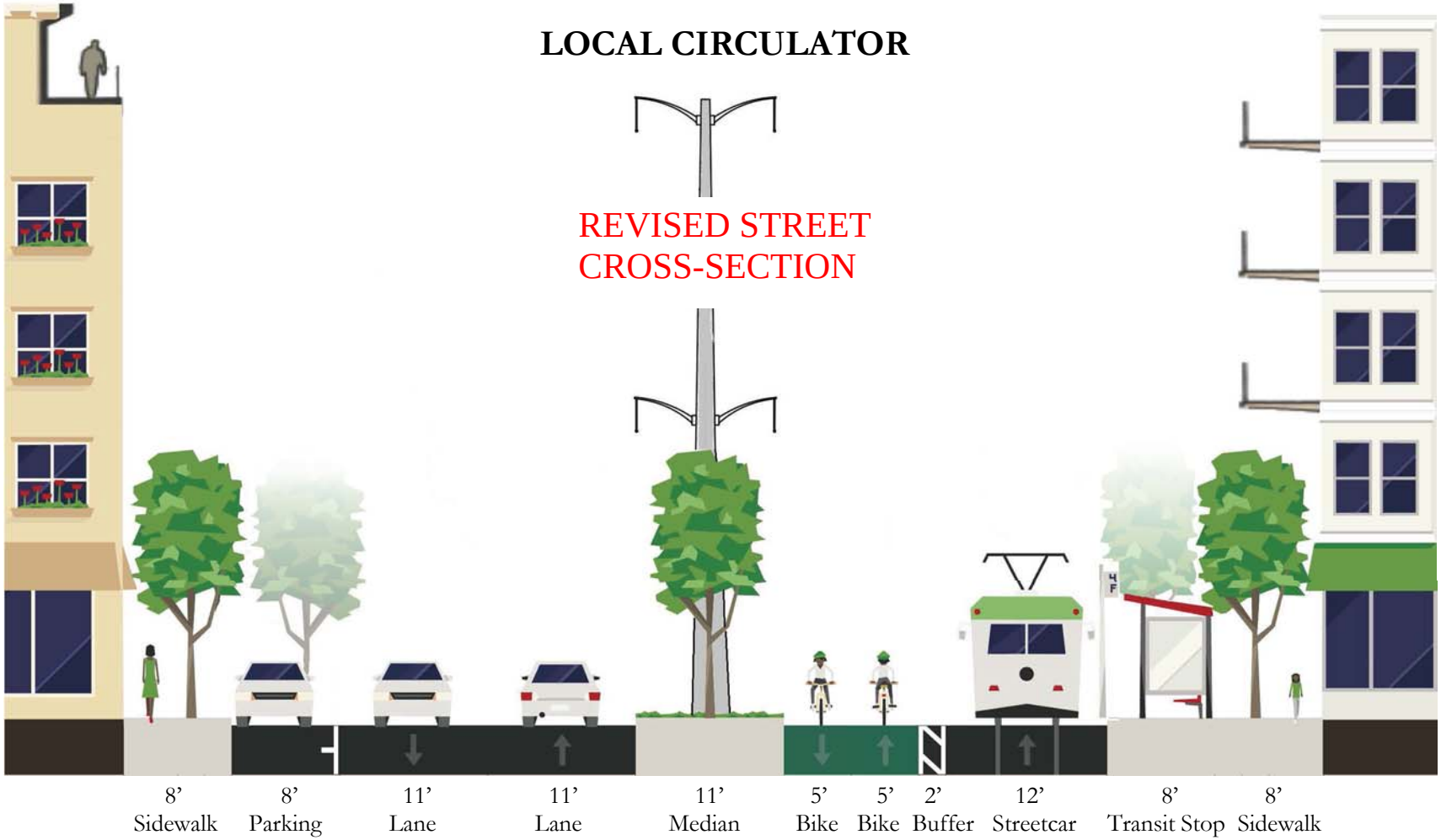
Local Street Standards

Right-of-way	54 feet
Travel lanes	2 lanes; 22 feet
On-street Parking	Two 8-foot parking lanes
Sidewalks	8 feet
Street Trees	25-foot minimum spacing
Pedestrian zone	5-foot minimum width
Furnishing zone	Minimum of 3-feet from curb
Sidewalk Dining	Allowed



LOCAL CIRCULATOR

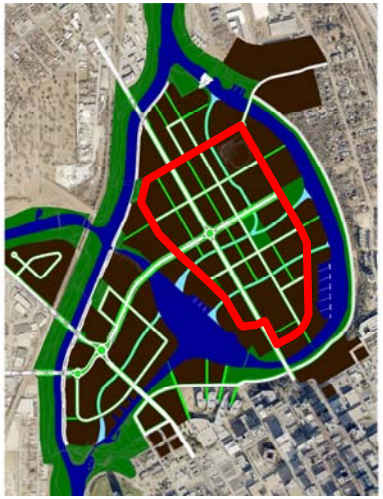
REVISED STREET CROSS-SECTION



Local Circulator Standards

Right-of-way	89 feet
Travel lanes	2 lanes; 22 feet
On-street Parking	1 inside lane (facing interior Island)
Bike lanes	2 outside lanes
Street Car	Outside Lane (facing Waterfront)
Sidewalks	8 feet
Street Trees	25-foot minimum spacing
Pedestrian zone	5-foot minimum width
Furnishing zone	Minimum of 3-feet from curb
Sidewalk Dining	Allowed

*Notes: Where a transmission power corridor (generally the north, north west, and most southern portion of the loop) is not required, then the center median can be reduced to 4 feet. Where On-Street Parking is not allowed (ie. near intersections, bulb outs, transit shelters...), another row of trees shall be planted.



WATERWAYS

Intent

This section illustrates the Panther Island ~~Trinity Uptown~~ water system – a flood protection and water quality enhancement system that includes a bypass channel, urban lake, urban riverfront, and interior canals. The illustrations also include cross-sections and development guidelines for the various water bodies. Water serves as the unifying development concept for Panther Island ~~Trinity Uptown~~, and all development should contribute to the integrity of the water system and be consistent with the principles listed below.

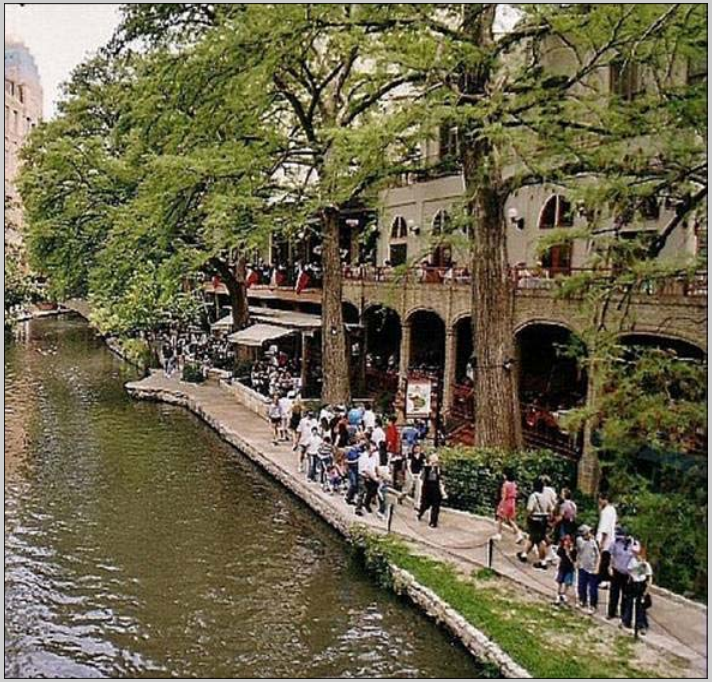
Waterfront Access Principles

- Ensure a continuity of public access to and along waterfronts.
- Provide pedestrian and view corridors that allow physical and visual access to the waterfront.
- Clearly define access points and edges of waterfront spaces to facilitate public use and security, and to clearly distinguish between public and semi-public or private spaces.
- Accommodate multiple travel modes along the waterfront, including pedestrians, bicycles (slower speeds along urban waterfronts), and water taxis.

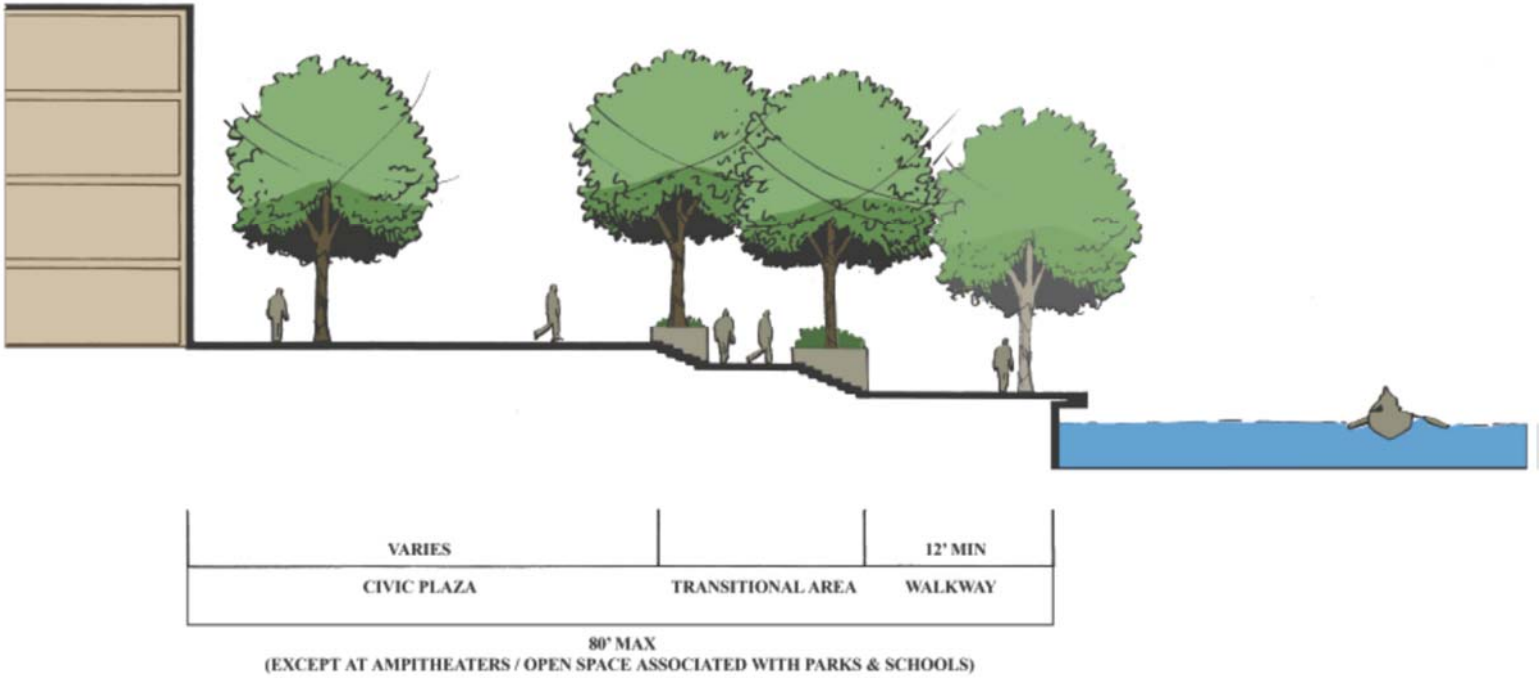
Waterfront Experience Principles

- Build a distinctive and diverse network of public spaces and waterfront environments that avoid long uninterrupted monotonous designs.
- Include both informal and formal spaces and their neighborhood connectors to reflect or complement the adjoining neighborhoods character.
- Ensure comfort during hot weather with trees and other provisions for shade, water fountains, benches, and areas for rest.
- Ensure that buildings and other components of the built environment frame and complement waterfronts and public spaces.

San Antonio River walk



URBAN LAKE AND RIVER CHANNEL - PUBLIC PLAZA SECTION



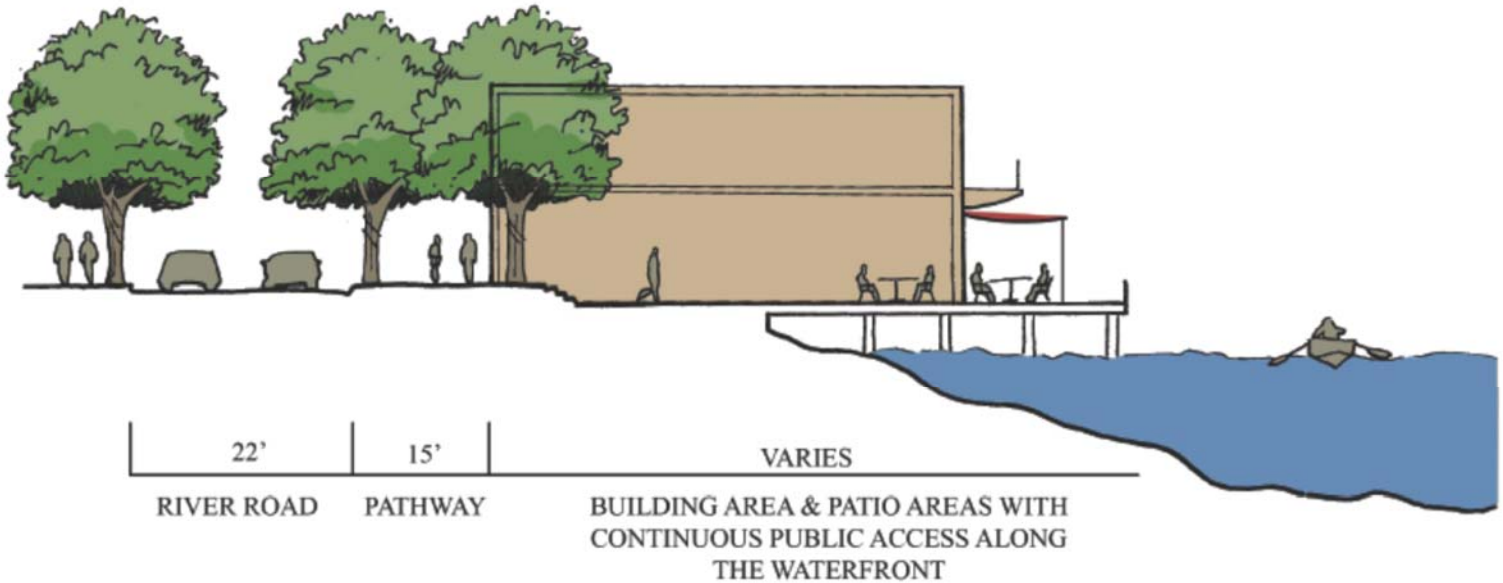
Standards:

- Provide walkway width of 12-18 feet; maximum may be exceeded for civic spaces, parks, and schools
- Provide continuous public access along the Urban Lake.

Guidelines:

- Encourage public plazas/spaces that accommodate community events in appropriate locations, such as the urban lake area.
- Encourage active uses and outdoor vendors.
- Provide intimate and comfortable places for relaxing, fishing, and canoe/kayak access.
- Provide shaded areas to promote activity during hot summers.
- Encourage outdoor dining.
- Integrate stops for water taxi service.

URBAN LAKE AND RIVER CHANNEL - STANDARD SECTION FOR THE RIVER ROAD

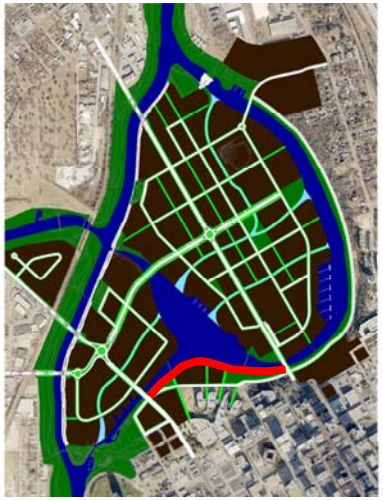


Standards:

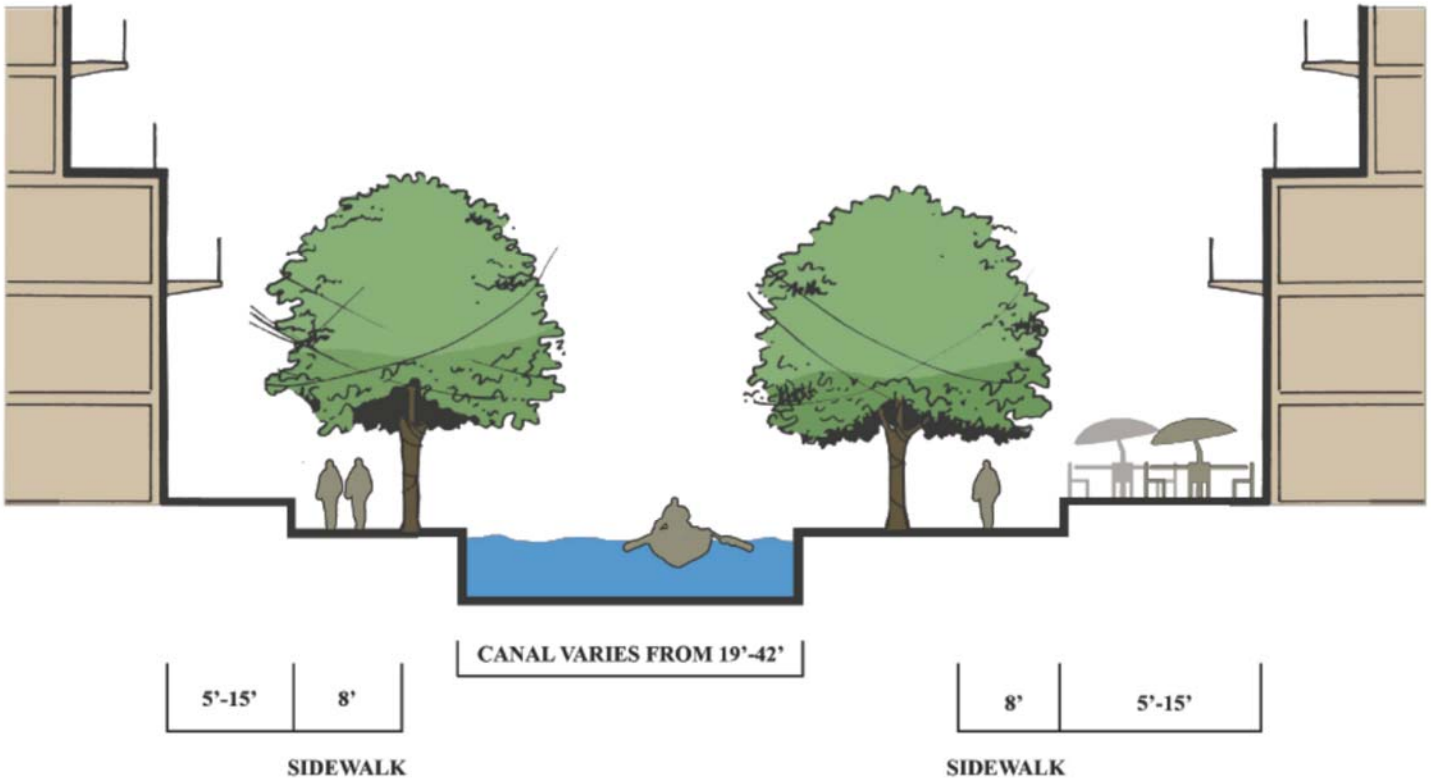
- Provide walkway width of 12-18 feet; maximum may be exceeded for civic spaces, parks, and schools.
- Provide continuous public access along the Urban Lake.
- Street Trees 25 feet

Guidelines:

- Encourage public plazas/spaces that accommodate community events in appropriate locations, such as the urban lake area.
- Encourage active uses and outdoor vendors.
- Provide intimate and comfortable places for relaxing, fishing, and canoe/kayak access.
- Provide shaded areas to promote activity during hot summers.
- Encourage outdoor dining.
- Integrate stops for water taxi service.
- In certain areas, a meandering pathway may be appropriate.



CANALS

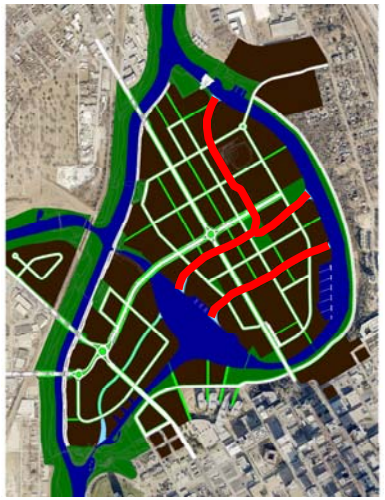


Standards:

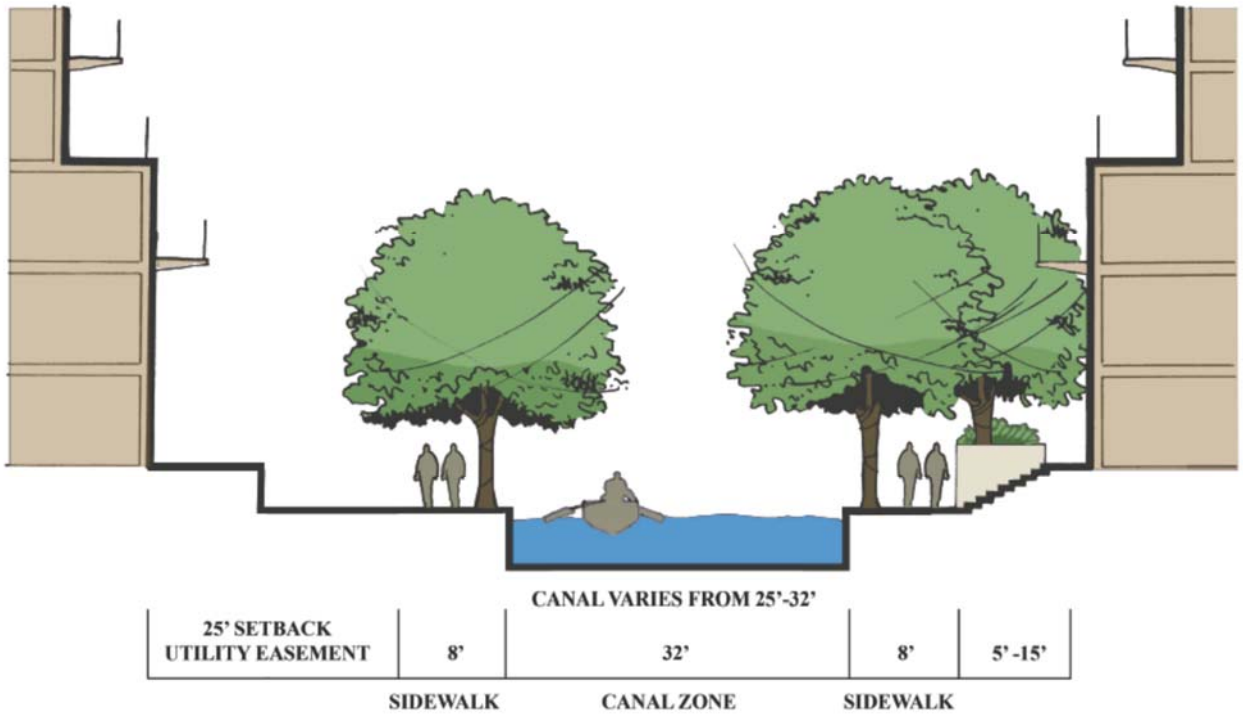
- Provide an 8-foot wide pedestrian area.
- Provide at least 3' of freeboard between the edge of the canal and the finished floor of development, outdoor dining or open space.
- Canals shall vary in width (from 19'- 42') throughout the canal zone depicted above.
- Provide continuous public access along canals, at least on one side.

Guidelines:

- Encourage balconies and other features that provide visual interest and a strong relationship between buildings and canal walkways.



CANAL-CLEAR FORK SOUTH
WITH UTILITY EASEMENT TO THE NORTH

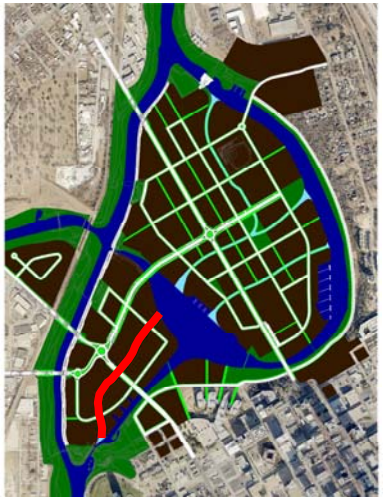


Standards:

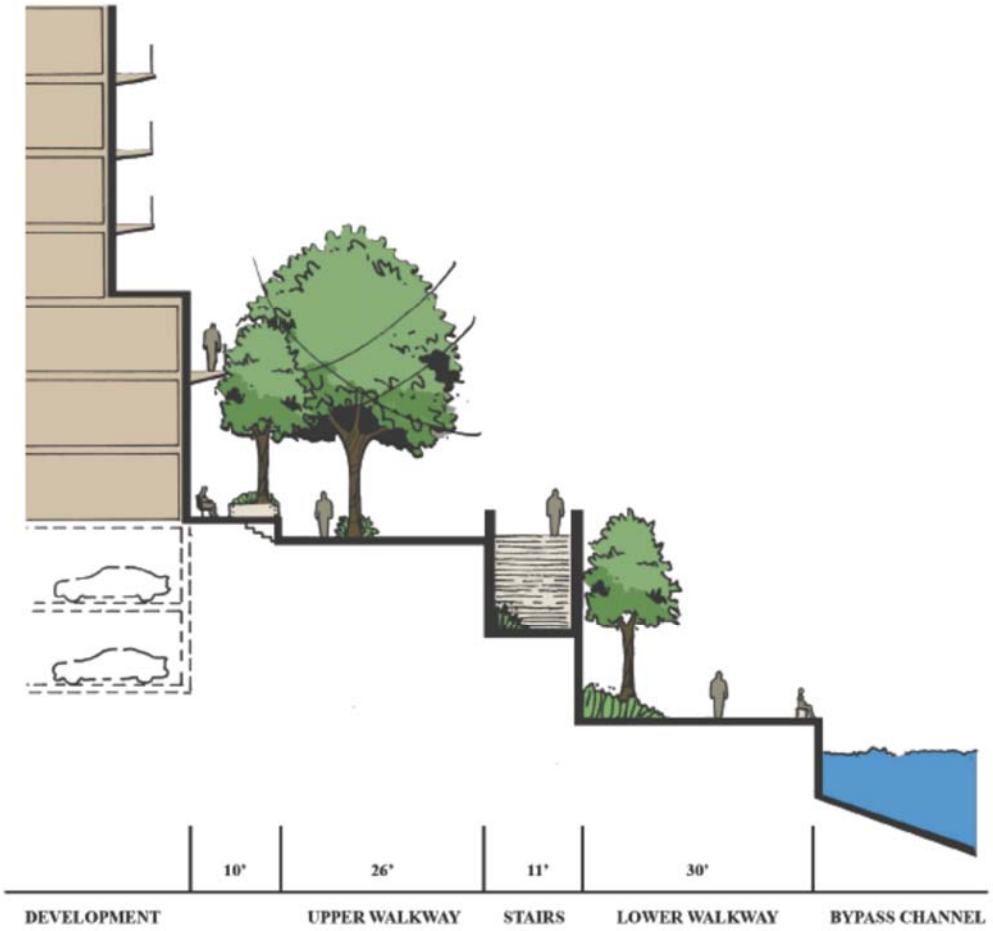
- Provide an 8-foot wide pedestrian area.
- Provide at least 3' of freeboard between the edge of the canal and the finished floor of development, outdoor dining or open space. (see page 23)
- Canals shall vary in width (from 19'- 32') throughout the canal zone depicted above.
- Provide continuous public access along canals, at least on one side.

Guidelines:

- Encourage balconies and other features that provide visual interest and a strong relationship between buildings and canal walkways.

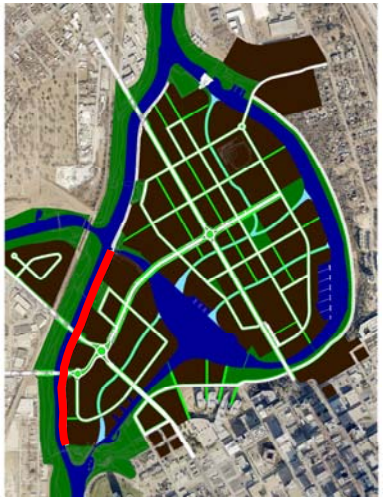


BYPASS CHANNEL– TYPICAL ACCESS SECTION SOUTH OF CENTRAL CONTROL GATE

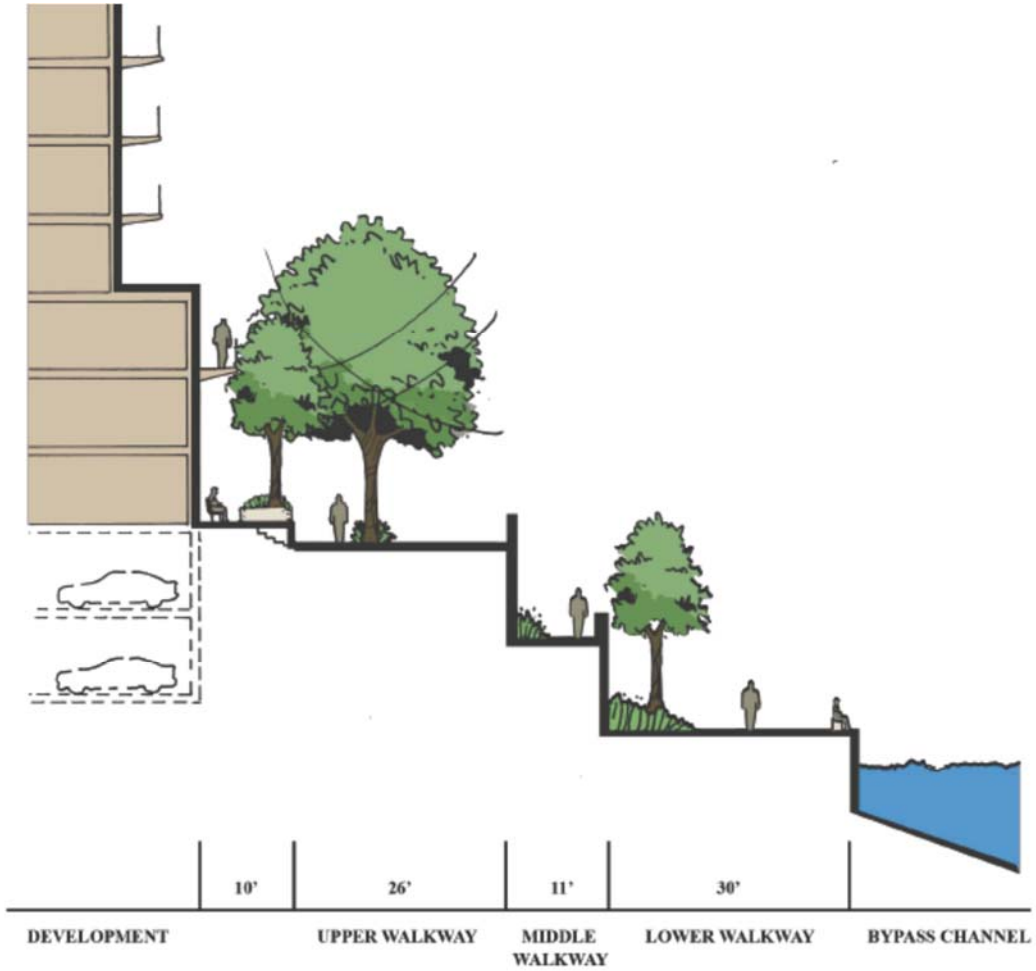


Standards:

- Provide upper walkway according to USACE standards.
- Provide continuous public access along the upper and lower walkways.

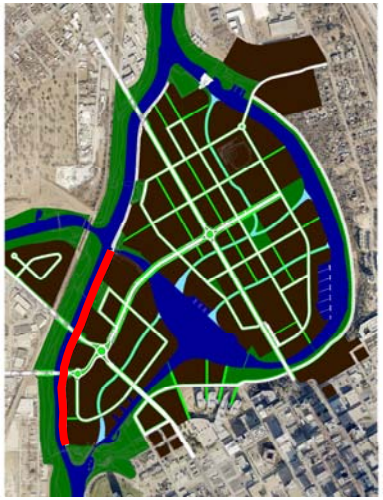


BYPASS CHANNEL– TYPICAL THREE WALKWAY SECTION SOUTH OF CENTRAL CONTROL GATE

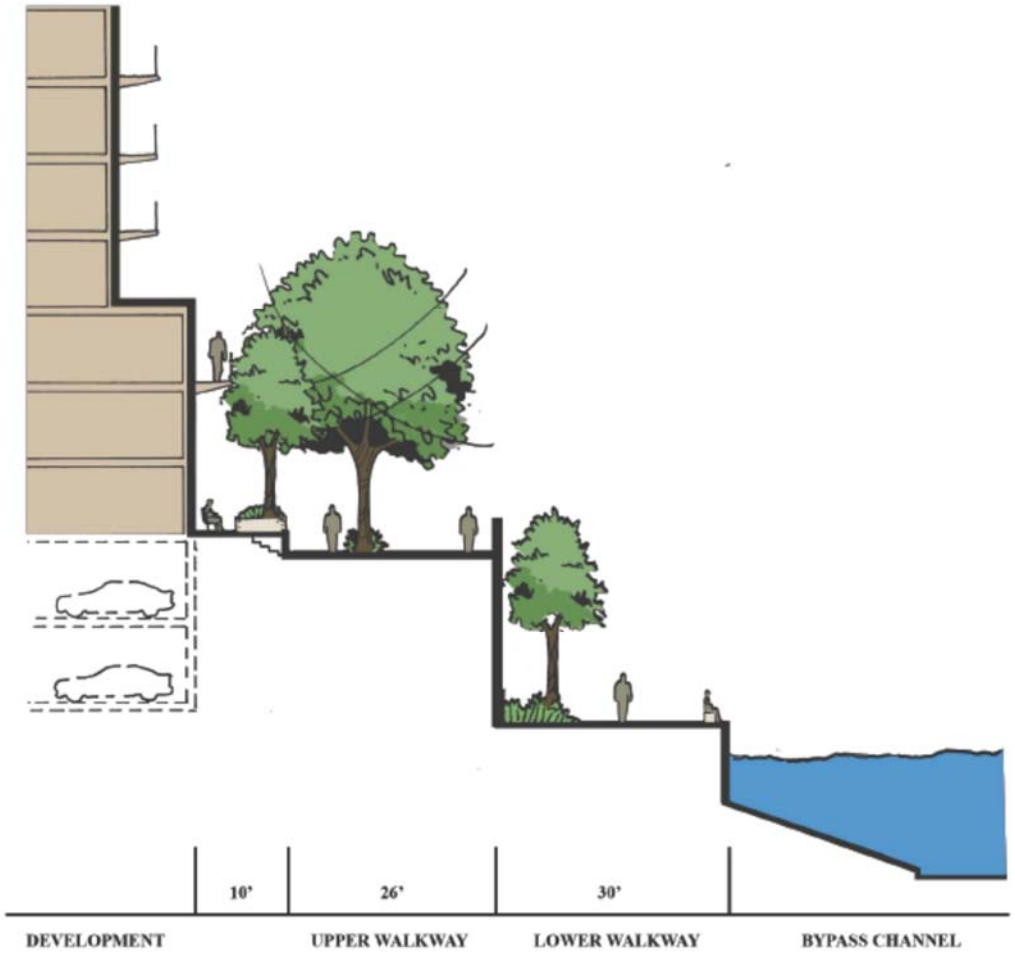


Standards:

- Provide upper walkway according to USACE standards.
- Provide continuous public access along the upper and lower walkways.

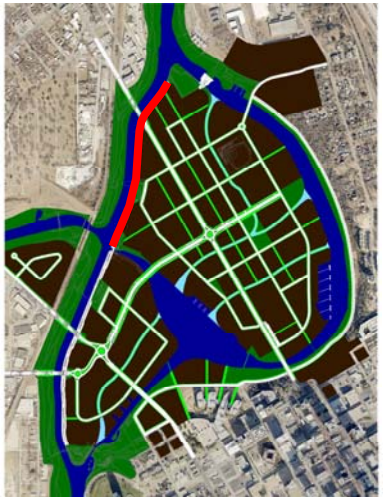


BYPASS CHANNEL– TYPICAL ACCESS SECTION NORTH OF CENTRAL CONTROL GATE

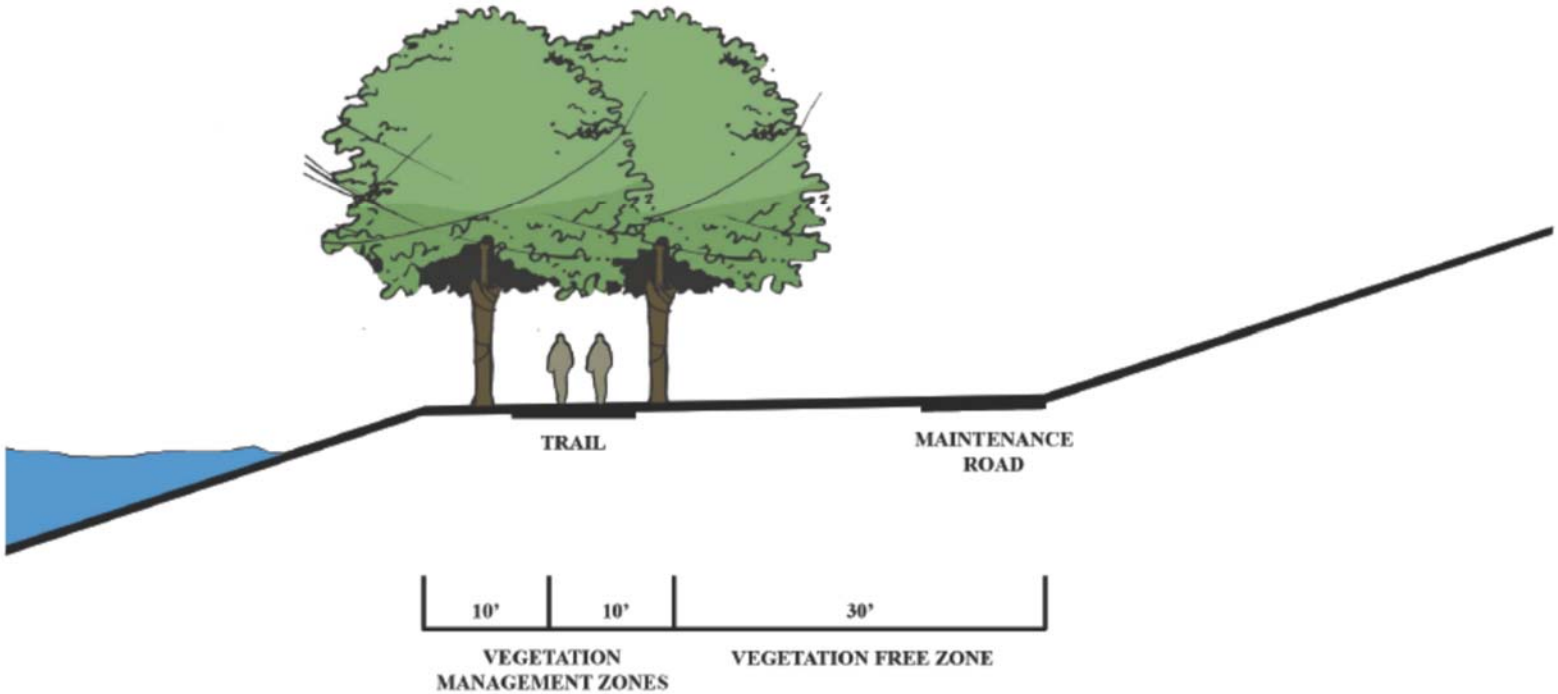


Standards:

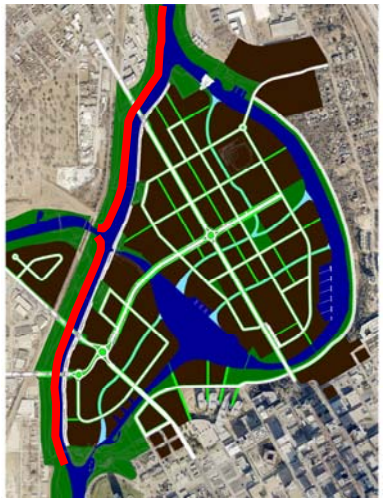
- Provide upper walkway according to USACE standards.
- Provide continuous public access along the upper and lower walkways.



BYPASS CHANNEL– NORTHWEST BANK SECTION



Note:
The northwest bank of the Bypass Channel is often referred to as the "soft side". This side is a earthen sloped levee and will restore a more natural greenbelt condition to the proposed urban area. The northwest side will have a trail that is connected to the existing Trinity Trail greenbelt. This will allow for continuous recreation on the soft side of the Bypass Channel.



PARKS, SCHOOLS AND OPEN SPACE

Intent and Principles

Residents will choose to live in high-density urban environments like Panther Island ~~Trinity Uptown~~ if they have convenient access to a range of usable and appealing public spaces. The Panther Island ~~Trinity Uptown~~ Plan envisions a network of public spaces that includes pocket parks, community parks, schools, and civic gathering places. This section is intended to provide guidance to the development of those various spaces, based on the following principles:

- Connect public spaces to establish an integrated network of parks, plazas, and waterfronts.
- Support the development of pocket parks throughout neighborhoods.
- Design schools and other community facilities so that they are functional throughout the day and
- provide additional spaces for recreation and gatherings.
- Incorporate elements that engage all age groups, including young children and the elderly.

Public Spaces

Knoxville, Tennessee

Vancouver, British Columbia

PARKS, SCHOOLS, AND OPEN SPACE

Standards

- Park Dedication Policy – The City's park dedication policy applies to residential units constructed in Panther Island ~~Trinity Uptown.~~ Park dedication fees may be used to construct canals as envisioned in the Trinity Uptown Plan, among other public spaces.

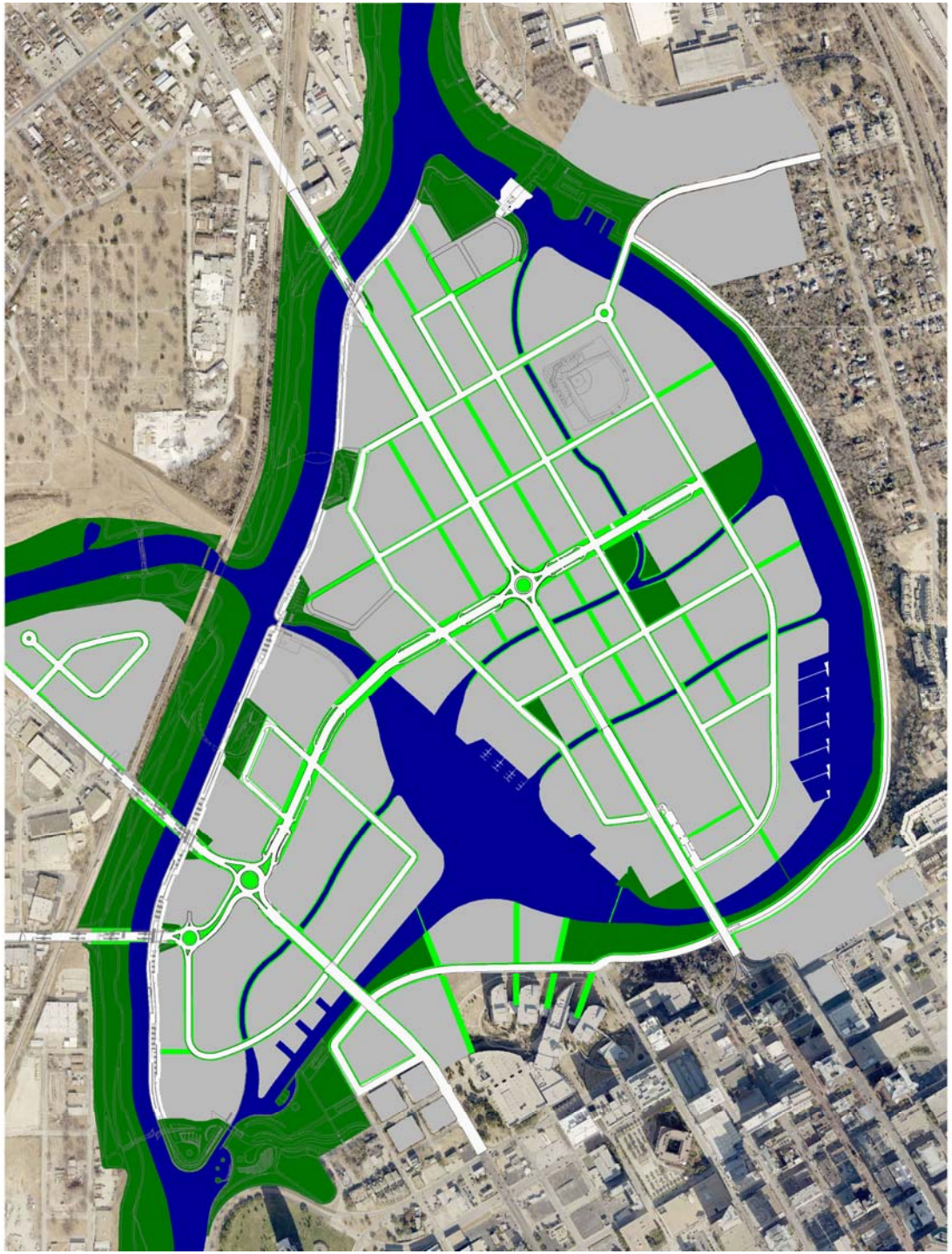
- Plazas – Plazas are urban public spaces that are more formal than parks and have a higher degree of hard surfaces and pedestrian traffic.

- Impervious surface area: Maximum 40 percent.

- Parks – Parks are open spaces that have less hard surface and pedestrian traffic than plazas. Parks typically include both active and passive recreation areas.

- Impervious surface area: Maximum 20 percent.

- Minimum tree canopy coverage 50 percent.



INTENT AND PRINCIPLES

This section includes development standards and guidelines related to the orientation and configuration of buildings and building sites. The form and scale of a building is one of the most important factors in the creation of a viable urban streetscape. The purpose of these standards is to ensure high quality, sustainable development that adapts to changing conditions over time. The following principles provide the basis for the development standards and guidelines.

- Design all sites and buildings, and the lower floors of buildings in particular, so that they promote pedestrian activity and provide an active, continuous, pedestrian-oriented street edge along public sidewalks.
- Design buildings and sites to provide visual variety and enhance Panther Island's ~~Trinity Uptown's~~ overall sense of place.
- Design buildings and sites to enhance the Trinity River's water quality and to promote a sustainable natural environment.
- Ensure that the scale of buildings enhances the public realm, and that adjacent buildings complement the scale of neighboring structures, particularly adjacent historic buildings.
- Build distinctive neighborhoods that create local identity.
- Regulate building heights and orientation so as to protect and enhance views to and from established landmarks, natural features, and skylines.
- Ensure that civic buildings are of exceptional design quality; and locate civic buildings at prominent sites, such as the terminus of an important axis, where possible.
- Design buildings that reflect the time in which the structures are built, respecting the development context and our local history.
- Choosing durable exterior building materials is an important part of shaping a coherent urban form. In addition to visual attractiveness, exterior building materials serve as the primary form of protection of the interior space of a building.
- Encourage the use of durable, attractive materials that promote sustainability and the reuse of buildings.
- Ensure that building facades visible from public spaces contribute to an attractive streetscape and skyline.
- Locate surface parking, individual garages, and large parking garages to reduce their visual impact.
- Design and orient buildings on North Main Street to support the street's role as Panther Island's ~~Trinity Uptown~~ s pedestrian-oriented commercial district.

Build-To Range and Setback Standards

- Front Build-To Range: 80 percent of each building façade fronting a public walkway must be located within 10 feet of the property line.
- Waterfront Build-To-Range: 5 feet minimum; 15 feet maximum along at least 80 percent of the façade.
- Side Setback: 0 feet minimum; 10 feet maximum.
- Rear Setback: 5 feet minimum
- Corner Buildings: Building footprints at arterial intersections (e.g.. North Main, White Settlement, and Henderson – streets with at least four moving lanes) shall be chamfered at corners to provide visibility. A 10' x 10' corner triangle measured from the property line and clear of visibility obstructions shall be provided.

Pedestrian Connectivity and View Corridors

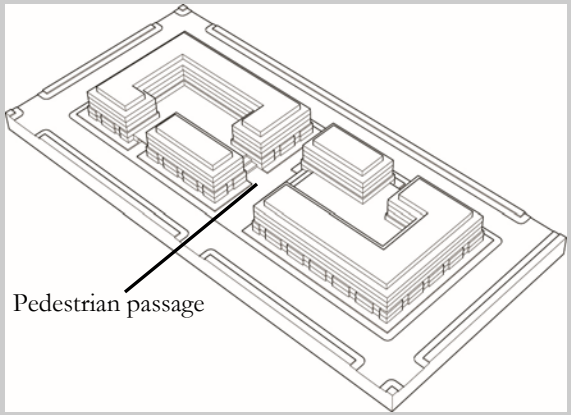
Pedestrian Passage Standards

- No block shall have more than 400 feet of street frontage without a pedestrian passage. If the UDC determines that the block is being developed in a piecemeal fashion over time by multiple property owners, and that the provision of a pedestrian passage is impractical because it places an undue burden on a single property owner, then the UDC may waive this requirement.
- Width: Minimum of 20 feet. A smaller passage may be approved on two conditions:
  - If the developer has more than one passage per block and,
  - If the buildings framing the passage is not higher than 3 floors.
- Shall be publicly accessible through a public use easement.
- Shall extend through the full block to provide connections to adjacent streets.

View Corridor Standards

- View corridors shall be 50' wide and may also serve as major utility corridors.
- View corridors shall act as green pedestrian corridors.
- Shall be publicly accessible through a public use easement.

Pedestrian Passages and View Corridors Guidelines



Pedestrian Passage Guidelines

- Pedestrian passages should be attractive, safe and inviting to encourage use.
- Outdoor dining is encouraged.
- Secondary storefront entrances are encouraged.

View Corridor Guidelines

- View corridors should be attractive, safe and inviting to encourage use.
- Outdoor dining is encouraged with in view corridors.

Sky Bridges and Other Structures Over Streets
Sky bridges over streets, canals, and pedestrian passages, are prohibited unless the design is considered exceptional. The UDC will review all requests for sky bridges.
All other structures are allowed over streets, canals and pedestrian passages with the exception of those that block a view corridor.

Parking Standards

- Parking Garages –Garages shall be located underground or at the interior of a block. The UDC may approve a street facing garage with the following conditions:
    - Buildings shall not have exposed structured parking at the ground floor level.
    - A parking structure facade that faces a public street shall be designed to incorporate contextual architectural elements that complement adjacent buildings or buildings in the area.
    - Parking structure openings shall not exceed 50 percent of the total ground floor façade.

- Surface Parking Lots – Surface parking lots shall be located at the interior of a block, i.e. behind the buildings. Surface parking lots shall not be located adjacent to streets. If the UDC allows a non-interior block parking lot, the tree canopy coverage shall be 40%.

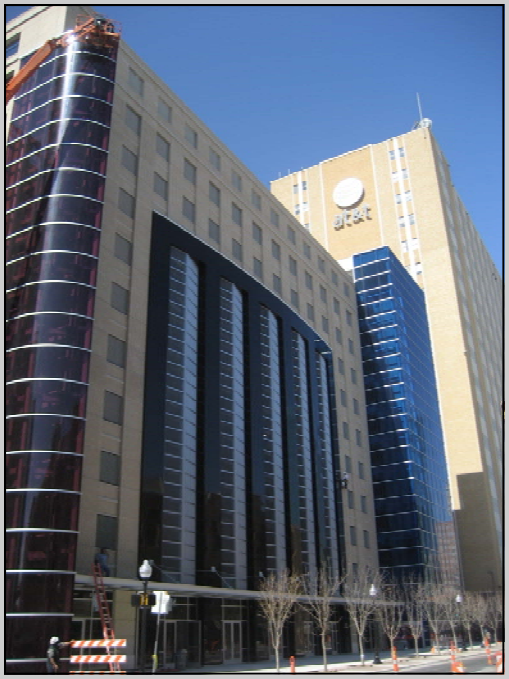
- Surface Parking Screening– If the UDC allows a surface parking lot that fronts a public street, the lot shall be separated from the sidewalk by a screen with a minimum height of 4 feet.

- Waterfront Parking – Parking lots and above grade garages shall not face waterfronts.

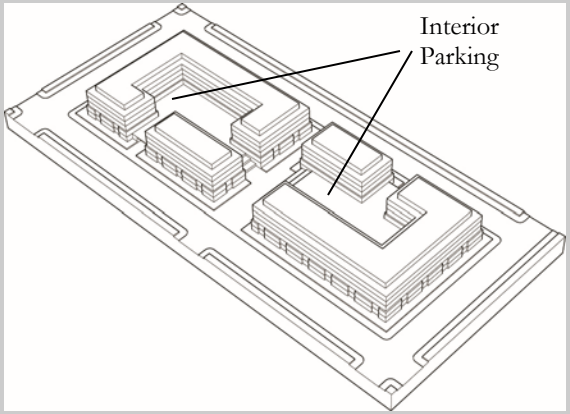
Off-Street Parking

- There is no off-street parking requirement in the Panther Island ~~Trinity Uptown~~ District.
- Shared, structured parking facilities are strongly encouraged.

Parking



Street facing parking garage that meets UDC conditions



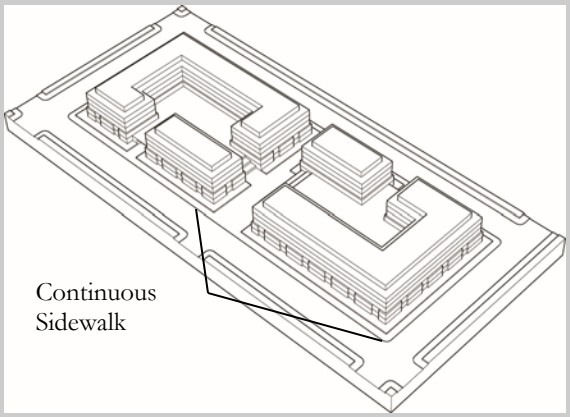
Curb Cuts: Vehicular Driveway and Parking Garage Entrance Standards

- Appropriate Streets – Vehicular driveways and parking garage entrances shall be located along collectors and local streets, and shall be limited to one every 75 feet on arterials (except North Main Street) and one every 50 feet along collectors; driveways and garage entrances shall not be located along North Main Street to support safe pedestrian circulation along North Main Street sidewalks.
- Spacing – Vehicular driveways and parking garage entrances shall be no closer than 50 feet on collectors.
- Passenger Drop-Off Areas
    - On-Street: On-street drop-off areas support a pedestrian-oriented environment. The UDC may approve on-street passenger drop-off areas.
    - Off-Street: The UDC may approve off-street drop-off areas as exceptions if they meet the following provisions:
        - A continuous sidewalk shall be provided adjacent to the street.

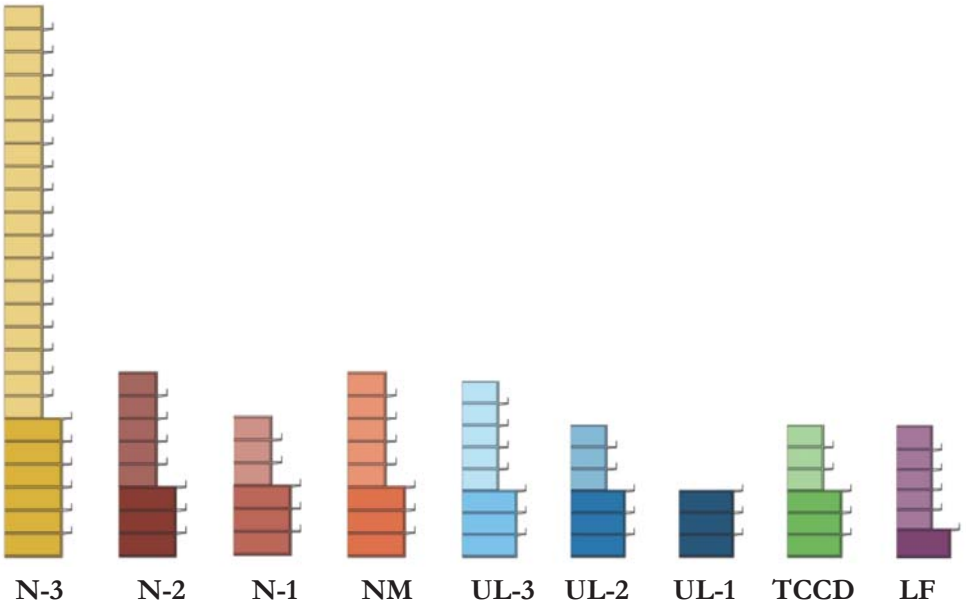
Security Fence and Gate Standards

- Perimeter fencing prohibited – Conventional gated complexes with perimeter fencing along public streets or waterfronts are prohibited. Specifically, exterior security fences and gates that are located along public streets, along private streets or walkways that are publicly accessible through a public use easement, or along publicly accessible open space shall not extend beyond building facades; i.e., these fences shall not be located in the area between building facades and the property line.
- Privacy fences for residential units, cafe's, bar's and restaurants- A fence or railing not exceeding 4 feet in height may extend beyond residential building façades if the fence encloses a private patio or yard.
- Security gates/fences for driveway and lot entrances – a fence or railing not exceeding 6 feet in height may be used on driveways and lot entrances if flush with facade.

Sidewalks and Fencing



Privacy fence for residential units



Minimum and Maximum Heights by Development Zone

Development Zone	Maximum Height	Minimum Height
Neighborhood Zone One (N-1)	72 Feet	5 ~~3~~ Floors
Neighborhood Zone Two (N-2)	96 Feet	5 ~~3~~ Floors
Neighborhood Zone Three (N-3)	288 Feet	6 Floors
North Main (NM)	96 Feet	5 ~~3~~ Floors
Urban Lake Zone One (UL-1)	36 Feet	2 Floors
Urban Lake Zone Two (UL-2)	72 Feet	5 ~~3~~ Floors
Urban Lake Zone Three (UL-3)	96 Feet	5 ~~3~~ Floors
Tarrant County College Zone (TCCD)	72 Feet	5 ~~3~~ Floors
LaGrave Field Zone (LF)	72 Feet	5 Floors ~~16 Feet~~

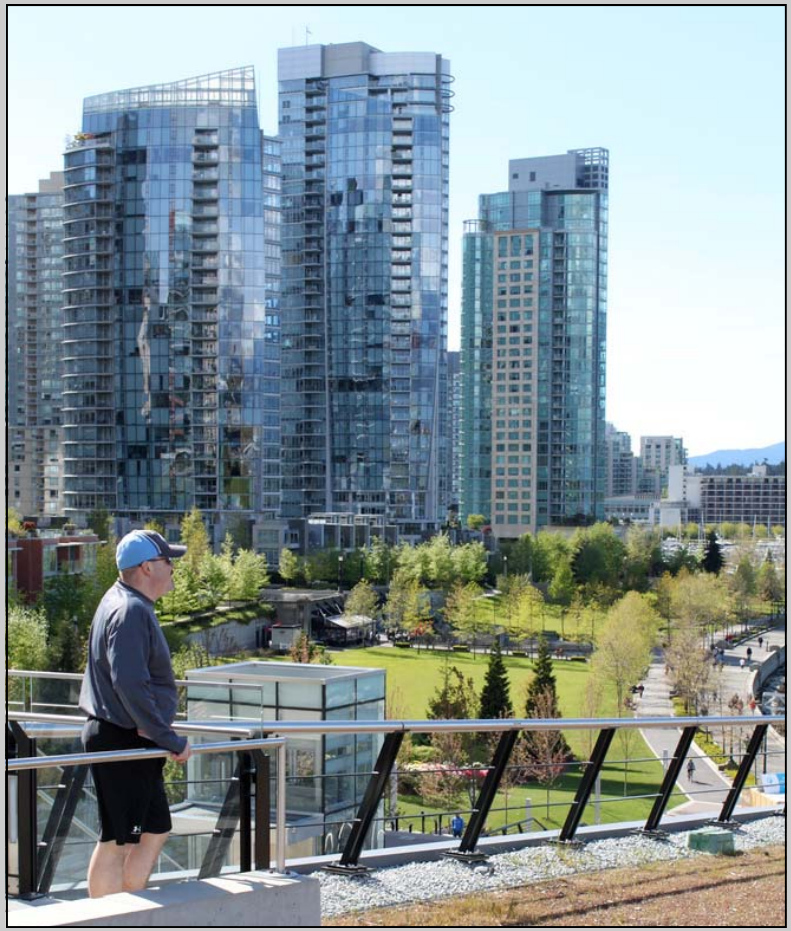
Floor Height Standards

- Ground Floors of Nonresidential Buildings – Minimum 12 feet, measured floor-to-floor. Parking structures not located along local, collector, or arterial streets are exempt from this standard.
- Ground Floors of Residential Buildings – Minimum 8 feet, measured floor-to-ceiling
- Upper Floors, All Buildings – Minimum 8 feet, measured floor-to-ceiling. Parking structures may have a floor-to-floor height of less than 10 feet on all floors above the ground level.

Tower Standards

- Massing – Towers shall have a maximum floor area of 16,000 square feet above 96'.
- Orientation – The narrow side of a tower shall face the water-front.

Vancouver, British Columbia



Vancouver provided much inspiration for Panther Island ~~Trinity Uptown.~~ The tower zones allow increased density that is intended to increase the number of residents needed to support a vibrant urban atmosphere

Standards for Building Presentation to Streets and Water Frontage

- Parallel Frontages – Building facades shall be built parallel to the street/ water frontage, except for chamfered corners.
- Ground Floor Residential Frontages – Ground floor residential uses shall provide a clear delineation between public and private space through the use of a patio, landscaped yard, or raised stoop. Such delineation shall not conflict with any pertinent accessibility requirements.

Awnings, Galleries, Arcades, and Balconies

- Guideline for Awnings, Galleries, and Arcades – Awnings, galleries, or arcades are encouraged for all ground floor commercial uses so as to provide pedestrian protection and visual interest.
- Gallery and Arcade Width Standard – Galleries and arcades shall be a minimum of 6 feet in width..
- Balcony Guideline – Balconies are encouraged, particularly on waterfront buildings, and should be designed as an integral part of the building and should not appear to have been tacked on to the exterior.

Pedestrian Entrance Standards

- The main entrance of a building shall be from a public sidewalk or plaza that is publicly accessible through a public use easement.
- Primary entrances to corner buildings shall be located at the corner.
- Primary entrances shall be both architecturally and functionally designed to convey their prominence on the fronting façade.
- Entrances facing a public way shall incorporate arcades, roofs, porches, alcoves or awnings that protect pedestrians from the sun and rain.
- Individual Retail Entrances – Each retail use with exterior, street- oriented exposure shall have an individual public entry from the street.
- Townhouses and other similar street level dwelling units within multi-unit structures shall have individual street-oriented entries for each unit.

Activating the Street

Residential Units

Awnings

Windows and Openings

Standards:

- Ground Floor Transparency for Nonresidential Uses – All ground floor non-residential uses must provide a minimum of 40 percent of the ground floor façade as clear windows or doors.
- Upper Floor Glazing, All Buildings – Minimum 25 percent.
- Tinting of Windows – Tinting of windows shall be in accordance with the City of Fort Worth Energy Code; mirrored glass, however, is listed as an inappropriate. Innovative architectural strategies to provide shading are encouraged.

Guideline:

- Ground floor restaurants, bars, and retail are encouraged to have windows and doors that can be opened to provide direct access to the sidewalk or public space.

Façade Variation Standards

The standards below apply to facades visible from a publicly accessible street or open space.

- Structural Elements and Wall Plane Variation – Each new building shall, at a minimum, incorporate:
- Expression of building structural elements such as:
  - Floors (banding, belt courses, etc.)
  - Vertical support (columns, pilasters, piers, quoins, etc.)
  - Foundation (watertables, rustication, etc.)
  - Variation in wall plane through the use of projecting and recessed elements
  - Changes in material or material pattern
- Lower Level Delineation for Nonresidential or Mixed-Use Buildings– Facades oriented to a publicly accessible street or open space shall include clear delineation between the first or second level and the upper levels with a cornice, canopy, balcony, arcade, or other architectural feature.
- Architectural Variety in Large Projects – Each sequential block of new construction shall contain unique building facades so as to encourage architectural variety within large projects.

Activating the Street

Ground Floor Transparency

Façade Variation

Roof Guidelines

- Parapet roofs or low-sloped roofs are encouraged.
- Pitched roofs with slopes greater than 6:12 are strongly discouraged.
- Green roofs are strongly encouraged.
- Utilizing rooftops for restaurants, bars, gardens, etc. is highly encouraged.

Mechanical Equipment Standards

- Exhaust/venting, trash containers, and noise-generating mechanical systems shall not be placed adjacent to the walkway in a manner that diminishes the comfort of pedestrians.

  Exception for existing structures:

  - The applicant can clearly demonstrate to the UDC that it is physically impossible or not economically feasible based on the original design of the building.
- Ventilation devices shall not be located in the pedestrian zone

  Exception:

  - The applicant can clearly demonstrate that it is a prior condition based on existing infrastructure.

Screening Standards

- Mechanical Equipment and Dumpsters – Mechanical elements and dumpsters, whether located on the ground or rooftop, shall be screened from public view.

Electrical Equipment and Overhead Utility Standards

- Electrical Equipment – Local electrical lines and other equipment, such as tree light and irrigation control boxes, shall be located underground.

Screening

Both photographs represent creative ways to screen utilitarian requirements in any city such as power substations

Building Material Standards

Notes: The list of appropriate materials will evolve as technology changes. The use of materials that are equally or more effective in supporting the building principles is encouraged. Such materials should be submitted for review by City staff and the Urban Design Commission. Appropriate materials may be added to the list in the future. The standards in this section apply to facades visible from streets, waterfronts, parks, pedestrian passages, and all other public spaces.

Primary Building Materials

- Metal Panels- individual or curtain wall systems
- Glass Curtain wall system
- Concrete - finish should be to an architectural level
- Stone, or stone veneer with cavity wall construction
- Brick
- Terra Cotta Tile – Ceramic Veneer or Architectural
- Stucco

Secondary Materials

- Stucco
- Metal
- Concrete -pre-cast or unfinished exposed
- Tile – porcelain, ceramic or clay
- Terra Cotta Tile– Ceramic Veneer or Architectural

Limited Accent and Trim Materials

- Metal - galvanized, painted, or ornamental
- Tile (porcelain or ceramic)
- Terra Cotta Tile– Ceramic Veneer or Architectural
- Wood
- Pre-cast masonry (trim and cornice only)
- EIFS (Exterior insulation and finish system)
- Concrete Fiber Siding

Inappropriate Materials

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

Building Materials

The Bellagio Hotel and Casino in Las Vegas has an EIFS skin or exterior cladding. This material works well in cities with extremely dry climates. For disposable structures, structures not intended to last for more than 50 years, EIFS is a good cost saving measure.

The Trinity Uptown Citizens Advisory Committee expressed a clear desire to ensure quality development by requiring the materials listed in this section.

Public Building Standards and Guidelines

Parking

- Parking shall be located behind or under a public building so that the building can maintain a significant presence on the street or other public space.

  Guidelines:
  - Campus developments should explore, in their phasing plans, opportunities to remove surface parking in later phases.
  - Encourage shared parking with private users.

Compatibility

- All public buildings shall respect the massing, setbacks, and heights of neighboring buildings.

Civic Architecture

- The architecture shall convey the public nature of the building through the use of materials, architectural ornament, façade detailing, and lighting.
- Each case will be reviewed by the UDC.

Historic Building Guidelines

Adaptive Reuse

- Developers should seek local historic designation for historically significant buildings, and should adaptively incorporate those buildings into redevelopment plans.

Outdoor Music

- Outdoor music must end by 12:00 a.m. (midnight).

Public and Civic Buildings

Public and Civic Buildings are often some of the most important buildings in a city. The citing of these buildings are important and often do not meet the standards established by zoning and design regulations.

Public Space Furnishings

INTENT AND PRINCIPLES

An attractive, high-quality, comfortable public realm will be one of the most important elements in Panther Island ~~Trinity Uptown~~ success. The public walkways along streets and waterfronts will be the spaces most often experienced by residents, workers, and visitors. In addition to attractive design, long term maintenance considerations are important in ensuring that these walkways remain inviting. The standards and guidelines in this section are intended to provide basic guidance for furnishing the streetscape while allowing creativity and flexibility. The following principles serve as the basis for the standards and guidelines.

- Incorporate areas of shade and develop a variety of walkways that provide diverse experiences.
- Select furniture and fixtures for user comfort, ease of maintenance, sustainability, and aesthetic quality.
- Design furnishings that reflect the time in which the structures are built, respecting the developments context and our local history.
- Promote movable furniture to provide seasonal flexibility and informal gathering opportunities.
- Select construction materials and fixtures that are practical for long-term maintenance, replacement, and sustainability.
- Select lighting systems that respect the neighborhood environment of most of the ~~Uptown~~ area.

Elements of a Streetscape

The make up of streetscape can vary from street to street in any city. Typically, streetlights, trees, trash cans, and transit shelters are located a foot or two behind the curb. Sidewalk dining and seating is usually located next to the building with a clear walking zone in the middle.

Elements of a Streetscape

Frontage Zone

The Frontage Zone is located immediately adjacent to buildings, walls, fences, or property lines fronting a street or public space. This zone typically includes the following:

- Landscaping
- Awnings and news racks
- Benches
- Outdoor café seating

Pedestrian Way

The Pedestrian Way serves as the area dedicated to walking and shall be kept clear of all fixtures and obstructions. The clearance provided in the Pedestrian Way should generally be straight for the convenience of all pedestrians, but especially for the sight-impaired and those using a wheelchair. This zone is located between the Frontage Zone and the Furnishing Zone. The standard widths for the Pedestrian Way shall be a minimum of 7 feet. Where sufficient right-of-way and/or public access easement exists, the Pedestrian Way shall be greater in width.

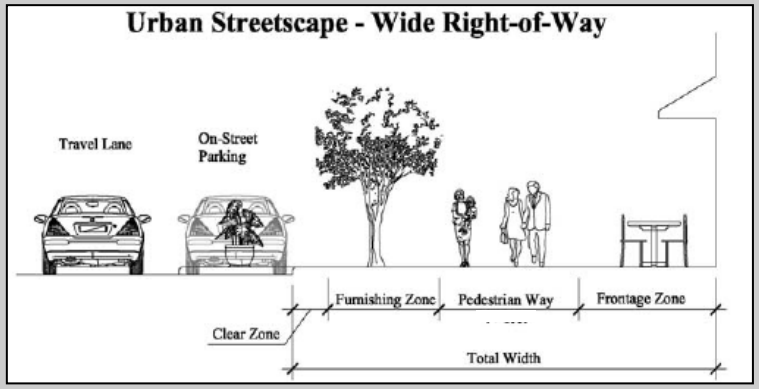
Furnishing Zone

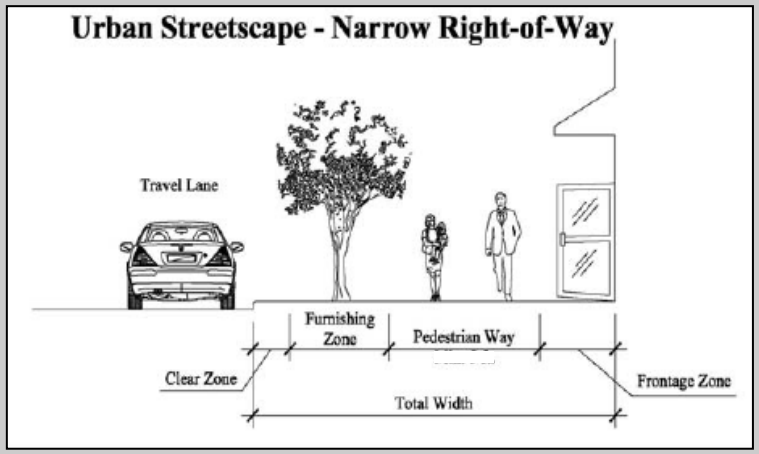
The Furnishing Zone lies between the Pedestrian Way and the Clear Zone. This zone includes the following:

- Street trees and utility poles
- Parking and transit signage
- Bike and news racks
- Benches
- Transit shelters
- Waste receptacles
- Outdoor seating depending on sidewalk width

Clear Zone

The Clear Zone separates the Furnishing Zone from the street. The Clear Zone includes the width of the curb and may contain extra space for the unloading of passengers or freight. The minimum width of the Clear Zone is 18 inches. The width should increase to at least 3 feet where pedestrians or freight loading is expected and may conflict with obstacles in the Furnishing Zone.





Walkway Furnishing Objectives

- Focus pedestrian circulation at the street level.
- Use sidewalks and streets as a linear park system.

Streetscape Furnishings Standards

- Permanent elements shall not be located in the Pedestrian Way.
- Benches shall be compatible with other benches along a block face.
- Benches shall be constructed of durable material.
- Other streetscape furnishings such as bike racks, trash cans, and other movable objects shall be compatible with existing furnishing along the block.

Sidewalks in Downtown Fort Worth have different widths.

Distinctive Streetscape Features

The Pedestrian Way serves as the area dedicated to walking and shall be kept clear of all fixtures and obstructions.

Walkway Landscaping Intent
Increase the quality of life for business owners, residents, and visitors in Panther Island ~~Trinity Uptown~~.

Walkway Landscaping Objectives

- Provide shade and a sense of enclosure through the addition of more trees.
- Increase comfort for pedestrians.
- Visually enhance stark walls through the use of plant material.
- Create a linear park system.

Street Trees Standards
Note: Ideally, all trees should be planted between November and February.

- Street trees shall be located in the Furnishing Zone next to the street (within 2 to 3 feet of the curb.
  Exception
  - On sidewalks greater than 18 feet, a double row of trees is allowed.
- Street trees shall be deciduous in order to provide shade in the summer and light in the winter.
- Irrigation shall be provided to ensure the life of the tree.
- Tree limbs shall be pruned to a clearance height of 7 feet.
- Trees shall be selected to fit the size and scale of the setting.
- Trees shall be a minimum of 3-inch caliper.
- Planting distance shall be a maximum of 25 feet.
  Exceptions:
  - Curb cuts
  - Fire hydrants
  - Fixed infrastructure elements
  - Primary building entrances
- Trees shall be planted flush with the sidewalk surface using the following:
  Tree grates
  - Tree grates shall be adjustable to allow for tree growth and shall be securely attached.
  - Tree grate openings shall not exceed 3/8 inch.

  In areas with narrow sidewalks, suspended paver grates that allow for the placement of pavers directly over the tree planting area.
  Exceptions:
  - If infrastructure prevents the use of at grade planting, a raised planter may be used or,
  - If crushed stone is justified as being the best design solution.
  - Other techniques will be considered on a case by case basis.

Tree Guidelines

Tree Guidelines

- Trees larger than the minimum caliper requirements are encouraged.
- When locating trees, take into account view corridors.
- When planting an alley or double row of trees, the trees should be staggered to allow room for a more complete canopy. If the staggering of trees is in conflict with the architecture of a new building, then consideration should be given to other tree planting arrangements.
- A second row of trees within the build-to-range is encouraged if buildings are sufficiently set back.
- To encourage maximum street tree growth and longevity, a 4 X 4 foot planting area is encouraged

Landscape Standards and Guidelines

Standards

- Developments that are set back from the building line shall incorporate landscaping such as bushes, flowers, and other plantings.
- Durability of materials at street level are important.
- Therefore, pots and planters shall be of 50% clay, concrete, ceramic, resin, or masonry materials.
- Potted plants shall be compatible in scale and design with the immediate surrounding area.
- Pots shall be located in the Furnishing or Frontage Zones and shall not interfere with the pedestrian way.

Guideline

- Climbing vines should be considered to add texture and form to large blank walls.

Street trees are those planted adjacent to the streets in the sidewalk Furnishing Zone.

Medium (M) and Large (L)

Shumard Oak (L)	Texas Red Oak (L)
Alee Elm (L)	Monterrey Oak (L)
Cedar Elm (L)	Dawn Redwood (L)
Ginkgo (male) (M)	Lacebark Elm (L)
Burr Oak (L)	Big Tooth Maple (M)
Caddo Maple (M)	Chinquapin Oak (L)
Durand Oak (L)	Trident Maple (L)

APPROVED TREE LIST
(Approved for all uses other than street trees)

Large Species

Eastern Red Cedar	Pecan
Western Soapberry	Bald Cypress
Pond Cypress	Live Oak (Quercus virginiana)
Escarpment Live Oak	High Rise Live Oak

Medium Species

Goldenrain tree	Redbud
Red Maple	Texas Ash

Small Species

Crepe Myrtle	Desert Willow

Distinctive Streetscape Features

Street trees (above) help Downtown function as a linear park system. Additional plant material (below) can soften and cool an urban setting during warm months.

Lighting Standards

- Each street shall have pedestrian lights within the sidewalk's furnishing or planting zone.
- Pedestrian lights shall be spaced a maximum of 50 feet apart.
- Pedestrian lights shall be made of steel, aluminum, or any other material that is proven to be equally durable, cost effective, and easy to maintain.
- Pedestrian light poles shall provide easy serviceability, maintenance, and replacement.
- Light source height shall not exceed 16 feet above grade.

Bollard Standards

- Concealed mounting.
- 24" to 30" in height.
- Compatible with other streetscape features.
- Removable bollards shall be provided where necessary for emergency/ service functions

Paving Material Standards~~—Sidewalks and~~ Public Spaces

- Paving materials shall be easy to maintain, attractive, and sustainable.
- Paving materials shall not detract from the primary purpose of any public space.

  Appropriate materials:

  - ~~Concrete.~~
  - Pervious pavement
  - Crushed stone meeting ADA requirements.
  - Masonry pavers over concrete base.
  - Composite decking
  - Any other similarly durable materials that meet the paving standards

Paving Material Standards—Sidewalks

- Yankee Hill "Panther Island Red" Light Duty Clay Paver 8 x 4 x 2-1/4 will be used in areas where vehicular access/ traffic is not allowed.

- Yankee Hill "Panther Island Red" Heavy Duty Clay Paver 8 x 4 x 2-5/8 will be used on are where vehicular access/ traffic is allowed.

Lighting Guidelines

Lighting Guidelines

- Continuity of lighting style throughout a neighborhood is encouraged.
- Down-lighting and indirect lighting of trees, art, and buildings is encouraged. Up-lighting is discouraged except in very unique circumstances. Light pollution is discouraged, especially in residential areas.
- Energy efficient lighting is strongly encouraged.
- Lighting should be incorporated into the design of buildings and other components of the built environment.
- Lighting designers should consider utilizing automatic control systems to turn off nonessential lights late at night.
- Full cut-off fixtures, mounting heights, and shielding should be utilized to effectively control glare and light trespass.

Transit and Water Taxi Shelter Standards

- Minimum setback from curb: 3 feet
- Transit shelters shall be located in areas of high levels of pedestrian activity, but shall not impede pedestrian traffic.
- Transit shelters shall provide comfortable seating and shall not use the standard, stand-alone advertising benches seen at many bus stops .
- Each shelter shall provide sufficient space for wheelchair circulation and bus access.

Transit Shelter Guidelines

- Where feasible, other streetscape elements shall be incorporated into the shelter design, such as water fountains, newspaper boxes, trash bins, and/or signage.
- Transit shelters should reflect design excellence and should be designed as more than simple utilitarian fixtures. Creative, unique, and timeless designs that complement other streetscape furnishings are encouraged.
- Transit shelters should be constructed of durable, attractive, and sustainable materials that are easy to maintain.

Water Taxi Shelter Guideline:

- Water taxi stops should be architecturally integrated with waterfront walkways.

Public Art Guidelines

- Developers are encouraged to integrate art into the design process for buildings and adjoining waterfront features.
- Public agencies are encouraged to integrate art in the design of all publicly visible infrastructure, including flood control structures, retaining walls and public spaces.
- The Fort Worth Art Commission may assist with identifying appropriate artists and/or advise on selection processes for projects. However for projects that include City of Fort Worth participation, Fort Worth Arts Commission shall assist in the identification and selection of artists and design for such projects.

Water Taxis Public Art

Conceptual water taxi stop

Ghost Ballet. **Riverfront Park Nashville, Tennessee.**

Awnings Guidelines

- Awnings for primary entrances are encouraged with the following exceptions:

  Exceptions:

  - On buildings that incorporate an arcade into the architecture.
  - On buildings that provide a recessed entrance.
  - Where the awning or cover may interfere with vehicular and loading entrances for the building.
  - When the health and safety of the public is jeopardized.
  - Where it may interfere with architectural style and integrity of the structure or obscure architectural details on the façade.

Distinctive Streetscape Features

Awnings/canopies can announce primary Entrances.

Land Use

PANTHER ISLAND ~~TRINITY UPTOWN~~ LAND USE

Intent and Principles

The intent of the land use section is to provide clear guidance on permitted land uses in the Panther Island ~~Trinity Uptown~~ District. As emphasized in the first section, the regulatory focus in Panther Island ~~Trinity Uptown~~ is on building form, with land use regulation secondary so as to promote a mixed-use environment where buildings are designed to adapt to changes in use over time. While Panther Island ~~Trinity Uptown~~ land use regulations provide greater flexibility than most zoning districts, special conditions apply in the neighborhood zones, which should be predominantly residential in character. The land use classifications have been simplified and are intended to provide additional flexibility to developers. The principles below should guide Panther Island ~~Trinity Uptown~~ land uses.

- Promote a mix of uses that provide daily services to residents within a ¼ mile walking distance.
- Encourage high-density residential and locally-owned neighborhood retail uses in neighborhood zones.
- Support North Main Street as Panther Island ~~Trinity Uptown~~ commercial district, and encourage a mix of national and locally-owned retail and commercial uses along North Main Street.
- Encourage memorable waterfront restaurants and civic destinations.
- Provide a center for educational and related uses in the Tarrant County College Zone.

SPECIAL CONDITIONS USE CONDITIONS

Neighborhood Zone Standards

- All non-residential uses (in the Neighborhood Zones) are limited to 1/3 of the total square footage of a development site. If the Urban Design Commission feels that a development proposal is meeting the development principles for Panther Island, they may waive part or all of the non-residential limit. ~~All non-residential uses are limited to 1/3 of the total square footage of buildings on a site. Rooftops are excluded from this calculation to provide design flexibility for residential and commercial uses.~~
- In N-3 districts, office uses shall be limited to the lower 120 feet in a building. If structured parking is provided within the building, then the office height may be increased by one foot for each foot of structured parking above ground, to a maximum of 168 feet..
- Waterfront restaurants are exempt from the above standard; waterfront restaurants are limited to 10,000 square feet and may be located on the first and second floor.
- Residential is allowed on any floor.

Neighborhood Zone Guideline

- Developers are encouraged to locate neighborhood retail uses at important street corners first. In time, neighborhood retail uses are encouraged in other loca-

Prohibited Use Table

All uses not listed in this table are allowed. Any additional condition for allow uses are located in the City of Fort Worth Zoning Ordinance. However, whenever there appears to be a conflict between the Panther Island ~~Trinity Uptown~~ Development Standards and Guidelines and other sections of the City of Fort Worth Zoning Ordinance, the requirements specifically set forth in this ordinance shall prevail

Residential and Public/Civic	Commercial	Industrial, Transportation, and Waste	Agricultural, Accessory, Temporary
One-family detached	Drive –in restaurant or business	Assaying	No agricultural uses
Group home I	Gambling facility (including bingo)	Chicken battery or brooder	Fresh water fracture ponds
Group home II	Racing; horse, dog or automobile	Coal, coke or wood yard	Oil drilling and production
Halfway house	Sexually oriented business	Crematorium	Stable, stockyard or feeding pens
Shelter	Shooting or weapons firing range	Electroplating	
Animal shelter	Stable, commercial, riding, boarding or rodeo arena	Fabrication of manufactured housing, temporary or office building	
Correctional facility	Theatre—drive in	Furniture sales, with outside storage and display	
Government maintenance facility	Recreational vehicle (RV) park	Machine shop	
Governmental vehicle storage yard/ junkyard	Kennel	Manufactured home/RV repair	
Power plants	Veterinary Clinic with outdoor kennel	Outdoors storage (non-temporary)	
Wastewater (sewage) treatment facility	Mobile home or manufactured housing sales	All heavy industrial uses **except** Brewery, distillery or winery	
Water supply treatment facility	Recreational vehicle (RV) sales/svc	All transportation uses **except** passenger stations	
Telecommunication Towers	Truck stop w/fuel and accessory services	No waste related uses	
	Vehicle junkyard		
	Towing yard with office		

Identity:
Signage

Signs

Intent

- To encourage excellence in signage, both as a communication tool and as an art form.
- To allow and encourage creative and unique sign designs while preventing cluttered and unattractive streetscapes.
- To provide basic parameters for creative signs that may be as varied and unique as the businesses they represent.

The standards do not dictate design. Photographs of sign examples are used to illustrate design concepts, but should not be viewed as an exclusive list of acceptable signs. There are many acceptable ways to conform to the standards.

In general, effectively designed signs should respond to the site, landscape, and architectural design context within which they are located. Signs should be compatible in scale, proportion, and design with the building's façade and its surroundings.

The sign standards address the following:

- Appropriate locations
- Number of signs allowed on a property
- Maximum area for individual signs
- Height limits
- Color and materials
- Lighting

The following signs are not allowed

- Off-premise signs
- Rooftop signs (signs placed above a roof of a building)
- Standard box cabinet wall signs
- Pole signs with the exception of parking lot pole signs, and directional signs.

An existing non-conforming sign may be restored to its original condition without obtaining a permit. However, if the sign is replaced or changed the new sign must conform to the current standards.

Comprehensive Building Signage Plan

Commercial signs on a large project with uniform façade and more than one storefront, should relate to each other in terms of height, proportion, color, and background value. Maintaining uniformity among these characteristics reinforces the buildings façade composition while still retaining each business's identity. A comprehensive sign plan may be required by UDC.

Businesses are encouraged to create unique and interesting signs that distinguish Panther Island ~~Trinity Uptown~~ establishments.

The following signs are not allowed

Standard box cabinet wall signs

Pole signs

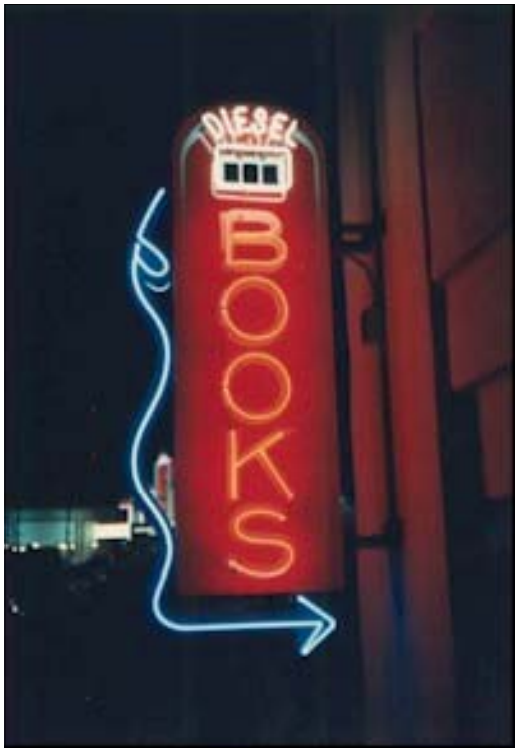
General Sign Visual Guidance

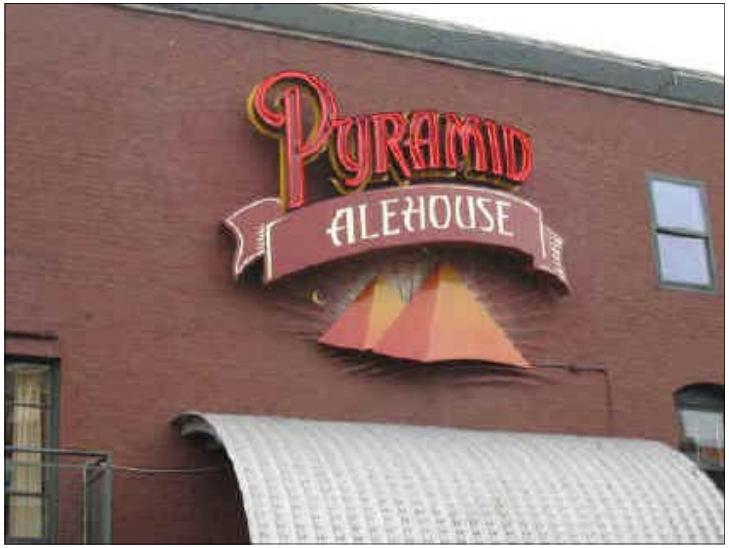
Examples of out of scale signs

Examples of signage clutter

Repetitious signage on the same building frontage should be avoided.

Appropriate Cabinet Type Sign Visual Guidance





Wall and Awning Signs

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

- Maximum width: 66 percent of the linear width of the business.
- Letter height: Lettering shall be in proportion to the size of the sign and the width of the storefront. Wider storefronts could have taller letters. As a general rule, the maximum height of a capital letter should be 3/4 the height of the sign background.

Signs on Side or Rear of Building:
- Signs on aside or rear building elevations for a ground floor business is permitted, provided that the elevation contains a public entrance, fronts on a parking lot, or a street right-of-way.

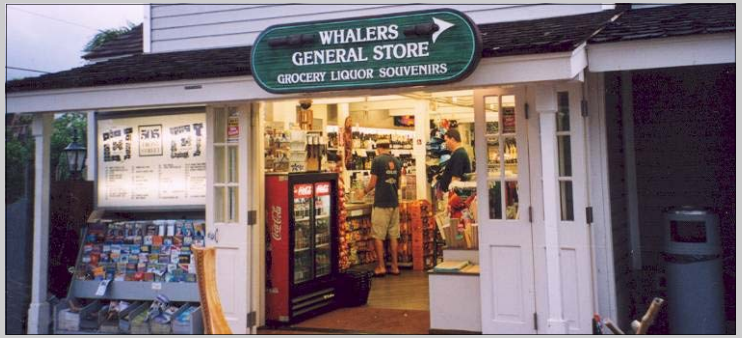
Second Floor Signs:
- Businesses located on a second floor and facing a street can have sign above the second floor windows, with lettering in proportion with the size of the sign and the width of the business.
- Wall signs above the 3rd finish floor line are not allowed. Building identification signs are an exception.

Building Identification Signs:
- Limited to one sign per facade
- Limited to two signs per building with one message

Awning and Canopy Signs:
Awning and canopy signs are painted on or attached to an awning or canopy above a business door or window.

Awning signs may be allowed on the shed portion of the awning, but is preferred on the valence flap. The flap height should be large enough for letters and symbols to be read easily.
- Maximum letter height: 75 percent of the height of the valence flap/shed area.
- Minimum valence height: 8 inches.
- Minimum vertical clearance from sidewalk: 11 feet.
- Material: Matte finish canvas, glass, or metal.
- Color: Solid or striped.
- Awning shape should relate to the window or door opening. Barrel shaped awnings should be used to complement arched windows while rectangular awnings should be used on rectangular windows.
- The color of an awning sign should complement the color and material of the building to which it is attached.

Wall signs should be designed to be compatible with the storefront in scale, proportions, and color.



The shape and color of the above sign do not complement the storefront.

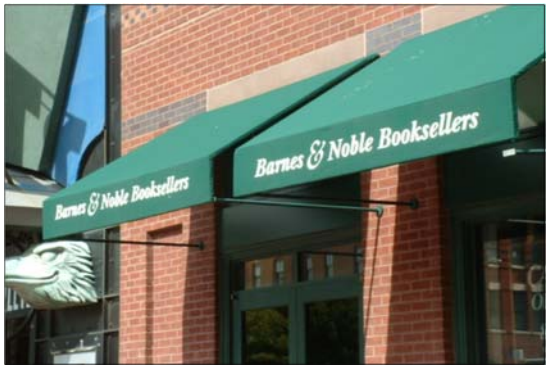
Wall and Awning Sign Visual Guidance

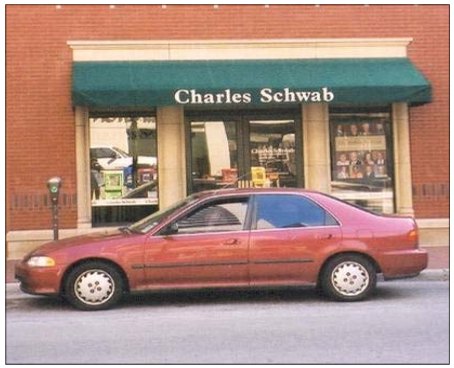
Signage should integrate with architecture.

Wall and Awning Sign Visual Guidance

Example of a rear building elevation sign

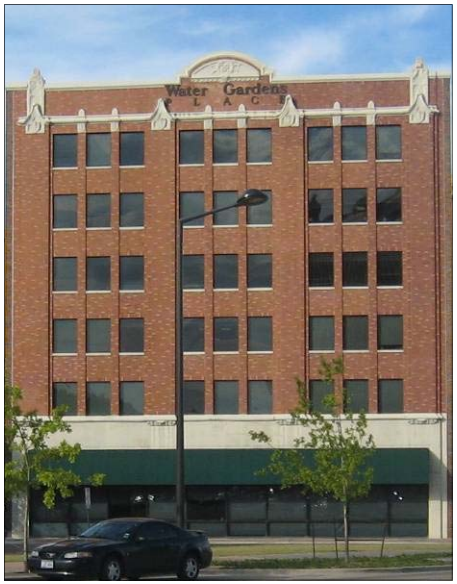
Examples of upper floor signs





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

Building Identification Sign Visual Guidance



Wall and Awning Sign Visual Guidance

Signs can be incorporated into the design of both awnings and canopies.

The second floor awnings complement the vertically proportioned windows.

Awnings should be compatible with the architecture of the building in scale, materials, and style.

The proportions of a building provide clues for the proper dimensions of awnings and canopies.

Awning shape should relate to the window or door opening.

Wall and Awning Sign Visual Guidance

Examples of acceptable awning and canopy signs

Wall and Awning Sign Visual Guidance

Awnings and canopies should reinforce Panther Island's ~~Trinity Uptown's~~ intended design qualities and should strengthen the image of individual businesses.

Examples of awnings and canopies in Downtown Fort Worth

Graphic/Logo, Projecting, Hanging, and Marquee Signs

Graphic/Logo Signs Standards
Graphic/logo signs bear a brand name, registered trademark or business logo. Signature graphics and logos are allowed to be used as signs for the businesses they represent.

- Graphic/logo signs can be wall signs, awning and canopy signs, or any other sign types identified in these standards.

Projecting Signs Standards
Projecting signs are attached to the face of a building and project more than 12 inches from the wall surface. No more than one projecting sign may be maintained per tenant space frontage at the ground level of a building.

- Minimum vertical clearance: 8 feet.
- Maximum projection: 48 inches.
- Maximum area: 12 square feet.
- Location: Limited to first or second floor. A second or third story tenant with a separate entry door on the street is allowed to have a small projecting sign with a maximum area of 6 square feet near the tenant's street entry.

Note: The UDC will consider the context and design of larger signs on a case-by-case basis. (see page 80, Creative Signs)

Hanging Signs Standards
Hanging signs are projecting signs suspended below a marquee or canopy. Hanging signs can include logos, symbols, or lettering. A hanging sign is generally intended to be read by pedestrians and by motorists in slow-moving vehicles.

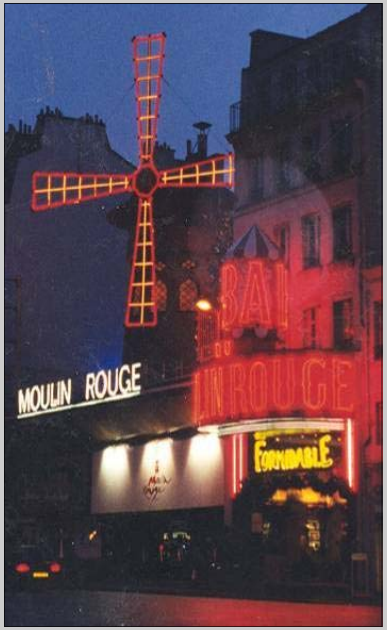
To minimize visual clutter, hanging signs shall not be located within close proximity to other hanging signs or projecting signs, preferably at least 25 feet from each other.

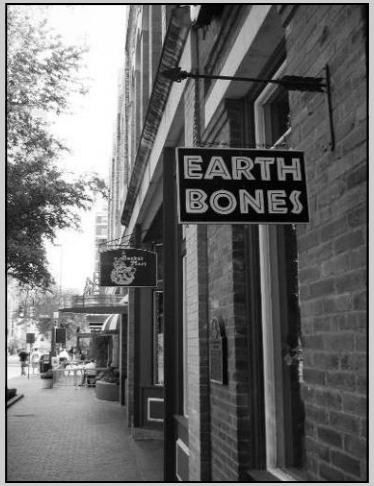
- Minimum vertical clearance: 8 feet.
- Maximum projection: 48 inches.
- Maximum area: 6 square feet
- Location: First floor businesses and upper floor businesses with covered entries, porches, or balconies.

Marquee Signs Standards
Marquee signs are projecting signs attached to the perimeter or border of a permanently roofed building, and are constructed as a part of the building. Marquee signs are usually installed on theatres, cinemas, and performing art facilities.

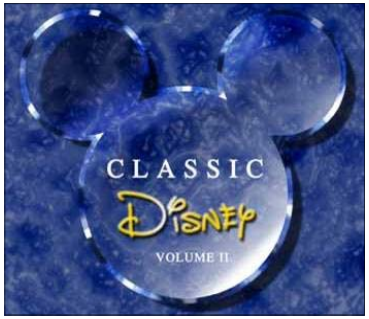
- Sign copy: Limited to include the facility name and changeable copy related to current and future attractions.
- Maximum area for facility name: 40 percent of total sign area.
- Maximum area for the changeable copy: 80 percent of total sign area.

Examples of Logo, Hanging, Projecting and Marquee Signs

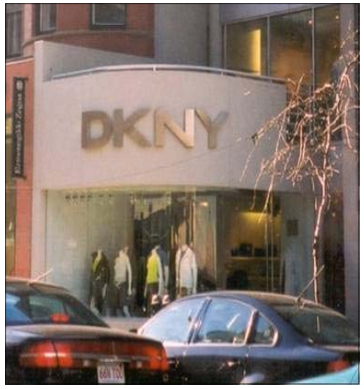


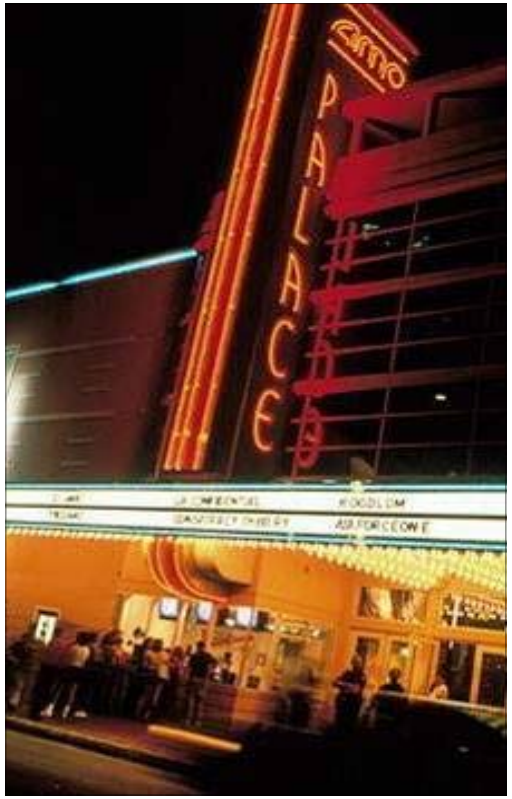


Logo and Marque Signs Visual Guidance



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

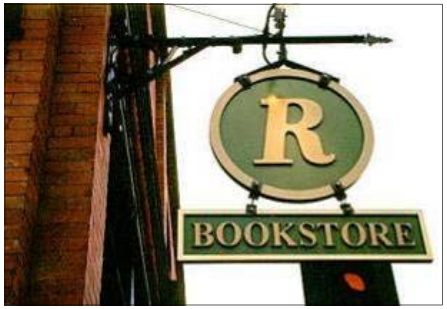




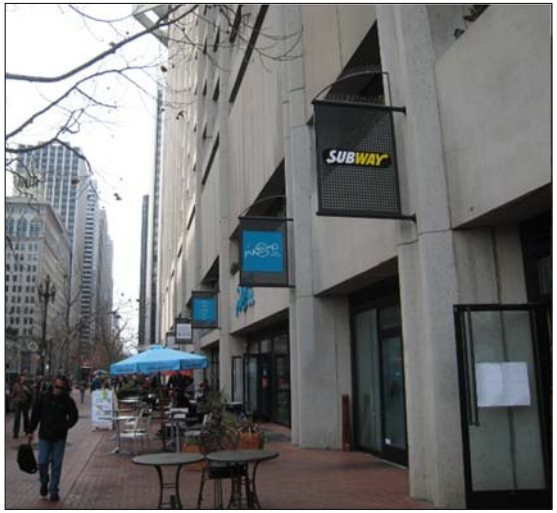
Marquee signs are often made of metal or glass.

Projecting and Hanging Sign Visual Guidance

Projecting signs should be oriented to pedestrians.



Projecting signs should reflect the character of each building and business.



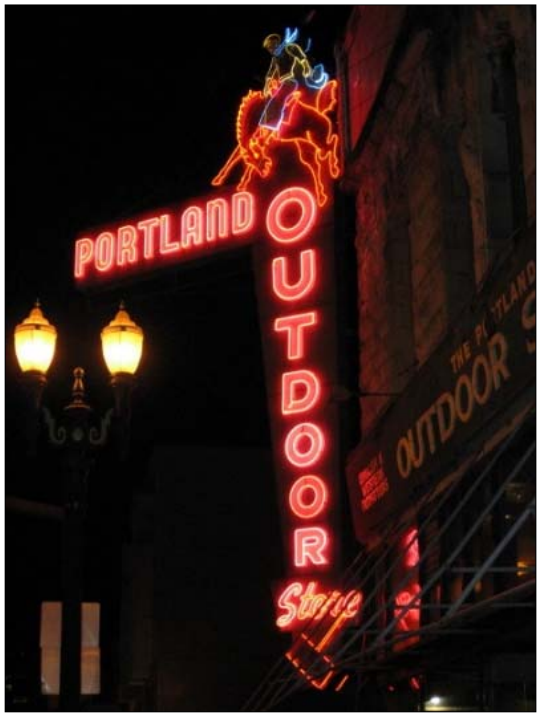
The size and shape of a projecting sign should respect the scale of the structure.

A hanging sign should be perpendicular to the building.

Projecting signs may display multiple tenant names.

Projecting signs should fit within an imaginary rectangle with a maximum area of 12 square feet.

Projecting Sign Visual Guidance



Window and Plaque Signs

Window Signs Standards

- Window signs are painted on or attached to the inside of a window facing the street. This type of signage can contain text, graphic logos, and other images.
- Window signs shall not completely obscure visibility into or out of the window. Exceptions may be made for signs that screen utility and office equipment.
- A maximum of one window sign is permitted per window pane or framed window area.
- Temporary window signs are allowed to identify special events and sales provided they are removed immediately following the event.
- Handwritten, paper, cardboard, and plastic signs are not allowed.
- Neon signs are permitted provided that all electrical supply cords, conduit, and electrical transformers are hidden from view through the window.
- Maximum area: 25 percent of the total transparent glass area of windows parallel to the street excluding the area of all glass doors.
- Location: Limited to ground floor window facing the primary street frontage and adjoining parking lot or commercial uses on second floor windows for commercial uses that do not have ground floor occupancy.
- Material: High quality, such as paint, gold-leaf, or neon.

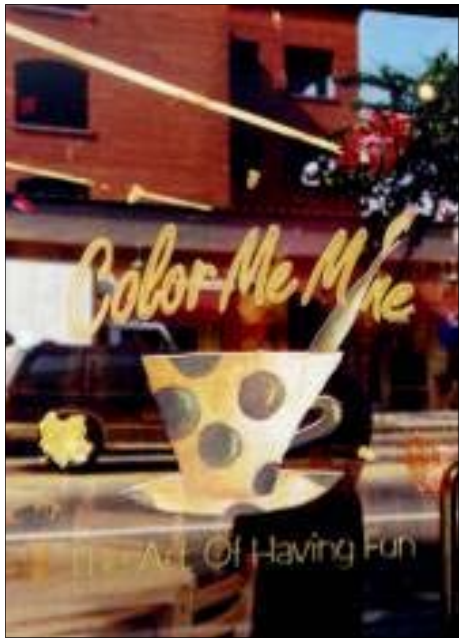
Plaque Sign Standards

Plaque signs are attached to surfaces adjacent to entries and are smaller versions of wall signs.

- Maximum projection: 2 inches.
- Maximum area: 2 square feet.
- Location: Limited to wall surfaces adjacent to tenant entry.
- Graphics: Business name and logo.

Examples of window, Plaque, and Monument Signs

Window Sign Visual Guidance

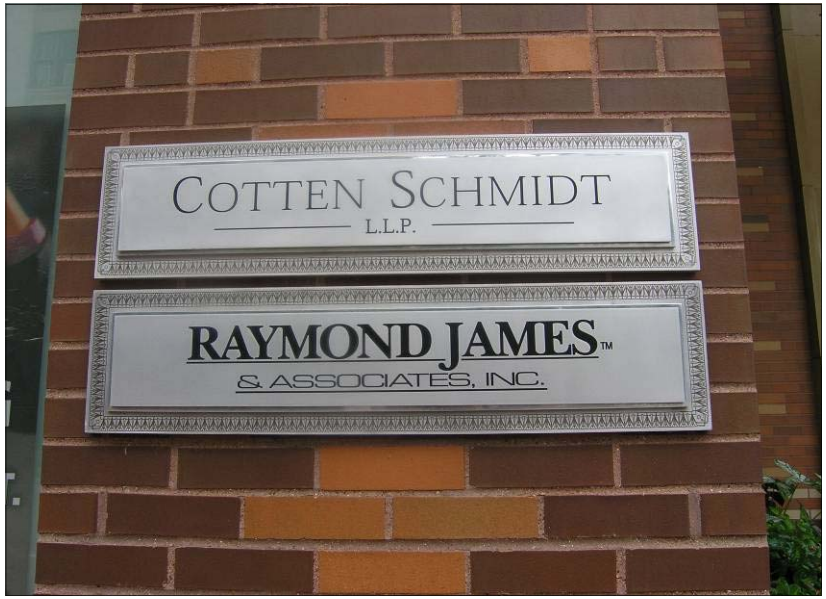


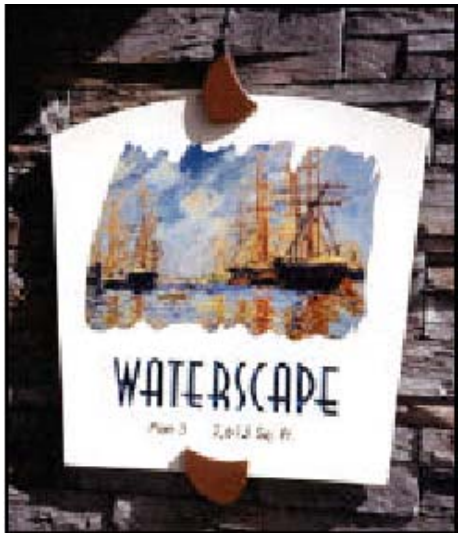
Window signs can express business image through graphic logos or colorful images.

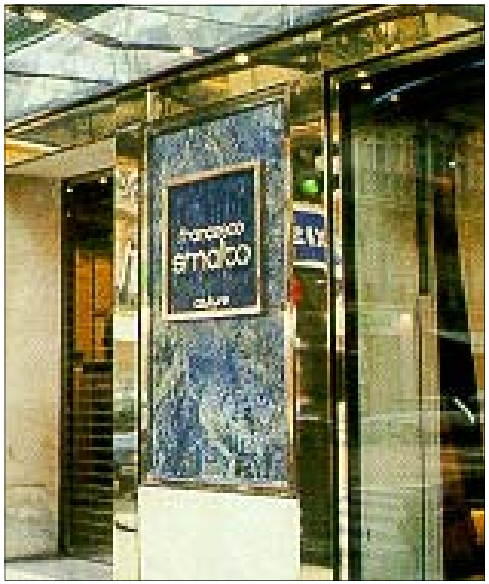
The sign copy of window signs should be in proportion to the glass surface.

Well-designed window graphics attract attention while still allowing pedestrians to view store interiors.

Plaque Visual Guidance







Plaque signs should include unique designs or other interesting graphics.

Tenant Directory and A-Frame Signs

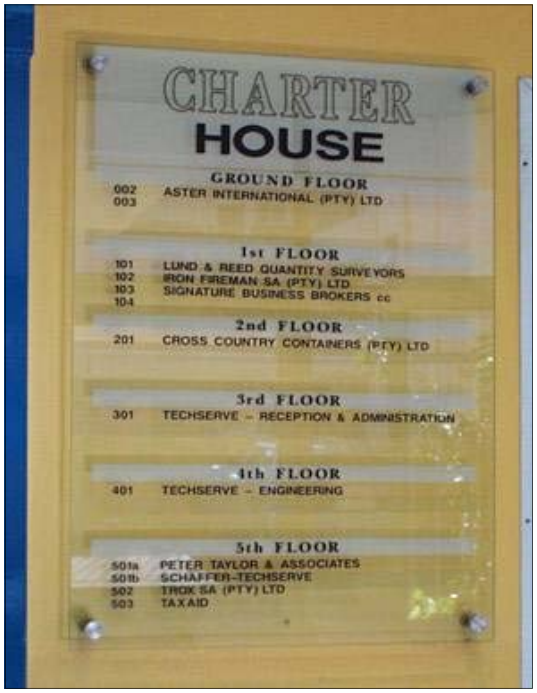
Tenant Directory Sign Standards

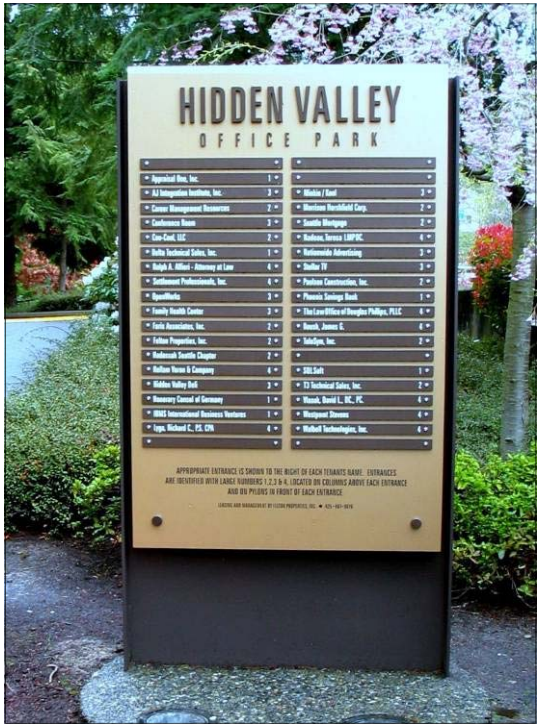
Tenant directory signs are used to identify businesses in multi-tenant buildings that do not have direct frontage on a public street. The design of the sign should complement the building's design.

- Orientation: To the pedestrian.
- Location: Mounted flat against a solid wall within or near a main entrance or incorporated into a freestanding sign located on the property on which the tenants are located.
- Lighting: Directories may be externally illuminated.
- Maximum sign height: 6 feet including the sign base.
- Sign copy: May include building or development name, development logo, address, tenant names, and suite addresses.
- Maximum letter height:
    - 8 inches - Building/development name or logo.
    - 4 inches - All others.

Examples of Tenant Directory and A-Frame Signs

Tenant Directory sign Visual Guidance





Tenant directory signs could be mounted flat against a solid wall within or near a main entrance, or incorporated into a freestanding sign.

Banner, Murals, and Service Station Signs

Banner Signs

Banner signs contain a logo or design placed on lightweight material that can move with the wind. A banner sign is intended to add liveliness, color, and a sense of movement to a pedestrian-oriented street. The size of commercial banners should be in scale with the building. Flagpoles and brackets should be placed so as not to obscure architectural elements; locations should be considered in context of the entire facade.

- Orientation: Vertical and mounted perpendicular to the building face.
- Projection: No more than 4 feet.
- Distance above ground: 8 feet at lowest point.
- Banners along the same block of a street should generally be set at the same angle from the buildings.

Murals

Murals painted on a wall surface may be permitted upon approval by the UDC to ensure:

- The artwork complements the design of the building in color, shape, and location on the building.
- Material is durable and resistant to graffiti and weather.

If the mural contains advertising, logos, or commercial messages, it qualifies as a sign and must be reviewed by the Urban Design Commission. If the mural does not contain advertising and is created by artists, then it must also go before the Art Commission.

A banner sign is intended to add liveliness, color, and a sense of movement to a pedestrian-oriented street.

Examples of Banners, and Murals

Public art or interpretive murals depicting the history and culture of the area can mitigate the negative visual effect of long windowless walls.

Banner signs should hang from projecting metal brackets of a size and design appropriate to the banner and the architectural character of the building.

Banners Visual Guidance

Murals Visual Guidance

Examples of public art and interpretive murals

Temporary Signs

Temporary signs include grand opening banners, community interest signs on private property, construction signs, and real estate signs. Temporary signs are allowed for a limited amount of time, as described below.

Grand Opening Banner

- Banners advertising a new business opening are permitted for a maximum of 30 days.

Community Interest Sign on Private Property

- A single designated area not exceeding 6 square feet of a single window may be used for the display of a maximum of two temporary, professionally prepared, posters announcing an event of general public interest. This is in addition to any other permanent signs allowed.
- Such signs should be removed within 30 days or upon the conclusion of the event, whichever occurs first.

Construction Sign

- Signs advertising the various construction firms participating in the development project are allowed.
- The sign area shall not exceed 24 square feet. The sign shall not extend beyond the subject property nor interfere with traffic safety or visibility.
- Illumination is not allowed.

Real Estate Sign Standards

- Real estate signs may be placed in windows only. Signs shall not exceed 10% of the window area or 10 square feet, whichever is larger. The window area shall be calculated by multiplying the window width times the height of the window, with a maximum calculated height of 15 feet.
- Where windows exist on the first floor and the first floor is fully leased, a sign may be placed on the façade if it is integrated with the building architecture.
- No more than one non-illuminated real estate sign per occupancy frontage is permitted for a six-month period. Extensions may be granted if the applicant proves the necessity for additional time.
- Should the building not have windows on the street façade, a real estate sign , not to exceed 10 square feet, may be placed on the façade.
- Larger creative signs that reflect the architecture of the building in placement and design may be considered for new developments, complete renovation of a vacant building, or conversion to new use of existing buildings.
- For buildings with a setback of 20 feet or more, a free-standing sign no larger than 16 square feet per face may be considered. Real estate information is encouraged to be integrated in a monument sign for the building.
- Free-standing signs no larger than 16 square feet per sign face may be placed on vacant properties or parking lots. More than one double-sided or L-shaped sign may be considered if the parcel has 3 block faces or more.

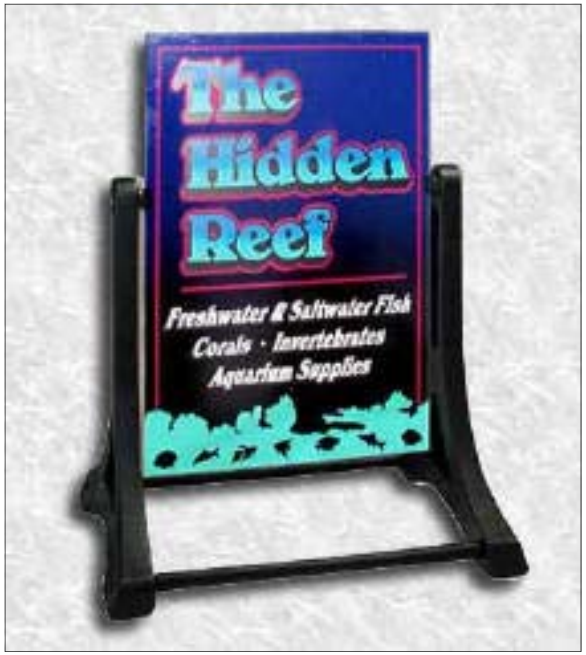
Examples of Temporary Signs

Temporary Sign

A-Frame Sign Standards

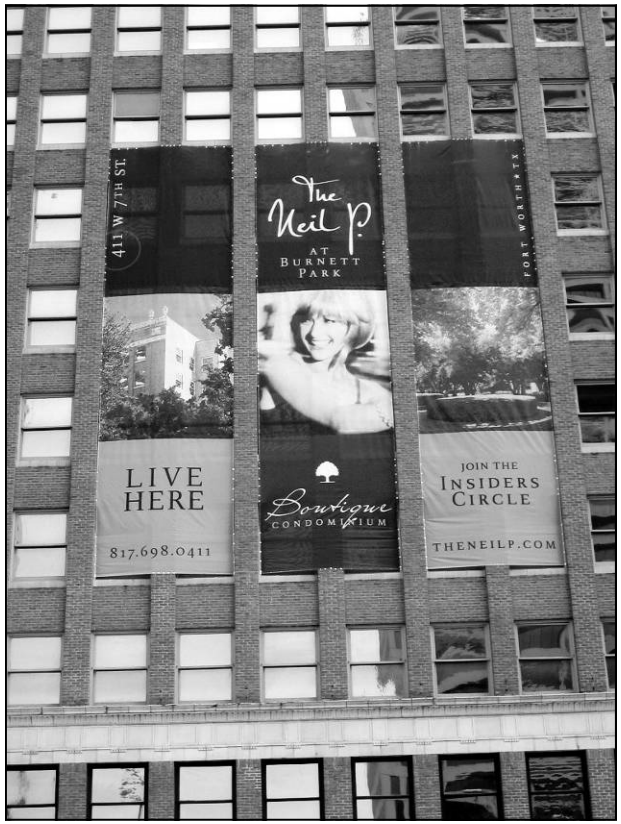
Portable A-frame signs are signs or advertising devices which rest on the ground and are not designed to be permanently attached to a building or permanently anchored to the ground. A-frame signs in Panther Island ~~Trinity Uptown~~ are designed to attract pedestrians, not passing motorists.

- Each restaurant is allowed to have one A-frame sign.
- A-Frame signs shall not encroach into required off-street parking areas, public roadways or alleys, and may not be arranged so as to create site distance conflicts or other traffic hazards.
- A-Frame signs can only be utilized only during regular business hours and should be removed during non-business hours.
- Location: On private property or within the public right-of-way, provided they do not interfere with vehicle access, pedestrian movement or wheelchair access to, through, and around the site. A minimum access width of seven (7) feet should be maintained along all sidewalks and building entrances accessible to the public.
- Material: Sturdy and not subject to fading or damage from weather. The use of paper or cloth is not permitted unless located within a glass or plastic enclosure.

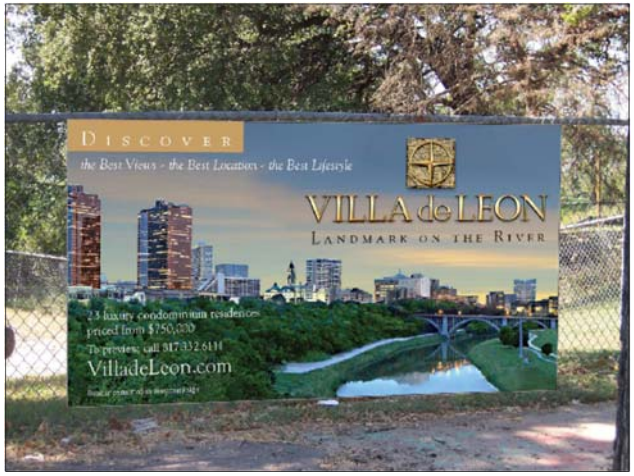


Examples of A-Frame Signs

Temporary Sign Visual Guidance



Examples of real estate signs



Example of construction sign

A-Frame Sign Visual Guidance

Portable signs should be visually interesting.

Electronic Message Display Signs

Electronic Message Display signs are not allowed.

Exception:

- Gas station pricing signs
- Theaters
- Hotels
- Public Transit

- Window electronic display sign locations shall not contribute to light pollution for any adjacent residential developments

- Maximum of 25% of the sign face may be devoted to changeable copy

- The message shall not change at a rate faster than one message every 20 seconds. The interval between messages shall be a minimum of one second.

- Changeable copy signs shall not contain animation, rolling or running letters or message, flashing lights or displays.

- Changeable copy signs may not be used to display commercial messages relating to products or services that are not offered on the premises.

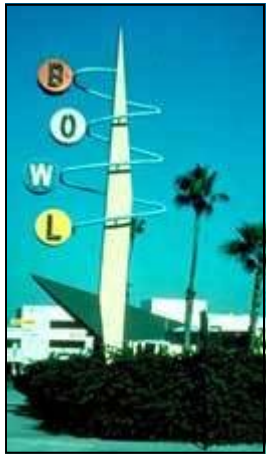
Electronic Message Display Signs

These brightly lit and always bustling areas features electronic message display signs that add to the energy and vibrancy of the area.

Creative Signs
Creative signs bring fun and vitality to Panther Island ~~Trinity Uptown~~ streets and are encouraged.. The UDC will review creative signage.

Parking Lot Signage
The UDC will require review all parking lot signage.

Creative Sign Visual Guidance



Exciting, interesting, and unusual signs contribute to overall vitality.