

DEFINITIONS

Accessory Use: A use which is clearly incidental to the use of the principal building or the primary use of the property, and which is located on the same premises as the primary use.

Addition or Enlargement: Any construction that increases the size of a structure in terms of site coverage, height, building depth or width, or floor area.

Advertised Commercial Area: That portion of a sign used or intended to be used to convey information or to attract attention to the subject matter of such sign.

Alley: A right-of-way that affords only a secondary means of access to adjacent property.

Alteration: Any change because of construction, repair, maintenance, or otherwise to buildings or signage located within the Downtown Urban Design District.

Antenna: Any exterior apparatus designed for telephonic, radio, or television communications through the sending and/or receiving of electromagnetic waves, excluding satellite dish antennas and antennas accessory to residential uses. Antennas ancillary to residential uses shall mean television antennas and amateur radio equipment not used for commercial purposes, including ham radio and CB equipment.

Arcade: A series of arches supported by columns or piers.

Area of Sign: The surface area of a sign calculated by enclosing the extreme limits of all lettering, background, emblem, logo, representation, or other display within a single continuous perimeter composed of squares or rectangles with no more than four lines drawn at right angles.

Awning: A shelter extending from the exterior wall of a building and composed of nonrigid materials except for the supporting framework.

Balcony: A platform which projects from the exterior wall of a structure, is exposed to the open air and remains unenclosed, is surrounded by a railing or balustrade, has direct access to the interior of the building, and is not supported by posts or columns extending to the ground.

Basement: A story below the first story as hereinafter defined. See also "Story."

Bays: Repetitive divisions into which a building is divided.

Billboard or Poster Panel: An off-premises sign.

Block: A piece or parcel of land entirely surrounded by highways or streets, other than alleys. In cases where the platting is incomplete or disconnected, the Director of Public Works shall determine the outline of the block.

Blockface: One (1) side of a given street between two (2) consecutive intersecting streets.

Brick Masonry: Construction technique using bricks held together by mortar.

Building: A structure having a roof supported by columns or walls for the housing or enclosure of persons, animals, or chattels.

Building Frontage: The linear dimensions of a building which faces upon a public street, projected along the street property line. Where a building faces two or more streets, the frontage containing the principal street address shall be designated as the building frontage.

Building Identification Sign. Any sign containing the name or address of a building; and, may include hours of operation and emergency information, such sign being located on the same site as the structure.

Building Permit: Authorization given by the City of Fort Worth to erect, construct, renovate, maintain, or conduct any other specified activity on any building or structure, or on any installations or facilities therein. The term "building permit" shall include but not be limited to building permits, electrical permits, mechanical permits, and plumbing permits.

Casing: An enclosing frame around a door or window opening.

Certificate of Appropriateness: A signed and dated document evidencing the approval of the Downtown Design Review Board for work proposed by an owner or applicant.

Column: A vertical support normally consisting of a base, a round shaft, and a capital. The Greek Doric order is exceptional in that it has no base.

Common Bond: A brickwork bond having a course of headers between every five or six courses of stretchers.

Context: The buildings, structures, landscape elements and features immediately surrounding a building.

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Channel Letter: Three-dimensional individually cut letters or figures, illuminated or unilluminated, affixed to a building or structure.

Cistern: A permanent artificial reservoir built to catch and store rainwater, typically located underground but may be located aboveground.

Column: A vertical support normally consisting of a base, a round shaft, and a capital. The Greek Doric order is exceptional in that it has no base.

Commercial Message: A message displayed on a sign which relates solely to the economic interests of the advertiser and its audience; a message pertaining to price and product advertising, goods, and services.

Common Bond: A brickwork bond having a course of headers between every five or six courses of stretchers.

Comprehensive Sign Plan: A coordinated program of all signs, including exempt and temporary signs for a business, or businesses if applicable, located on a development site. The sign program shall include, but not limited to, indications of the locations, dimensions, colors, letter styles, and sign types of all signs to be installed on a site.

Construction: The erection of any on-site improvements on any parcel of ground located within the Downtown Urban Design District, whether the site is presently improved, unimproved, or hereafter becomes unimproved by demolition, destruction of the improvements located thereon by fire, windstorm, or other casualty, or otherwise (hereafter such a parcel of ground shall be referred to as "site").

Context: The buildings, structures, landscape elements, and features immediately surrounding a building.

Cornice: A projecting shelf along the top of a wall, along the exterior trim at the meeting of a roof and wall, or at the uppermost division of an entablature.

Courtyard: An open unoccupied space other than a yard, on the same lot with a building, and which is bounded on three or more sides by the building.

Critical Root Zone: Area around the trunk of the tree that is equal to a radius of one (1) foot per inch diameter measured at breast height (DBH) - four and one-half (4.5) feet.

Density: The number of dwelling units per acre.

Display Area/face: That area made available by a sign structure for the purpose of displaying an advertising message, such area to exclude nonstructural trim.

Driveway: Any hard-surface parking area that provides access to private property from the right-of-way to the required off-site parking behind the building line. A residential driveway may consist of compacted gravel base confined by a border.

Elevation: An orthographic projection of an object or structure on a vertical plane parallel to one of its sides, usually drawn to scale.

Encroachment: The extension or placement of any structure or component of a structure into a required yard or, when permitted by the City, into the public right-of-way.

Entablature: In classical architecture, the horizontal part of a classical order supported by columns or pilasters and consisting of the architrave, the frieze, and the cornice.

Emergency Access Easement: An area created by plat or separate instrument filed with the office of the County Clerk other than a dedicated street or place, or an alley, which is maintained free and clear of buildings, structures, and other obstructions for the purpose of providing free passage of service and emergency vehicles.

Exterior Architectural Feature: The architectural style, design, general arrangement, and components of all of the outer surfaces of a building or structure, as distinguished from the interior surfaces enclosed by such outer surfaces. Such exterior architectural feature shall include, by way of example but not by limitation, the kind, color, texture of the building material and the type and style of all windows, doors, lights, signs, and other fixtures appurtenant to such building or structure.

Façade: The faces or elevations of a building visible from a public way or space; usually limited to the front face of a building in an urban environment.

Fenestration: The design, proportioning, and disposition of windows and other exterior openings of a building.

Fiber-Cement Siding: A lightweight, solid material that is manufactured in similar sizes and shapes to wood products.

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Fire Wall: A brick wall extending above the roof line between attached buildings, intended to prevent a fire from spreading from one building to another.

Fixed Glass: A glass pane that is stationary, rather than operable.

Floor Plan: A plan of a room, suite, or entire floor of a building as seen from above after a horizontal section is cut and the upper portion is removed, typically showing the form and arrangement of interior spaces and their enclosing walls, windows, and doors.

Footcandle: Unit of light density incident on a plane (assumed to be horizontal unless otherwise specified), and measurable with an illuminance meter, also known as light meter.

Footprint: The form of a building on a site.

Frieze: The horizontal part of a classical entablature, often decorated with sculpture in low relief.

Frontage: All the property adjacent to one side of a street between two intersecting streets, measured along the street line.

Full Cutoff: Attribute of lighting fixture from which no light is emitted at or above a horizontal plane drawn through the bottom of the fixture, and no more than 10% of the lamp's intensity is emitted at or above an angle 10° below that horizontal plane, at all lateral angles around the fixture.

Fully Shielded: Attribute of a lighting fixture provided with internal and/or external shields and louvers to prevent light pollution.

Glare: Excessive brightness in the field of view that is sufficiently greater than the brightness to which the eyes are adapted, to cause annoyance or loss in visual performance and visibility, so as to jeopardize health, safety, or welfare.

Grade: Ground level.

Grille: A grating forming a barrier or screen.

Ground Sign: Any sign which is neither attached to nor part of a structure and which is permanently affixed in or upon the ground with no air space between the ground and the sign face.

Hard-Surface (Parking): Any porous or nonporous surface suitable for the

function of driving and parking of vehicles; nonporous surfaces are typically asphalt and concrete.

Historic Preservation: A broad range of activities related to the protection, maintenance, and care of elements of the built environment that reflect its cultural heritage.

Historic Resource: An individual building, site, monument, structure, or area that has been determined to have historical significance and whose distinctive character conveys unique architectural and/or cultural heritage.

Illuminance: Quantity of light, measured by Footcandles.

Illuminated Sign: Any sign for which an artificial source of light is used in order to make readable the sign's message, including internally and externally lighted signs and reflectorized, glowing, or radiating signs.

Increase in Intensity: An increase in the concentration of activity on a property. In the case of nonconforming uses, any increase above and beyond the status quo is considered an increase in the intensity of use, including an increase in gross floor area or number of dwelling units.

Levee: An embankment to prevent flooding.

Light Bulb String: A display consisting of a row or rows of bare light bulbs.

Logo, Logogram, or Logotype: An emblem, letter, character, pictograph, trademark, or symbol used to represent the firm, organization, entity, or product.

Lot: Land occupied or to be occupied by a building and its accessory buildings, together with such open spaces as are required under this Ordinance, and having its principal frontage upon a street or officially approved place.

Lot, Corner: A lot situated at the junction of two or more streets.

Lot Depth: The average horizontal distance from the front street line to the rear line.

Lot, Interior: A lot, the side line of which does not abut on any street.

Lot Lines: The lines bounding a lot as defined herein.

Lot of Record: A lot which is part of a subdivision, a plat of which has been recorded in the office of the County Clerk.

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Lot, Through: A lot, other than a corner lot, having frontage on two or more streets.

Lot Width: The mean horizontal distance between side lines measured at right angles to the depth.

Lumen: The light-output rating of a lamp (light bulb).

Marquee: A permanent rooflike shelter extending from part or all of a building face and constructed of some durable material which may or may not project over a public rights-of-ways.

Marquee Sign: Any sign painted on or attached to or supported by a marquee.

Massing: The overall composition of the exterior of the major volumes of a building, especially when the structure has major and minor elements.

Minimum Building Standard Code: That article of the City Code so designated.

Mixed Use: Structure or project containing residential and nonresidential uses.

Mullion: A vertical strip that divides windows and doors.

Multilight: Having many lights or glass panes, as a window or door.

Muntin: The narrow molding separating individual panes of glass in a multi-paned window sash.

Mural: A work of art painted or otherwise applied to or affixed to an exterior wall surface that does not include any on- or off-premise commercial messages.

Non-advertised Message Area: That portion of a sign not used or intended to be used to display commercial copy, convey information, or attract attention to the subject matter of such sign.

Noncommercial Message: A message displayed on a sign that pertains to political, social, or ideological issues.

Nonconforming Use, Building, or Yard: A use, building, or yard that does not (by reason of design, use, or dimensions) conform to the regulations that apply in the district where the use, building, or yard is situated. These uses, buildings, or yards were legally in existence at the time the ordinance was passed to

make them nonconforming. A use, building, or yard established after the passage of an ordinance that does not conform to the ordinance regulations of the district in which it is situated shall be considered to be illegal.

Off-Street: Off the rights-of-ways of a street or place.

Off-Street Parking: The storage space for a motor vehicle on a lot and not including parking spaces on streets, alleys, or rights-of ways.

On-Street Parking: The storage space for a motor vehicle that is located on the street right-of-way.

Parapets: The portion of a wall that projects above an adjacent roof surface.

Parking Area, Public: An open area other than a street, alley, or place used for the temporary parking of more than four self-propelled vehicles and available for public use whether free, for compensation, or as an accommodation for clients or customers.

Parking Space: A space set aside for the sole purpose of parking a vehicle on a temporary basis.

Parkway: The area of public rights-of-ways located between the curb or edge of pavement and the property line.

Party Wall: A wall starting from the foundation and extending continuously through all stories to or above the roof, that separates one (1) structure from another, but is in joint use by each structure.

Penthouse: An enclosed structure above the roof of a building, other than a roof structure or bulkhead. A penthouse may be used only for the shelter of mechanical equipment or vertical shaft openings in the roof. For the purposes of this Ordinance, penthouse does not include residential dwelling units.

Pilaster: A shallow rectangular feature projecting from a wall, having a capital and a base and architecturally treated as a column.

Pitch: The angle or slope of a roof.

Porch: A structure, which can be enclosed or unenclosed, that projects from the exterior wall of a structure, has direct access to the street level of the structure, and is covered by a roof or eaves. An unenclosed porch is a porch that is open on all sides. An enclosed porch is a porch that is enclosed by walls,

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screens, lattice, or other material. A screened-in porch is considered an enclosed porch.

Primary Street: The principal frontage for a building site, as defined during site plan review by the Planning and Development Director or designee.

Property Line: The lines forming the boundary of a lot, determined by metes and bounds, whether those lines are for single lots or a combination of lots.

Quoin: A differentiated exterior angle or corner of a masonry wall, or one of the stones or bricks forming such an angle, usually differentiated from adjoining surfaces by material, texture, color, size, or projection.

Raceway: Metal box located between illuminated sign and wall to hold electrical conduit.

Rails: A metal enclosure generally used for porches, galleries, and balconies.

Rehabilitation: To repair an existing building to good condition with minimal changes to the building fabric. The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

Renovation: The process of repairing and changing an existing building for modern use, so that it is functionally equal to a new building; may include major changes.

Repair and Maintenance, Ordinary: Any work, the purpose and effect of which is to correct any deterioration or decay of or damage to a structure or property, or any part thereof, and to restore the same, as nearly as may be practicable, to its condition prior to such deterioration, decay, or damage, using the same materials or those materials available which are as close as possible to the original, all of which must comply with applicable codes and ordinances. Ordinary repair and maintenance does not include a change in design, material, or outward appearance.

Restoration: The process or product of returning, as nearly as possible, an existing site, building, structure, or object to its condition at a particular time in its history, using the same construction materials and methods as the original where possible.

Sash: The part of the window frame that holds the glazing, especially when movable.

Screening Fence: A solid fence or wall at least six feet in height and so constructed that no person can see the area surrounded by the fence.

Section: An orthographic projection of an object or structures as it would appear if cut through by an intersecting plane to show its internal configuration, usually drawn to scale.

Side Street: The frontage that is not a primary street, as defined during site plan review by the Planning and Development Director or designee.

Sign: Any surface, fabric, display, or visual medium, including the component parts, which bears letters, or sculptured matter, including logos, used or intended to be used to convey information or to attract attention to the subject matter of such sign. Graphics which carry no advertising shall not be construed to be a sign, except where such graphics pictorially display products or business that convey an advertising intent. The term "sign" includes the sign structure.

Sign, A-Frame: An advertising device, ordinarily in the shape of an "A" or some variation, located on the ground, not permanently attached and easily movable.

Sign, Alteration: Any change in copy, color, size, or shape, which changes the appearance of a sign, or a change in position, location, construction, or supporting structure of a sign, except that a copy change on an attraction or reader board is not an alteration.

Sign, Animated: Any sign which has any visible moving part, flashing or osculating lights, visible mechanical movement of any description, or other apparent visible movement achieved by any means.

Sign, Attached: A sign attached to, applied on, or supported by any part of a building (such as wall, window, canopy, awning, arcade, or marquee).

Sign, Awning: Any sign painted on or attached to or supported by an awning.

Sign, Balloon: A lighter-than-air gas-filled balloon tethered in a fixed location.

Sign, Cabinets. A sign with a metal can and an internally illuminated plastic face. A change in the face of a sign can is considered to be a change in copy and not subject to review if it affects only the message of the sign, and does not change the color of background or letters, size or location of letters, or otherwise alter the general appearance of the sign. Painted or panel signs shall be reviewed similarly to sign cans.

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Sign, Changeable Copy. An on-premise sign that is characterized by changeable copy, letters, symbols, or numerals that are not permanently affixed to the structure, framing, or background, allowing the letters, characters, or graphics to be modified from time to time manually or by electronic or mechanical devices, such as, but not limited to, a bulletin board, electronic message board, or projected image sign. However, an athletic scoreboard or sign located on the athletic field sign of a fence shall not be an electronic changeable copy sign. Changeable copy signs may not be used to display commercial messages relating to products or services that are not offered on the premise.

Sign, Detached: A sign which is supported by structures, supports, or foundations in or upon the ground, and independent of support from any building.

Sign, Electronic Message: Any sign, or portion of a sign, that uses changing lights to form a sign message or messages in text form where the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes. Time/temperature signs are not considered electronic message signs.

Sign Face: An exterior display surface of a sign, including non-structural trim exclusive of the supporting structure.

Sign, Flashing: A sign or part of a sign that contains units which cause such sign or part thereof to appear to flash or blink. Flashing signs shall not include running light signs, twinkle signs, or those signs having only one on-off cycle in any period exceeding six seconds.

Sign, Freeway: A sign which is oriented to be viewed primarily from an adjacent non-signalized freeway.

Sign, Grade: The level of the site at the property line located at the closest distance to the sign.

Sign, Illegal: Any sign placed without proper approval or permits as required by the City of Fort Worth at the time of sign placement. Illegal sign shall also mean any sign placed contrary to the terms or time limits of any permit and any non-conforming sign which has not been brought into compliance with the provisions of the Downtown Urban Design Standards and Guidelines.

Sign, Kiosk: Free-standing sign structure located in or adjacent to public rights-of-ways that features a City of Fort Worth identification panel at the top of

each structure and displays directional information to new homes, municipal facilities, and parks.

Sign, Monument: Any sign in which a majority of the structure's width is in contact with the ground.

Sign, Neon: A sign with tubing that is internally illuminated by neon or other electrically charged gas.

Sign, Nonconforming: A sign which was validly installed under laws or ordinances in effect at the time of its installation, but which is in conflict with the provisions of the Downtown Urban Design Standards.

Sign, Off-Premises: A commercial sign which displays any message directing attention to a business, product, service, profession, commodity, activity, event, person, institution, or other commercial message which is generally conducted, sold, manufactured, produced, offered, or occurs elsewhere than on the premises where such sign is located.

Sign, On-Premises: A commercial sign that is other than an off-premises sign.

Sign, Parking Area Identification: A sign that identifies a parking lot.

Sign, Permanent: Any sign that is a legally placed sign which is intended to be and is so constructed as to be of a lasting and enduring condition, remaining unchanged in character, condition (beyond normal wear), and position, and in a permanent manner affixed to the ground, wall, or building.

Sign, Pole: A detached sign which is supported by one or more poles in or upon the ground.

Sign, Portable: A sign designed, constructed, or used to facilitate the placing or moving of same from one location to another.

Sign, Projected Image: A sign which involves a fixed and non-moving image projected on the face of a wall or structure from a distant electronic device, such that the image does not originate from the plane of the wall or structure.

Sign, Projecting: A sign which projects from and is supported by a wall or parapet of a building, with the display surface of the sign in a plane perpendicular to or approximately perpendicular to the wall.

Sign, Roof: Any sign erected upon a roof, parapet, or roof--mounted equipment

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structure and extending above a roof, parapet, or roof--mounted equipment structure of a building or structure.

Sign, Temporary: Any sign, not permanently attached to the ground or a structure, which is installed or placed for a limited duration.

Sign, Wall: A sign mounted flat against a wall of a structure with the exposed face of the sign in a plane parallel to the face of the wall and projecting no more than eighteen (18) inches from the wall. A wall sign does not include window signs.

Sign, Window: A sign attached to, placed upon, or printed on the interior or exterior of a window or door of a structure, or mounted within twelve (12) inches of the window intended for viewing from the exterior of such a building. A window sign may be either permanent or temporary.

Significant or Large Tree: A tree twenty-seven (27) inches in diameter (84.82 inches in circumference).

Sill: A horizontal member forming the lowest portion of a building or window; also, the bottom of a door.

Site: The land on which a building or other feature is located.

Siting: The placement of a building, structure, or object on a site in relation to natural features; boundaries, and other parts of the built environment.

Soffit: The underside of a roof overhang.

Statue: A three-dimensional representation, including a sculpture. A statue that is related to the advertisement of any product or service or the identification of any business is a sign.

Stoop: Steps that lead directly to the entrance without a landing or porch.

Story: That part of a building included between the surface of one floor and the surface of the floor next above, or if there be no floor above, that part of the building which is above the surface of the highest floor thereof. A top--story attic is a half story when the main line of the eaves is not above the middle of the interior height of said story. The first story is the highest story having its interior floor surface not more than four feet above the curb level, or the average elevation of the finished grade along the front of the building where it is set back from the street.

Street: A public or private thoroughfare which affords principal means of access to adjacent property.

Structural Alterations: Any change in the supporting members of a building, such as bearing walls, columns, beams, or girders, or any substantial change in the roof or in exterior walls. This is considered a major change.

Stucco: Exterior plaster.

Super Graphic: A painted design which covers all or a major portion of a wall, building, or structure.

Transom: A glazed opening over a door or window.

Total Sign Area: The sum of the areas of all externally viewable signs on a site.

Wood Frame: Refers to a building whose structural elements are composed of a wood frame constructed of small dimensional lumber and held together with nails.

Wrought Iron: Iron worked into shape by manual effort; used for balcony railings, fences, gates, hardware, lanterns, etc.