UNIFIED RESIDENTIAL DEVELOPMENT (URD) SECT. 6.506

For Electronic Submission:
• Upload recorded plat, site plan and addressing plan http://fortworthtexas.gov/planninganddevelopment/permits/

For Paper Submission:
• 8 – minimum 18”x 24” site plan, accordion folded
• Copy of recorded plat
• Addressing plan
• Electronic copy of site plan in pdf, via email, thumb drive, cd, etc.

One minimum 18”x 24” copy, accordion folded of the final, approved copy will be required for signature for both Electronic and Paper Reviews. Two copies may be submitted if the applicant prefers a signed paper copy. This cannot be completed electronically at this time.

***After Zoning Approval, a signed copy shall be provided to the Fire Department for addressing, before permit(s) may be issued.**

Unified Residential Site Plan Fees

$ 600.00 New (incl. expired plans and those with significant changes from the last reviewed plan requiring full recirculation and review)

$ 300.00 Revision fee

$ 50.00 Paper Fee (if not submitted electronically)

1. Dimensioned site plan showing all improvements to the site including:
   □ Location and dimensions of proposed structures, the specific category of use or uses, the number of stories, gross floor area, type of exterior construction material, and the location of entrances and exits to buildings.
   □ Number of units and bedrooms
   □ Table providing required and provided open space and recreational facilities calculations; according to 6.506, only functional spaces greater than 25 ft. in one direction may count as open space
   □ Public and private rights-of-way, driveways, fire lanes, fire hydrants, parking/loading areas and surface materials
   □ Number of off street parking, handicapped spaces and access ramps, wheel stops and curbing
   □ All public and private utility easements and emergency access easements
   □ Distance between buildings/building separation including designation of face and ends per 6.506H.
   □ Dumpster or compactor location(s), garbage containers, air conditioners
   □ Provided landscaped areas
   □ Proposed fence or walls, the location, and height of all walls fences and screen planting.
   □ Adjacent zoning districts and land uses
   □ All pedestrian walks, open areas, etc. for use by the tenant or the public
   □ Location, size, height, foot-candle level and orientation of all lighting
   □ Locations, size height and illumination of all signs
   □ A schedule of the phasing of all improvements showed in the plan

2. Addressing Plan submitted to the Fire Department showing the apartment numbering either in list form indicating each individual apartment (not apartment ranges) under the applicable building number or by placing each apartment number on the illustration itself.

3. Project Identification:
   □ Title of project or development
   □ Name, address, and telephone number of engineer, architect, surveyor, developer and owner.
   □ North point, scale, date, and legal description of proposed site.
   □ Location sketch map.
   □ Provide signature line labeled “Director of Development” with a “Date” line below, at lower right hand corner.
   □ Summary table showing net land area, floor area, and open space area, number of parking spaces, maximum units per acre and maximum height.

Revised 1/25/18
UNIFIED RESIDENTIAL DEVELOPMENT (URD)
SITE PLAN REVIEW APPLICATION

NAME OF PROPOSED PLANNED DEVELOPMENT ________________________________

APPLICANT /AGENT _____________________________________________________
Mailing Address ___________________________ ZIP _________ Telephone __________
Email: ___________________________ Alternative email: ___________________________

OWNER ______________________________________________________________
Mailing Address ___________________________ ZIP _________ Telephone __________ Email______________________________________________________________

SUBDIVIDER / DEVELOPER _____________________________________________
Mailing Address ___________________________ ZIP _________ Telephone __________ Email______________________________________________________________

PROPERTY DESCRIPTION
Location (address or otherwise)__________________________________________
Legal Description:
☐ Property is un-subdivided , according to the County Deed Records Vol. ____________ Page _____________.
And shown as Tract _________ of the ______________________ Survey, City Tax Record.

☐ Provide a pdf electronic copy of the proposed site plan via CD or email.

☐ Property is subdivided as below described:

Subdivision Name _______________________________________________________
Block ___________ Lot(s)______________ Block ___________ Lot(s) ______________
Mapsco ___________ ETJ (indicate county) _________________________________

Total net land area (excluding streets & alleys) _________________________ (acres /or square feet)

Owner/Purchaser/Agent(s)*_____________________________________________

*Note: If applicant is not the owner, an Agent must furnish a signed Letter of Authorization from the owner when submitting this application.

Signature ______________________________________ Printed __________________________

 Fee | Receipt No. | Application Received By: | Date Filed | File No.
---|-------------|---------------------------|------------|-----------

Revised 1/25/18
6.506 Unified Residential Development

A. Legislative Intent
It is the legislative intent of the City Council, in adopting these Unified Residential Development regulations, to encourage the most appropriate uses of land; to provide larger amounts of usable open space; to consolidate recreational facilities and other community amenities; to reduce the cost of utilities and public services; to recognize building sites where unique topographic or other features preclude the normal building pattern of individual lots and blocks; and to provide criteria for development of land zoned for multifamily dwelling use.

COMMENTARY:
See the “CR”, “C” and “D” Districts for maximum units per acre, minimum open space, and other property development standards.

B. Site Plan Approval
No permit shall be issued for construction, alteration or revision in a Unified Residential Development area unless there has been a site plan approved by the Planning and Development Director or an authorized representative and a subdivision plat approved by the Plan Commission.

COMMENTARY:
See ‘Supplemental Use Standards, Section 5.303 Accessory Uses in Unified Residential Development’.

C. Summary of Development Regulations
The following development regulations are intended to be a minimal summation of regulations that will cause compatible development near and adjacent to neighborhoods where a Unified Residential Development is placed.

D. Height and Yard Regulations
1. Height: The maximum permitted height for buildings or structures in any Unified Residential Development shall be 32 feet as set forth in Section 6.100.
2. Street Frontage: There shall be a minimum front yard of not less than 20 feet on any portion of the site which has frontage on a public street. The required front yard cannot be paved, except for necessary driveways, and must remain as open space. No parking shall be permitted in the front yard.
3. Side and Rear Yards.
   a. There shall be side and rear yards of not less than five feet on any side except on a street frontage.
   b. Structures shall meet the following requirements on any side which is adjacent to a one- or two-family district: The structure shall be set back three feet for every one foot of building height as measured from the slab to the top of the sill plate or set back two feet for each one foot in overall building height when measured from lowest finished grade to top of the peak of the roof, whichever measurement is greater but not less than 30 feet. For purposes of determining such setback, building height shall be measured from along the building face exposed to the closest property line to the sill plate or the peak of the roof. A five-foot bufferyard and six-foot screen fence shall be placed on the property line. Provided however, this regulation shall not be required when the property in the one- or two-family district is used for utilities, waterways, railroads or other nonresidential public use or separated by a public right-of-way of at least 300 feet in width. (Ord. No. 20453, Eff. 10/27/12)
   c. Paved driveways, parking, and parking with carport are permitted in the side and rear yard.

E. Emergency Access
1. Emergency access shall be provided to each principal building by:
   A public street or alley; or by
   A private way, alley, or paved place, delineated on an approved subdivision plat conforming to the requirements of Chapter 212, Texas Local Government Code. Access may also be provided by an emergency access easement approved by the Plan Commission and recorded in the county deed records.
2. Emergency access easements shall not be less than 26 feet in width; the boundaries shall be distinctly and permanently marked with not less than one street name sign per intersection, the location of which shall be approved by the Director of Transportation and Public Works. The signs are to be installed and maintained by the developer or homeowners association. All signs are to be constructed using aluminum sign blanks 6¾ inches wide and a variable length from a minimum of 24 inches to a maximum of 36 inches.
3. The background of the sign face shall be constructed using green reflective material with a reflective silver-white legend. The legend shall be printed using four-inch capital letters and three-inch lower case letters and the words “private street” shall be printed in one-half inch letters across the bottom of the sign.
4. The paved width of an emergency access easement may not be less than 24 feet and the curbs shall not exceed five inches in height; provided that there shall be no obstructions which will interfere with the use of the full 26-foot width of the easement by emergency vehicles and their appurtenances.
5. All emergency easements shall conform to commonly accepted engineering practices and shall be approved by the Director of Transportation and Public Works.
F. General Site Plan Requirements

1. Slopes: Contour slopes shall be shown upon the site plan by contour intervals of not more than five feet. Contours at one-foot intervals may be required when a drainage study is required.

2. Location of Buildings: All buildings and structures shall be shown on the site plan with dimensions of the buildings and adequate dimensions showing distance from property lines, easements, driveways, parking spaces and other buildings.

3. Driveways and Parking Spaces: The location of all driveways and parking spaces shall be shown on the site plan, including ingress-egress, and all calculations for required parking.

4. Landscape and Walkways: Show landscape materials, required and proposed height of perimeter walls, bufferyards, and recreational facilities. Walkways shall be provided to connect all buildings, parking areas and recreation facilities and shall be shown on the site plan.

5. Garbage Collection: Garbage collection locations shall be shown on the site plan. Such locations shall not be placed within 20 feet of adjacent one- or two-family districts. Dumpsters shall be visually screened, except from the access side, and shall not be placed within the required open space. Access shall not face upon adjacent properties.

6. Open Space and Recreational Facilities: All open space and recreational facilities shall be identified on the site plan. Open space is the ratio of open space to net land area (see ‘Chapter 9 Definitions’). Open space shall be clustered in areas upon the site to provide views and vistas for a given group of buildings. Open spaces and recreational amenities shall be designed as functional space with appropriate distribution on the total site plan. Any recreational facilities shall be used primarily by the residents and their guests. No alcohol, beer or wine shall be sold on the premises unless permitted in a district zoned for that use. Except for required front yards, no space or area less than 25 feet in either dimension shall be counted as open space. Patios adjacent to dwelling units, unless enclosed, may be included as part of the open space.

7. Miscellaneous Requirements.
   The developer shall submit a site plan which shows the zoning of all adjacent properties. The submitted site plan shall include a location map, north point, scale and date. The face of the site plan shall include a table showing net land area, floor area, open space area, number of parking spaces, maximum units per acre and maximum height.

G. Parking Requirements

One parking space shall be provided for each Bedroom, plus one additional space for each 250 square feet of indoor recreation area; provided that the number of parking spaces required shall not be less than 1½ per dwelling unit and need not exceed 2½ per dwelling unit. Also see ‘Development Standards, Article 2 Off Street Parking and Loading’, Section 6.200.

H. Distances Between Buildings

The minimum distances between buildings are as follows:

<table>
<thead>
<tr>
<th>Building Orientation</th>
<th>Minimum Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Face to face*</td>
<td>50 feet</td>
</tr>
<tr>
<td>Face to end**</td>
<td>20 feet</td>
</tr>
<tr>
<td>Corner to corner</td>
<td>15 feet</td>
</tr>
<tr>
<td>Angled corner to face (60 to 90 degree angle)</td>
<td>20 feet</td>
</tr>
<tr>
<td>Courtyard face to face</td>
<td>30 feet</td>
</tr>
<tr>
<td>End to end</td>
<td>15 feet</td>
</tr>
</tbody>
</table>

* “Face” is any exterior plane of a building that is 60 feet in length or greater, provided, however, if all exterior planes are less than 60 feet in length, the two longest planes shall be deemed to be faces. All buildings shall be deemed to have at least two faces.

** “End” is any exterior plane of a building that is not a “face”, as defined above.

I. Building Separation

I. Signs

Identification signs shall be permitted, subject to the following provisions:

1. Signs shall be permitted to identify the use or uses of the property upon which displayed.
2. A sign or combination of signs shall have a maximum allowable area of exposure on each dedicated street frontage of not more than one square foot of sign area for each ten linear feet of frontage along said street; provided, however, at least one sign shall be allowed having an area of 12 square feet.

3. Signs may be illuminated, but the source of light shall not be visible and shall not be intermittent or flashing; revolving signs shall not be permitted.

4. Not more than 50 percent of the total allowable sign area may be located in the required yard space along a dedicated street. However, no individual sign in such required yard space shall exceed 20 square feet in sign area.

5. Symbols which are designed as an integral part of the building structure and symbols and signs which are not visible or readable from the public street shall not be limited by the above regulations.

6. Nothing contained herein shall exempt the owner of any Unified Residential building from placing identification signs on buildings as required by the City of Fort Worth Fire Code.

J. Certificate of Occupancy Requirements

1. No Certificate of Occupancy shall be issued for a Unified Residential Development until a final landscape plan has been approved by the Planning and Development Director or a designated representative and all landscaping required by the plans has been installed.

2. During the construction phase where development regulations contained herein have not been met, construction permits may be issued, and construction may proceed, but no Certificate of Occupancy shall be issued until all regulations have been complied with. The City shall refuse any final connection of utilities prior to issuance of a Certificate of Occupancy.

K. Deviation from Plan or Construction Without Approval

It shall be an offense under this Ordinance where it is shown that any person, firm or corporation has deviated from an approved Unified Residential Development plan or plat without approval or has commenced such construction of multifamily dwelling units without approval.

L. Unified Residential Development Site Plan Expiration

A Unified Residential Development site plan submitted to the Planning and Development Department on or after August 19, 1996 shall expire two years from the date of site plan approval unless a Certificate of Occupancy is issued for a multifamily use building in accordance with the approved site plan.

M. Accessory uses in Unified Residential Development

In addition to other uses which qualify as accessory uses, the following shall be considered as accessory uses to unified residential development: (Ord. No. 20454, Eff. 11/06/12)

1. Recreation areas and spaces within buildings primarily for use of the dwelling occupants.
2. Kindergarten and day care center primarily for the use of the dwelling occupants.
3. Mechanical and storage buildings necessary for operation and maintenance of the unified residential development.
4. Manager’s office.
5. Garages, carports.