



# **FORT WORTH'S MIXED-USE ZONING STANDARDS**

*An illustrated guide to Fort Worth's mixed-use development regulations*

*This document is intended to serve as a useful guide to development standards in mixed-use zoning districts. This guide is not a City of Fort Worth ordinance or a substitute for the City's Zoning Ordinance and City Plan Commission Rules and Regulations.*





## Introduction

- Frequently Asked Questions 3
- Map of Mixed-Use Growth Centers and Urban Villages 4

## General Development Standards

- Intent 5
- Greenfield Development Sites 5
- General Land-Uses 5
- Mix of Use Requirements 5-6
- Conceptual Site Plan 6

## Site and Building Design

- Block Lengths 7
- Building Setbacks 7-8
- Building Heights 8
- Residential Density 8
- Open Space and Landscaping 9
- Parking Requirements 10

## Exterior Design Standards

- Intent 11
- Required Drawings 11
- Façade Variations 11-12
- Fenestration 12
- Fences and Gates 12
- Building Materials 12
- Building Entries 12-13
- Drive-Through Design Standards 13
- Signs 13
- Outdoor Storage or Display 13
- Exterior Elements of a Building 14

### Why does the City encourage mixed-use development in appropriate locations?

The City of Fort Worth Comprehensive Plan designates mixed-use growth centers as areas where compact, pedestrian-scaled, mixed-use neighborhoods and commercial districts should be developed. Within these growth centers, and in other appropriate areas, such as designated urban villages, mixed-use zoning helps provide a desirable combination of compatible residential, office, retail, and selected light industrial uses. Vibrant, compact, mixed-use districts:

- Help to reduce the frequency and distance of car trips;
- Foster safe, active pedestrian environments;
- Provide residential and employment density to support public transportation and neighborhood businesses; and
- Attract residents and employers looking for urban amenities.

A map of designated mixed-use growth centers and urban villages is shown on page 4.

### What is the purpose of this guide to the mixed-use zoning standards?

The mixed-use zoning standards are significantly different than the conventional standards of other commercial districts. Because the classifications are intended to encourage a compatible mix of residential and non-residential uses, the mixed-use standards place more emphasis on the form, or design, of new development. An illustrated guide is the most effective way to present these form-based standards.

### What are the mixed-use zoning classifications?

**MU-1 Low Intensity Mixed-Use District** — Provides areas in which a variety of housing types may exist among neighborhood-serving commercial and institutional uses.

**MU-1G Greenfield Low Intensity Mixed-Use District\*** — Promotes low intensity mixed-use development in undeveloped mixed-use growth centers.

**MU-2 High Intensity Mixed-Use District** — Provides areas in which a variety of higher density housing types may exist among commercial, institutional, and selected light industrial uses.

**MU-2G Greenfield High Intensity Mixed-Use District\*** — Promotes high intensity mixed-use development in undeveloped mixed-use growth centers.

\* The greenfield zoning classifications are limited to sites of at least 100 acres.

### Are single-use projects allowed in mixed-use zoning districts?

Single-use projects that are smaller than three acres are allowed. Projects that are three acres in size or larger require a mix of uses, with exceptions for single-use projects that are within walking distance (1,000 feet) of other uses and that help create a larger mixed-use area. The mix of use requirements are described in detail on pages 5-6.



MU-1: Low intensity mixed-use development.



MU-2: High intensity mixed-use development.

### How does the City help property owners within a growth center or urban village initiate a zoning change to MU-1, MU-1G, MU-2, or MU-2G?

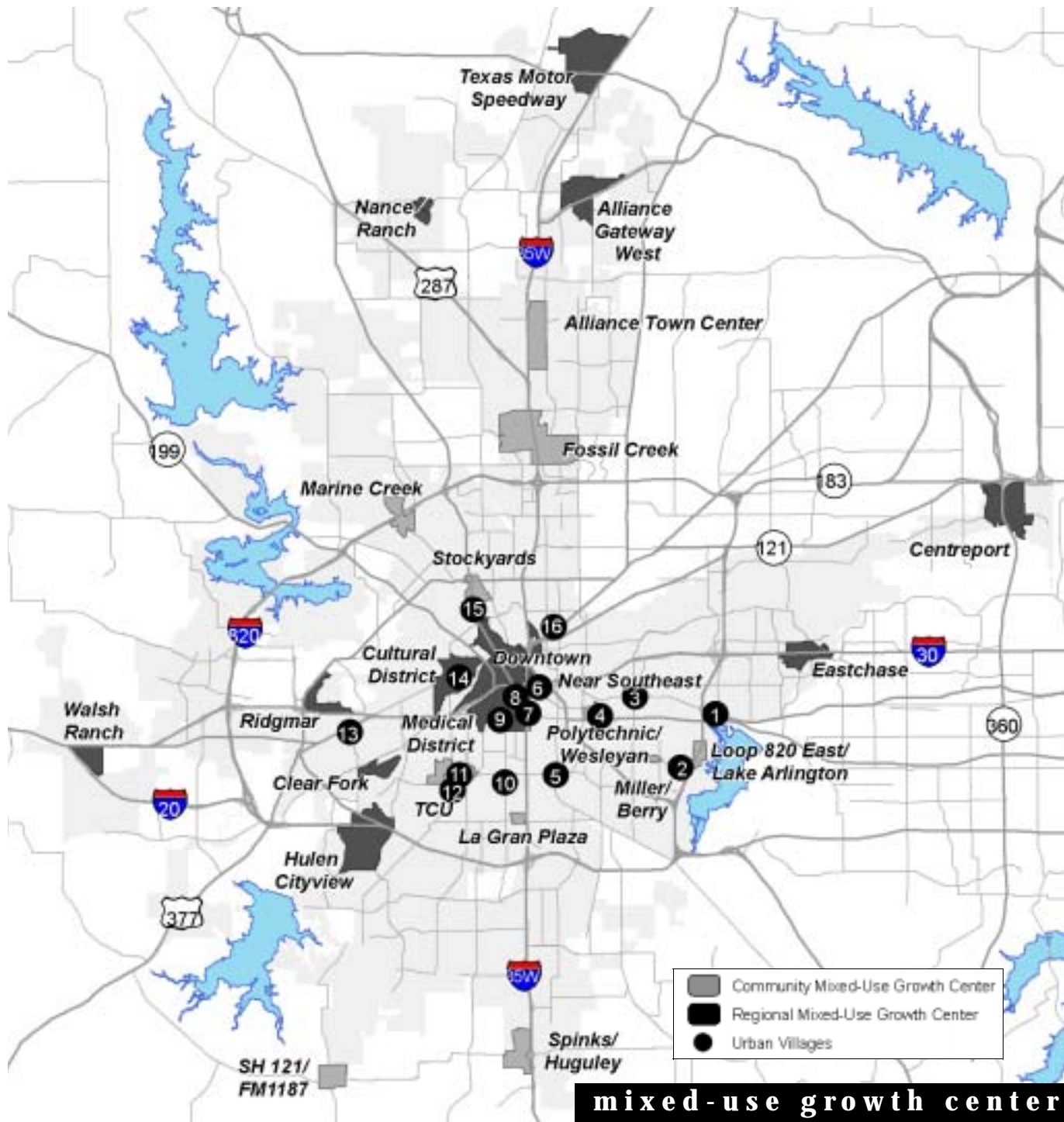
To encourage mixed-use zoning districts, the City Council has established the following process for petition-based zoning changes:

- Property owners submit a petition for a new mixed-use zoning district. Those signing the petition must own property constituting at least 50 percent of the proposed district's land area and at least 50 percent of the parcels to be re-zoned;
- City staff validates the petition and confirms that the proposed district is logical and consistent with the Comprehensive Plan.

Once the above conditions are met, City staff submits a zoning application on behalf of the property owners for consideration by the Zoning Commission and the City Council.

### May individual property owners submit an application to change their property's zoning to MU-1, MU-1G, MU-2, or MU-2G?

Yes. Individual property owners may submit a zoning change application to re-zone their property. For these individual applications, the standard zoning application fees would apply. Additionally, the proposed rezoning should be consistent with the Comprehensive Plan.



**Regional Mixed-Use Growth Centers**

- Texas Motor Speedway
- Alliance Gateway West
- Nance Ranch
- Centreport
- Eastchase
- Downtown
- Cultural District
- Medical District
- Ridgmar
- Walsh Ranch
- Clear Fork
- Hulen/Cityview

**Community Mixed-Use Growth Centers**

- Alliance Town Center
- Fossil Creek
- Marine Creek
- Stockyards
- Near Southeast
- Polytechnic/Texas Wesleyan
- Miller/Berry
- Texas Christian University
- Loop 820 East/Lake Arlington
- La Gran Plaza
- SH121/FM1187
- Spinks/Huguley

**Urban Villages**

1. Historic Handley
2. Berry/Stalcup
3. Oakland Corners
4. Polytechnic/Wesleyan
5. Berry/Riverside
6. Near East Side
7. Evans & Rosedale
8. South Main
9. Magnolia
10. Berry/Hemphill
11. Berry/University
12. Bluebonnet Circle
13. Ridglea
14. West 7<sup>th</sup>
15. Mercado
16. Six Points

## **Intent**

These mixed-use zoning standards promote compact, pedestrian-oriented, urban development in which a combination of residential, commercial, institutional, and light industrial (MU-2 and MU-2G only) uses occupy the same building, site, or district. Conventional automobile-oriented projects are inappropriate in mixed-use zoning districts.

## **Greenfield Development Sites**

The MU-1G and MU-2G greenfield mixed-use zoning districts shall only be used for large-scale development sites of at least 100 acres. These development sites may include a combination of contiguous MU districts (i.e. MU-1, MU-1G, MU-2, MU-2G, PD/MU). Public rights of way may be included in the calculation of a site's size.

## **General Land Use**

### **MU-1 and MU-1G**

#### **Residential**

Detached single-family (*Note: In MU-1G, the maximum lot size is 10,000 square feet.*)

Attached single-family

Two-family

Multifamily

#### **Commercial**

Neighborhood commercial: retail, restaurants, banks, offices, health care facilities.

(*Note: Bars are permitted in MU-1G.*)

### **MU-2 and MU-2G**

#### **Residential**

Detached single-family (*Note: Detached single family is not permitted in MU-2G.*)

Attached single-family

Two-family

Multifamily

#### **Commercial and Industrial**

General commercial: Retail, restaurants, bars, banks, offices, health care facilities, hotels, large retail stores, and mini-warehouses.

Light industrial: Selected low-intensity industrial and light manufacturing uses, excluding outdoor storage.

## **Mix of Use Requirement**

The following standards are intended to ensure that projects in mixed-use zoning districts include a mix of uses, or contribute to the creation of a larger mixed-use area.

- A. **Conceptual Land Use Plan:** Developers of projects equal to or larger than 3 acres in size shall submit a conceptual land use plan for approval by the Development Director. The conceptual land use plan must be approved before a building permit application is accepted. The Development Director may require a conceptual land use plan for a project smaller than 3 acres if it is part of a development larger than 3 acres. (*Section continued on next page.*)

### **Mix of Uses in MU-1 and MU-1G**

MU-1 and MU-1G districts should include urban housing types such as townhouses and loft apartments, neighborhood commercial, and appropriately scaled institutional uses. Developers should strive to mix uses vertically within the same building, if possible.



### **Mix of Uses in MU-2 and MU-2G**

MU-2 and MU-2G districts should include higher density urban housing types, general commercial, institutional, and compatible light industrial uses.



### **Mix of Use Requirement (cont.)**

The conceptual land use plan shall illustrate the proposed location and calculated land area of land uses on the site, using the following land use categories:

- One- or two-family residential
- Multifamily residential
- Commercial
- Institutional
- Mixed-use buildings (must include at least 20% residential and 10% non-residential)
- Public park.

Parking facilities and private open spaces shall be classified the same as the primary land use they serve.

B. **Project Test:** The conceptual land use plan shall be approved if it shows that:

1. The project includes uses within at least two of the land use categories, and
2. No land use category other than mixed-use buildings occupies greater than 2/3 of the total land area (70 percent in MU-1G and MU-2G).

If a project does not comply with the project test, then the vicinity test shall apply.

C. **Vicinity Test:** Developments not complying with the project test are permitted if:

1. The Development Director determines that the following conditions are satisfied:
  - a) The proposed land use at any location within the proposed development site must be within a walking distance of 1,000 feet of a different land use, as measured by the shortest pedestrian route, and
  - b) The percentage of any single land use category other than mixed-use buildings within a 1,000-foot radius of any location within the proposed development site shall not be greater than greater than 2/3 of the total land area (70 percent in MU-1G and MU-2G) within the radius. The proposed development shall be included in the calculation of this percentage. Undeveloped or agricultural property located within the radius shall not be included in the calculation;

or

2. The Development Director determines that the developer has demonstrated that unique site conditions (e.g. adjacency to natural features, highways, freight yards, etc.) make compliance with the conditions of section 1. above impractical in certain areas of the development site.

### **Conceptual Site Plan**

In order to facilitate compliance with the mixed-use zoning standards, developers shall submit a conceptual site plan to the Development Department for administrative review prior to submittal of permit application for new construction projects. The site plan shall show the anticipated location of proposed streets, sidewalks and walkways, building footprints, parking areas, landscaped areas and features, and open spaces.

### **Conceptual Land Use Plan for Large Projects**

The mix of use requirements are intended to prevent large single-use projects that do not contribute to the creation of a larger mixed-use area. A conceptual land use plan is required for projects of at least 3 acres. The diagram below illustrates staff's vicinity test analysis.



### **Conceptual Site Plan for Administrative Review**

To facilitate timely review and compliance with the development standards, developers are required to submit a conceptual site plan for administrative review.



## Block Lengths

### MU-1 and MU-2

- A. **Minimum Block Length:** 200 feet
- B. **Maximum Block Length:** 500 feet, with the following provision:  
To provide flexibility for larger development projects, a publicly accessible private street with adjacent sidewalks, or a publicly accessible private walkway, may count as a block boundary for measurement purposes. Public access easements are required to qualify for this exception, and the distance between two public streets shall not exceed 1,000 feet.
- C. **Maximum Block Perimeter:** 1,600 feet

### MU-1G and MU-2G

- A. **Minimum Block Length:** 200 feet
- B. **Maximum Block Length:**
- **1,320 feet** for exterior blocks, i.e. those in which at least one block face borders a highway, principal arterial, or other barrier to convenient pedestrian access.
  - **700 feet** for all other blocks, with the following provision: For purposes of measurement, a publicly accessible private street with adjacent sidewalks, or a publicly accessible private walkway, may count as a block boundary for measurement purposes. Public access easements are required to qualify for this exception, and the distance between two public streets shall not exceed 1,320 feet.
- C. **Maximum Block Perimeter:** None

## Building Setbacks

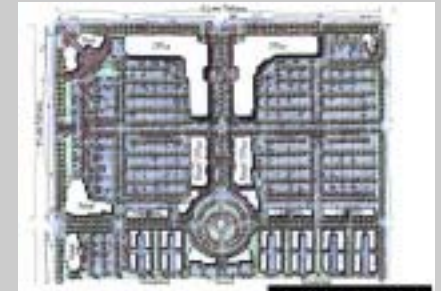
- A. **Front Yard:** 20 feet maximum, with the following provisions applying in certain situations:
1. **Angled, Perpendicular, or Parallel Parking Located on Private Property:** If the parking meets the conditions listed on page 10 of this guide, the setback shall be measured from the front of the parking space instead of the property line.
  2. **Interior Buildings in Campus Developments, e.g. Schools or Hospitals:** Interior buildings may be constructed if there are also buildings that are oriented to the public streets bordering the campus. Specifically, buildings may be set back from the property line more than 20 feet if at least 50 percent of the public street frontage on each block face within the development contains buildings within the maximum setback of 20 feet.
  3. **Large Retail Buildings in MU-1G and MU-2G:** To allow convenient access to parking from the entrances of large retail buildings greater than 50,000 square feet, the building side of any internal street with a public access easement may serve as the line from which the maximum 20-foot setback is measured. The total ground floor area of buildings utilizing this exception, however, may constitute no more than 50 percent of the total ground floor area of buildings shown on the conceptual site plan.
  4. **Setback for MU-2 and MU-2G Buildings Taller than 60 Feet:** Any portion of a building above 60 feet must be set back at least 20 feet from the property line. *(Section continued on next page.)*

## Walkable Blocks

Fort Worth's older neighborhoods and commercial districts are generally characterized by small, walkable blocks. The MU standards encourage small blocks and connected streets to provide pedestrian connectivity and improve traffic efficiency.



*MU-1 and MU-2 standards are consistent with the block dimensions of the central city street grid.*



*The greenfield classifications allow larger blocks for sites adjacent to highways.*

## Setback Standards Promote Urban Buildings Located along Public Sidewalks

A consistent urban building edge with storefronts and other active ground floor uses is a critical component of mixed-use urban districts.



*The 20-foot maximum front yard setback encourages an active urban street edge.*



*No side yard is required unless an adjacent building has windows on the side.*



*A special setback provision allows on-street angled parking on private property.*



*The greenfield classifications provide a setback exception for large retail stores.*

### **Building Setbacks (cont.)**

5. **Corner Clip:** A triangular right-of-way dedication (corner clip) measuring 5 feet by 5 feet, measured at the property line, is required for corner lots at the intersection of two streets or the intersection of a street and an alley, except:
- No dedication is required at all-way stops and signalized intersections where there is a required stop in at least two directions.
- B. **Rear Yard:** 5 feet minimum.
- C. **Side Yard:** None required, except when an abutting property with an existing building has windows facing to the side. Then, any new development or addition shall provide at least 10 feet of separation between the existing and new building.
- D. **Setback Between Mixed-Use Districts and Adjacent One- and Two-Family Districts:** A five-foot bufferyard and 20-foot building setback are required between the boundary of a mixed-use district and an adjacent one- or two-family zoning district, unless the development within the mixed-use district is also one- or two-family, such as townhouses. Bufferyard requirements are described on page 9.

### **Maximum Building Heights**

- Single-Use Buildings in MU-1 and MU-1G:** 45 feet or 3 stories, whichever is less.
- Mixed-Use\* Buildings in MU-1 and MU-1G:** 60 feet or 5 stories, whichever is less.
- Single-Use Buildings in MU-2 and MU-2G:** 60 feet or 5 stories, whichever is less; 45 feet or 3 stories, whichever is less, for townhouses.
- Mixed-Use\* Buildings in MU-2:** 120 feet or 10 stories, whichever is less (see setback condition in previous section).
- Mixed-Use\* Buildings in MU-2G:** 10 stories (see setback condition in previous section).
- Transitional Height Plane for Buildings Adjacent to One- or Two-Family Zoning Districts:** Any portion of a building above 45 feet or 3 stories, whichever is less, shall be set back to allow for a 45 degree transitional height plane.
- Rooftop Terraces:** Rooftop terraces and the structures providing access to them shall not be included in the measurement of building height.

\* Mixed-use buildings must include at least 20% residential and 10% office, restaurant, and/or retail uses, as measured by gross floor area, to qualify for the height bonus.

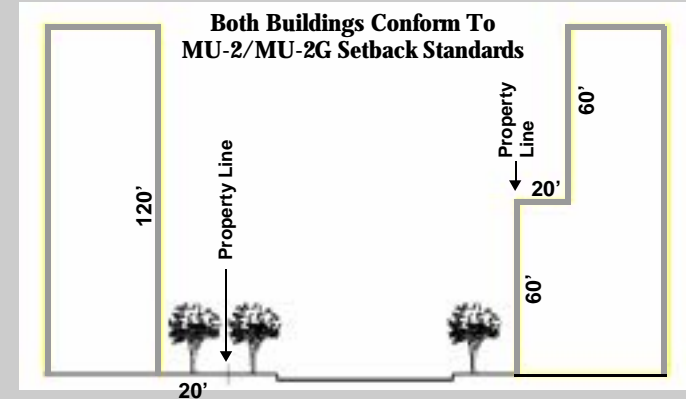
### **Maximum Residential Density**

- Single-Use Projects in MU-1 and MU-1G:** 40 units per acre; 18 units per acre for townhouses.
- Mixed-Use\*\* Projects in MU-1 and MU-1G:** 60 units per acre.
- Single-Use Projects in MU-2 and MU-2G:** 60 units per acre; 24 units per acre for townhouses.
- Mixed-Use\*\* Projects in MU-2 and MU-2G:** Unlimited.

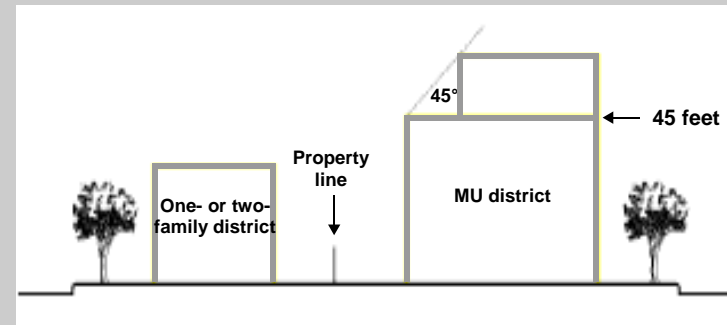
\*\* Mixed-use projects must include at least 20% residential and 10% office, restaurant, and/or retail uses, as measured by gross floor area, to qualify for the density bonus.

### **MU-2 and MU-2G: Setbacks for Buildings Taller than 60 feet**

If a taller building is built to the property line, the portion of the building above 60 feet is required to step back at least 20 feet from the property line to prevent a canyon effect.



**Transitional Height Plane for Buildings Adjacent to One- or Two-Family Districts**  
The 45-degree transitional height plane helps ensure that buildings in MU districts are compatible in scale with adjacent lower density neighborhoods.



### **Height and Density Bonuses for Mixed-Use Buildings and Projects**

The MU standards provide significant height and density bonuses to encourage a mix of residential and non-residential uses within the same building or project.

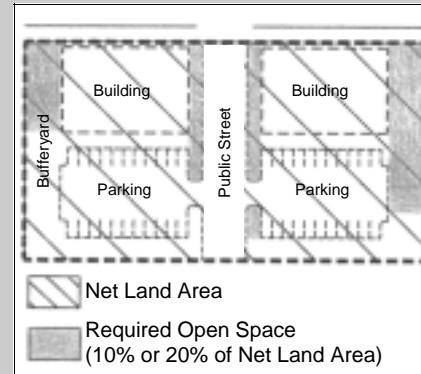


## Open Space and Landscaping

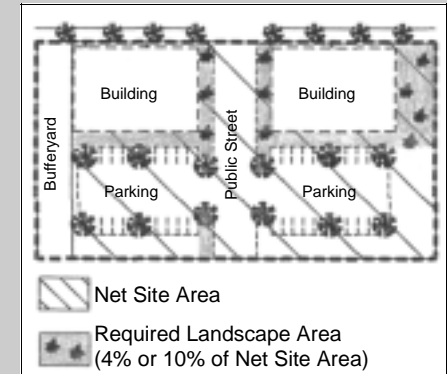
- A. Open Space:** All projects must provide open space that satisfies the percentage requirements listed below. Open space must be open to the sky and shall not be paved except for necessary sidewalks, active recreation areas, and patios.
- Mixed-Use Projects, Commercial, Institutional, and Industrial Uses:** At least 10% of net land area. *Net land area equals all of the property within the perimeter property lines, excluding dedicated public streets.*
  - Residential Uses:** At least 20% of net land area (see definition in #1 above). Projects may include rooftop terraces and other common spaces as part of the required open space, but no space less than six feet in any dimension shall be counted as open space.
- B. Landscape Area:** Requirements apply to all new construction or expansion projects except one- or two-family. Landscape plans must show the landscape area's dimensions, irrigation, plantings, decorative paving, sidewalk furniture, and other elements.
- Landscape Area Required:** At least 10% (4% for industrial uses) of net site area must be landscaped according to the requirements in section C below. (Also see table in Zoning Ordinance Section 6.301.H.3 describing landscape area requirements for new buildings over 10,000 square feet). *Net site area equals all of the site excluding the footprint of proposed buildings and any required bufferyard areas. For redevelopment sites, existing parking lots are also excluded from net site area.*
  - Supplemental Landscaping in Surface Parking Lots:** Landscaped islands shall be required in parking lots with 12 or more parking spaces. The total area of landscaped islands shall equal at a minimum 5 square feet per parking space. This area is in addition to the landscape area required in #1 above.
- C. Planting Requirements:** The following requirements apply to the landscape area.
- Trees:** One tree of at least three-inch caliper for every 500 square feet.
  - Street Trees:** Street trees are encouraged. Street trees planted within the sidewalk or in the parkway (planting strip between sidewalk and curb) may be credited towards the tree planting requirements in #1 above. Property owners must assume maintenance responsibility through formal agreement with the Parks and Community Services Department.
  - Shrubs:** One shrub of at least five gallons in size for every 50 square feet. Note: Up to 50% of the required shrubs may be replaced by trees, and vice versa. One tree equals 10 shrubs.
  - Groundcover:** In addition to required trees and shrubs, all of the required landscape area must be covered with grass, organic mulch, live groundcover, decorative paving, sidewalk furniture, or other decorative elements.
  - Irrigation:** Trees shall require an irrigation system, regardless of species or location. An irrigation system for other types of plants is also required unless the landscape plan demonstrates that use of drought resistant plants does not require irrigation.
- D. Landscape Requirements for Front Yard Setbacks:** Although no front yard setback is required, where there is a setback of at least five feet, front yard landscaping is required for areas outside of ground level encroachments such as patios or porches, and landscaping shall be in accordance with planting requirements in section C above.
- E. Bufferyards Between MU and One- or Two-Family Zoning Districts:** The 5-foot bufferyard described on page 8 shall be landscaped and screened based on the point scale located in Section 6.300.G of the Zoning Ordinance.

## Required Open Space and Landscaped Area

The diagrams below show the calculation of required open space and landscape areas. For open space, projects must at least provide either 10% or 20% of the net land area — the total project property excluding any public streets. Landscape area is usually 10% of the net site area — the total site excluding building footprints and required bufferyards.



The shaded area represents the required open space. Open space must be open to the sky and unpaved, except for necessary sidewalks and recreation areas.



The shaded area represents the required landscape area. Bufferyard and parking lot landscaping requirements are in addition to the landscape area requirements.

### Rooftop Terraces

Rooftop terraces are unique amenities for urban residents and count toward MU open space requirements.



### Street Trees

Street trees help calm traffic, provide a pedestrian buffer, and contribute to an attractive streetscape.



## **Parking Requirements**

Section 6.201B of the Zoning Ordinance includes a detailed list of off-street parking requirements for the uses allowed in MU-1, MU-1G, MU-2, and MU-2G. For mixed-use buildings and projects, the total parking requirement shall be the sum of the individual requirements for all uses. These requirements apply with the following provisions:

### **A. Reduced Parking Requirements:**

1. All MU districts: 25% reduction for all uses.
2. Rail Transit Bonus: 50% reduction for all uses in buildings whose primary entrance is within 1,000 feet of an entrance to a passenger rail station or rail stop (1,500 feet for MU-1G and MU-2G).

**B. Parking Exemption for Historically Significant Buildings:** Historically significant buildings are exempt from off-street parking requirements. Buildings must be determined by the City's Historic Preservation Officer to be eligible for listing in the National Register of Historic Places, or eligible for local "HC" Historic and Cultural Landmark or "HSE" Highly Significant Endangered designation.

**C. Credit for On-Street Parking:** Adjacent on-street parking may be applied toward the minimum parking requirements, but shall not reduce the pertinent maximum parking limitations.

**D. Townhouse Parking Requirements:** Minimum of one off-street parking space per dwelling unit, and a maximum of two spaces per unit.

**E. Parking Cap:** The maximum number of parking spaces shall be limited to 100 percent (110 percent in MU-1G and MU-2G) of the minimum requirements listed in Section 6.201.B of the Zoning Ordinance.

**F. Joint Parking:** Joint parking facilities are encouraged. Uses may provide more than the maximum number of parking spaces if the additional spaces are provided as part of a joint-use parking facility. However, if the joint use parking facility is a surface parking lot, the total number of spaces in the surface lot shall not exceed the sum of the maximum spaces allowed for all individual uses sharing the facility. This limit shall not apply to a multi-level parking garage that is used as a joint use facility.

**G. Parking Location:** Surface parking shall not be permitted between a building front and the street, with the following exception for on-street parking located on private property:

1. Angled, perpendicular, or parallel parking that is partially or completely located on private property shall be permitted if it meets the following two conditions:
  - a) The City's Traffic Engineer determines that the parking does not adversely affect public safety or circulation and satisfies the conditions described in Section 22-175b of the City Code; and
  - b) The parking is located adjacent to and is directly accessible from a public street right-of-way or a publicly accessible private street.

In these situations, the front yard setback shall be measured from the front of the parking space.

**H. Screening of Surface Parking and Driveways:** Parking lots, and driveways that are located adjacent and parallel to a public street, shall be screened from the public right-of-way with landscaping, berms, fences or walls 36 to 42 inches in height.

## **Parking Exemption for Historically Significant Buildings**

An important incentive for the preservation and adaptive reuse of older buildings is the waiver of off-street parking requirements for historically significant buildings.



*The MU parking waiver for historic buildings facilitated the adaptive reuse of older buildings in the Magnolia (left) and West Seventh (right) urban villages.*

## **Credit for On-Street Parking**

On-street parking supports neighborhood retail and helps to calm traffic in urban areas.



## **Inconspicuous Parking Lots**

Unlike conventional strip shopping centers, parking lots are not located between the street and the building in MU districts.



*Parking lot at conventional strip shopping center*



*Access to parking in MU district*

*Conventional auto-oriented commercial strips locate parking lots at the street edge. Surface parking lots are screened and are located at the rear or sides of buildings in mixed-use districts.*

## **Intent**

The following design standards are intended to encourage new buildings that complement neighborhood character, add visual interest, and support a pedestrian-oriented environment. The standards are not intended to encourage architectural uniformity or the imitation of older buildings.

## **Required Drawings**

To illustrate compliance with the following standards, developers shall submit to the Development Department elevation drawings for those building facades that are oriented to:

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

**Exception for Large Retail Stores in Greenfield Districts:** Mixed-use standards related to façade variations, fenestration, building materials, and building entries do not apply to large retail stores greater than 50,000 square feet in MU-1G and MU-2G. (Big box design standards in Section 5.133 of the Zoning Ordinance apply to these large retail stores.)

## **Façade Variations**

The massing of all new buildings shall be articulated in a variety of ways, including the use of projecting and recessed elements such as porches, cantilevers, balconies, bay windows or recessed windows, and roof dormers, to reduce their apparent overall bulk and volume, to enhance visual quality, and to contribute to human-scaled development.

A. **Scaling Elements:** Each new building façade oriented to a publicly accessible street or open space shall at a minimum incorporate 3 or more of the following 4 scaling elements on building facades greater than 50 feet in width; and at least 2 of the following elements on building facades less than 50 feet in width:

1. **Structural Elements:** See page 14 for photographs and glossary of architectural elements.

- a) Floors (banding, belt courses, etc. not less than 1" deep and 4" wide),
- b) Columns (pilasters, piers, quoins, etc. not less than 4" deep and 6" wide), or
- c) Foundation (water tables, rustication, etc.).

2. **Variation in Wall Plane:** Buildings shall incorporate projecting and recessed elements not less than four inches in depth. Such elements could include door and window openings, and/or more pronounced architectural features, such as porches, alcoves, and roof dormers.

3. **Changes in Material or Material Pattern:** Each change of material shall involve a minimum of 1 inch variation in wall plane.

4. **Changes in Color:** Variation in exterior color helps create visual interest.

B. **Differentiation between Lower and Upper Levels:** New commercial and mixed-use building facades oriented to a publicly accessible street or open space shall include differentiation between the first or second level and the upper levels with a cornice, canopy, balcony, arcade, or other architectural feature.

*(Section continued on next page.)*

## **Façade Variations**

Façade variation standards are intended to reduce the overall bulk and volume of urban buildings, enhance visual quality, and contribute to human-scale development.



*Windows and other openings help break up facades, create a human scale, and activate streets.*



*Façade projections and recesses may be dramatic or subtle. This façade combines both approaches.*

## **Multifamily Design**

The mixed-use standards promote architectural variety in multifamily projects. The images below contrast conventional garden apartments with a conforming MU design.

*Conventional suburban multifamily*



*MU multifamily*



## **Elevation Drawings for Façades Facing Streets or Public Spaces**

The image below is an example of the type of elevation drawing that should be submitted.



## **Façade Variations (cont.)**

- C. **Unique Building Façades:** Each sequential block of new construction shall contain a unique building façade so as to encourage architectural variety within larger projects, using the required architectural elements listed in section A and/or other architectural features.
- D. **Multifamily Façades:** New multifamily residential building façades oriented to a publicly accessible street or open space shall include at least 2 variations in wall plane per 100 linear feet of street frontage. Variations shall be not less than 3 feet in depth or projection and not less than 2 stories in height for multi-story buildings.

## **Fenestration**

New commercial building façades fronting on publicly accessible streets or open spaces shall be not less than 40% or more than 90% clear glazing.

## **Building Materials**

- A. **Façades Facing Streets or Public Spaces:** At least 70 percent of all new building façades (not including door and window area) facing publicly accessible streets or open space shall be constructed of these materials:

- Stone
- Brick
- Terra cotta
- Patterned pre-cast concrete
- Cement board siding
- Cast stone
- Prefabricated brick panels

## **Fences and Gates**

In order to promote pedestrian-oriented developments, exterior security fences and gates that are located along public streets, along private streets or walkways that are publicly accessible through a public easement, or along publicly accessible open space shall not extend beyond building façades; i.e., these fences shall not be located in the area between building façades and the property line.

Fences not exceeding 4 feet in height, however, may extend beyond the building façade of attached or detached one- and two-family residential dwellings in mixed-use zoning districts (see Section 5.305.B.2 of the Zoning Ordinance for fence development standards).

## **Building Entries**

- A. **Main Entrances from Public Sidewalks or Plazas:** In order to create a pedestrian-oriented environment in which buildings are oriented toward publicly accessible streets and sidewalks, a principal building must have its main entrance from a public sidewalk or plaza, or from a private sidewalk or plaza that is publicly accessible through a public use easement. The main entrance shall not be from a parking lot. Secondary entrances from parking lots are permitted. Interior buildings constructed as part of a campus development are exempt from these requirements.
- B. **Pedestrian Protection:** Building entrances shall incorporate arcades, roofs, porches, alcoves or awnings that protect pedestrians from the sun and rain.

*(Section continued on next page.)*

## **Inconspicuous Security Fencing**

Conventional suburban complexes are inwardly focused and often include a prominent perimeter fence. The MU design standards prohibit this type of fencing.



*While fences are not permitted between a building façade and the property line, as shown on the left, the MU standards allow security fences like the one surrounding the secured parking area at Modern Drug.*

## **Building Materials for Façades Facing Streets or Public Spaces**

The material standards promote durable, attractive façades along streets and public spaces.



### **Building Entries (cont.)**

- C. **Retail Entries:** Each retail use with exterior, street-oriented exposure shall have an individual public entry from the street.
- D. **Residential Entries:**
1. Primary entrances shall be provided for every 125 linear feet of street oriented residential building frontage.
  2. Townhouse and other similar street level dwelling units within multi-unit structures shall have individual street-oriented entries for each unit.

### **Drive-Through Design Standards**

Conventional drive-through uses do not support a pedestrian-oriented environment and are inconsistent with the intent of the mixed-use zoning standards.

- A. **Location of Windows and Stacking Lanes:** Drive-through windows and stacking lanes shall not be located along facades of buildings that face a street, and where possible shall be located to the rear of buildings;
- B. **Location of Driveways:** Driveways shall not be located within the front yard setback between the building front and the street;
- C. **Circulation:** The design and location of the facility shall not impede vehicular traffic flow and shall not impede pedestrian movement and safety. Shared driveways and/or driveways located off of non-arterial streets should be used, where possible;
- D. **Screening:** Architectural elements, landscaping, and/or other screening elements shall be used to minimize the visual impacts of the drive-through facility; and
- E. **Consistency with Other District-Specific Design Guidelines or Standards:** The design and location of the facility shall be consistent with any design standards or guidelines that may be applicable to the pertinent district.

### **Signs**

#### **MU-1 and MU-1G**

Sign requirements included in Chapter 6, Article 4 of the zoning ordinance for the “E” District shall apply to MU-1 and MU-1G, with additional provisions described below.

#### **MU-2 & MU-2G**

Sign requirements included in Chapter 6, Article 4 of the zoning ordinance for the “I” District shall apply to MU-2 and MU-2G, with additional provisions described below.

- A. **Attached Signs:** The maximum aggregate area for attached signs, as described in Section 6.404E of the zoning ordinance, shall be 200 square feet per façade.
- B. **Detached Signs:** Permitted detached signs shall be monument style and shall be limited to eight feet in height. Pole signs are not allowed, except:
1. **Pole Signs in MU-1G and MU-2G:** Pole signs are allowed along highway frontage and principal arterials in MU-1G and MU-2G. These pole signs shall be subject to unified sign agreements.

### **Outdoor Storage or Display**

#### **MU-1 and MU-1G**

Refer to zoning ordinance standards for the “E” Neighborhood Commercial District.

#### **MU-2 and MU-2G**

Refer to zoning ordinance standards for the “G” Intensive Commercial District.

### **Primary Entrances from Public Sidewalks**

Building entrances in mixed-use districts should resemble those found in downtown areas, with primary entrances located along publicly accessible streets and sidewalks.



### **Drive-Through Facilities**

The MU standards specify certain drive-through design requirements to ensure compatibility with a pedestrian-oriented environment. Conventional drive-throughs are inappropriate. The bank drive-through at Magnolia Green (below) complies with the MU standards.



### **Signs**

The sign standards are intended to reduce visual clutter and to complement urban buildings. Pole signs are not permitted, except under certain circumstances in the greenfield districts.



*Most signs in MU districts should be attached to building facades or hang above sidewalks.*



*Monument signs are appropriate for buildings that are set back the maximum 20 feet from the property line.*

## Exterior Elements of a Building



The mixed-use zoning standards promote architectural variety and creativity. The standards reference certain architectural elements, including those defined in this glossary.

<b>Belt Course</b>	A horizontal course of brick or stone flush with or projecting beyond the face of a building.
<b>Cornice</b>	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.
<b>Façade</b>	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.
<b>Fenestration</b>	The design, proportioning, and disposition of windows and other exterior openings of a building.
<b>Frieze</b>	The horizontal part of a classical entablature, often decorated with sculpture in low relief.
<b>Mullion</b>	A vertical strip that divides windows and doors. Sometimes mullions are removable to permit the passing of large objects.
<b>Pilaster</b>	A shallow rectangular feature projecting from a wall, having a capital and a base and architecturally treated as a column.
<b>Quoin</b>	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.
<b>Rustication</b>	Rough masonry materials often located at the base of a classical building; the rough stones being expressive of strength and therefore, logically, required at the base. The standard formula of 17th and 18th-century classical country houses was to have two or three floors of smooth stone over a rusticated ground floor.
<b>Water Table</b>	A projecting course of molded brick between the upper and ground floor. The wall above the water table steps back several inches. The water table's purpose is to cast water away from the foundation of the building.