

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH, BY AMENDING ARTICLE 7 "RESIDENTIAL DISTRICTS", OF CHAPTER 4, "DISTRICT REGULATIONS" TO ESTABLISH A NEW RESIDENTIAL ZONING DISTRICT, SECTION 4.713, "URBAN RESIDENTIAL ("UR") DISTRICT AND ESTABLISH DEVELOPMENT STANDARDS FOR THE DISTRICT; AMENDING SECTION 4.603, "THE RESIDENTIAL DISTRICT USE TABLE" OF CHAPTER 4, TO REFLECT THE NEW DISTRICT AND USES TO BE ALLOWED; AMENDING SECTION 4.100, "DISTRICTS ESTABLISHED", OF CHAPTER 4 TO REFLECT THE NEW DISTRICT; AMENDING CHAPTER 9 TO ADD DEFINITIONS RELATED TO URBAN RESIDENTIAL DISTRICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Comprehensive Plan designates mixed-use growth centers and urban villages to encourage the development of sustainable, compact, pedestrian-scaled, mixed-use neighborhoods and commercial centers; and

WHEREAS, in December 2007, the City Council adopted urban village master plans that recommended creating an urban residential zoning district to serve as a transition between mixed-use areas and adjacent single-family neighborhoods; and

WHEREAS, the City's existing multifamily zoning classifications require a suburban development form that is not compatible with central city neighborhoods or urban mixed-use districts; and

WHEREAS, the Planning and Development Department formed a Mixed-Use Zoning Advisory Group to guide the creation of an urban residential zoning classification; and

WHEREAS, urban residential zoning addresses the need for denser residential developments to support and complement rail transit and to support commercial uses; and

WHEREAS, urban residential zoning will be a residential-only district with building heights consistent with single-family zoning where an urban form is still desirable; and

WHEREAS, it is recommended that the City Council adopt an amendment to the Zoning Ordinance to incorporate Urban Residential district standards;

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

SECTION 1.

Article 7 “Residential Districts”, Chapter 4 “District Regulations” of Ordinance No. 13896, the Zoning Ordinance of the City of Fort Worth, is hereby amended to add a new section, Section 4.713, “Urban Residential District (“UR”)” to read as follows:

Sec 4.713. Urban Residential District (“UR”)

A. Purpose and Intent.

1. Purpose.

It is the purpose of the Urban Residential (“UR”) District to provide a residential density transition zone between low density single-family neighborhoods and higher density commercial areas. An additional purpose of the Urban Residential (“UR”) District is to encourage a range of housing choices within walking distance of rail transit stations and mixed-use urban villages. The goal is to ensure compatibility between one- and two-family districts and more intense mixed-use districts and related uses.

Urban residential neighborhoods are characterized by higher density residential structures in a highly walkable urban environment. The following building types will be found in neighborhoods with Urban Residential zoning: Apartment/Condominium, Townhouse, Manor House, and Single Family House. Maximum densities in Urban Residential (“UR”) districts are determined by the building form and compliance with other development standards included throughout the Zoning Ordinance, such as but not limited to maximum building heights and required parking. New housing in Urban Residential (“UR”) districts is between two and three stories in height, providing a density transition between low density neighborhoods and areas zoned for higher density. Enhanced landscaping in Urban Residential (“UR”) districts provides street trees to help protect pedestrians from the elements, creating more attractive and walkable

neighborhoods. A mixture of housing types is present to provide architectural diversity, while shallow front setbacks frame the pedestrian environment with engaging building facades, improve visibility and safety of building entrances, and increase neighborhood vitality.

2. Intent Statements

a. General Development Principles

1. Promote a pedestrian-oriented urban form. In contrast to conventional zoning standards that place a primary emphasis on the regulation of land uses, urban residential development standards and guidelines focus on promoting a walkable, urban form of development, consistent with the surrounding area's historic urban character. The focus on form promotes buildings that conform to tested urban design principles.

2. Require excellence in the design of the public realm and of buildings that front public spaces. The most successful and memorable urban environments are those in which walking down the street is appealing. Streets, plazas, parks, and other public spaces should be comfortable and inviting, and buildings fronting those spaces should be active and visually interesting at the pedestrian level.

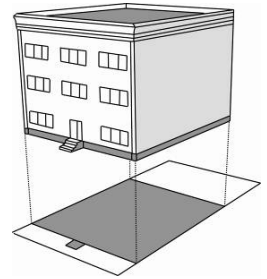
3. Encourage creativity, architectural diversity, and exceptional design. Urban residential is intended to promote high quality design, and the development review process for urban residential projects is intended to promote flexibility. Standards and guidelines, as well as the development review process, are intended to support creativity and exceptional design while discouraging uniformity.

4. Promote sustainable development that minimizes negative impacts on natural resources. Creating a walkable, higher density residential district surrounding mixed-use districts supports sustainable development by providing an alternative to low-density development in peripheral areas. In accordance with sustainable development principles, the urban residential buildings and public spaces should be designed to minimize negative impacts on air and water quality and promote innovation in environmental design.

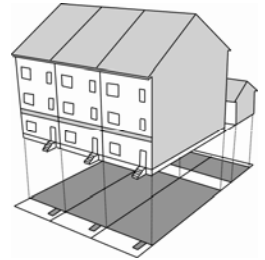
b. Building Types Permitted

The following building intent statements and illustrations have been provided to demonstrate the recommended building forms in the Urban Residential ("UR") District. All intent statements are addressed through development standards set out in Section 4.713 B, C, and D.

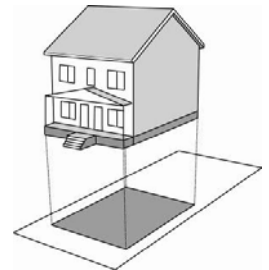
1. Apartment/ Condominium: The front of the building is placed on, or very close to, the front property line. On corner lots, the building side facing the street is also placed on or near the side property line. The building often shares a common entrance. Primary entrances are prominent and street-facing. An elevated ground floor for residential uses is recommended to ensure privacy. Parking for an apartment/condominium building is allowed on the side or rear of the building, but the preferred method is at the rear of the building.



2. Townhouse: A building with three or more attached dwelling units consolidated into a single structure. The front of the building is placed on, or very close to, the front property line. On corner lots, the building side facing the street is also placed on or near the side property line. A townhouse unit is more than one story in height; however, units should not be vertically mixed. Each unit has its own external entrance. Parking access via a driveway or rear alley is required. An elevated ground floor for residential uses is recommended to ensure privacy.



3. Urban Manor House: A development/building with two to five attached dwelling units consolidated in a single structure. A manor house is located on a single lot and contains common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The front of the building is placed on, or very close to, the front property line. On corner lots, the building side facing the street is also placed on or near the side property line. The building has the appearance of a conventional single-family house with a single primary entrance except that a manor house with two dwelling units (duplex) may have one primary entrance for each unit provided it meets the requirements of 4.713 D.7.e.iv. An elevated ground floor for residential uses is recommended to ensure privacy. Parking for a manor house is allowed on the side or rear of the building, but the preferred method is through traditional forms with detached garages at the rear when possible.



4. Single-Family House: The front of the building is placed on, or very close to, the front property line. On corner lots, the building side facing the street is also placed on or near the side property line. An elevated ground floor for residential uses is recommended to ensure privacy. Parking for a single family home is allowed on the side or rear of the building, but the preferred method is through traditional forms with detached garages at the rear when possible.



B. *Uses.* In the Urban Residential (“UR”) District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued, except in accordance with the use table in Chapter 4, Article 6, and the supplemental standards of Chapter 5.

C. *Property development standards.* In the Urban Residential (“UR”) District, the dimension of yards, the maximum height of buildings, the maximum residential density, and the required open space shall be as follows:

1. *General yard development standards:* Development shall be exempt from Chapter 6, article 1, Sections 6.101 B., 6.101 C., 6.101 E., and 6.101 F.
2. *Front yard:* 20 feet maximum setback
3. *Rear yard:*
 - a. 20 feet minimum setback for the primary structure
 - b. 5 feet minimum setback for an accessory structure unless an alley is provided, in which case there is no minimum
4. *Side yard:* Setbacks are required when an abutting property with an existing building has windows facing to the side. Any new development or addition shall provide at least ten (10) feet of separation between the existing and new buildings.
5. *Minimum Building Height:* Two (2) stories consisting of a minimum of 17 feet
6. *Maximum Building height:* 35 feet

Note: Development in the Urban Residential (“UR”) District is exempt from Section 6.100, “Height”. Building height for all uses shall be measured from the top of the finished slab at grade level to the top of the highest wall top plate. An unroofed and unenclosed rooftop terrace, and the enclosed stairwell or elevator providing access to the terrace, shall not be included in the measurement of total building height.

7. *Maximum residential units per acre:* none

D. *Other development standards.* Development in the Urban Residential (“UR”) District shall be subject to the applicable development standards in Chapter 6, and the following provisions.

1. *Off-street parking and loading.* The following table establishes the required parking for the allowed building types in the Urban Residential (“UR”) District. All other applicable requirements and applicable nonresidential use requirements included in Chapter 6, Article 2 apply.

a. Parking Table

Building Type/Use	Requirement
Single Family (UR)	2 parking spaces located behind the front of the building line per dwelling unit.
Townhouse (UR)	2 parking spaces per dwelling unit are required at the rear of the primary structure and accessed via a driveway or rear alley.
Manor house (duplex)	2 spaces per dwelling unit plus 1 space per bedroom over three (3) bedrooms per dwelling unit all located behind the front building line
Manor house (apartment) and Apartment/ Condominium On-street parking along the lot frontage may be applied toward the minimum parking requirements, but shall not reduce the applicable maximum parking limitations.	0.75 to 1 off-street spaces required per bedroom, located behind the front building line* Plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage) If the development is within 1,000 feet of a rail transit station 0.5 to 1 off-street spaces required per bedroom, located behind the front building line* Plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage) *All partial spaces are rounded up.

- b. The required off-street parking may be located off premises, on property within 500 feet of the subject site within a structured parking garage.
- c. Surface parking shall not be permitted between a building front and the street. Residential uses locally designated as either Historic or Cultural Landmark (“HC”) or Highly Significant Endangered (“HSE”) shall be exempt from off-street parking requirements.

2. Landscaping and buffers. See Chapter 6 “Development Standards”, Article 3 “Landscaping, Buffers and Urban Forestry” provided however, the following provisions shall apply in the Urban Residential (“UR”) District:
- a. Bufferyard.
 - i. A bufferyard is not required between the boundary of a one- or two-family development within the Urban Residential (“UR”) District and an adjacent one- or two-family district.
 - ii. Multi-family development within the Urban Residential (“UR”) District shall have a five (5) foot bufferyard.

 - b. Enhanced landscaping point system requirements. Enhanced landscaping must earn a minimum of 30 points (20 points in urban single-family house and urban manor houses with two (2) units) that are awarded for providing and maintaining specific landscaping and design features. The points are accumulated as follows:

Enhanced Landscaping Point System – 30 points required (20 points in single-family houses and urban manor houses with two (2) units)		
Feature	Requirement or example items	Points Awarded
Plaza	5% of net land area. Plaza shall be continuous w/ minimum area not less than 1,000 sq ft. <i>If 5% of net land area is greater then 2,000 square feet, multiple plazas are permitted.</i>	15
Playground	5% of net land area w/ minimum area not less than 1000 sq ft	15
Community garden	1 pt for every 250 sq ft w/ minimum area not less than 1250 sq ft	5-15
Arcades, structural awnings, galleries, balconies or other approved pedestrian shelter	50% of façade facing primary street or 25 linear ft, whichever is greater. 4 ft minimum depth.	10
Single family front porch	50% of façade facing primary street	10
Enhanced streetscaping	Each 50 ft segment of street frontage is required to have 2 streetscaping items. Items include but are not limited to benches, trash receptacles, bike racks, and planters using materials appropriate for the adjacent street and approved by the Transportation and Public Works Department.	10
Pedestrian-scaled lighting	1 light post every 60 ft of street frontage; style approved by the Transportation and Pubic Works Department and consistent with other pedestrian lights on the same block.	10

Programmed recreation area (buildings with 3 or more units)	3% of net land area. Programmed recreation areas include but are not limited to chess parks, bocce ball courts, and exercise/yoga facilities	10
Public art installation	As approved by the Planning and Development Director or designee. Public art installations include but are not limited to pieces of sculpture, murals, and water features planned and executed with the specific intention of being sited or staged in the physical public domain, outside and accessible to all. Materials used are durable and resistant to graffiti and weather.	10
Street trees	Required spacing: <ul style="list-style-type: none"> • Small/Medium Canopy 25 – 30 ft • Large Canopy 35 – 40 ft 	10
Window awnings, shallow door canopies, or other façade features that are not intended to provide pedestrian shelter (less than 4 ft in depth)	25% of façade facing primary street or 15 linear ft, whichever is greater. Multiple features (i.e. awnings) may add up to the required amount.	5
Programmed sitting area/public outdoor dining area	Minimum 15 seats	5
Proximity to a public park	Within 500 ft	5
Sustainable landscaping	Xeriscaping, on-site stormwater management, rain gardens, bio-swales, etc.	5
Rooftop terrace	Minimum 200 sq ft	5
Paved walkway enhancement	1 pt for every additional foot of sidewalk width over the City standard (up to a 15 ft wide sidewalk total)	1-11

- i. Points shall be awarded only once for each feature category, per project
- ii. Submittal of Landscape Plan. The location and description of enhanced landscaping features, decorative paving, sidewalk furniture or other decorative elements, shall be indicated on the landscape plan.

- iii. Landscape area required. Section 6.301.H “Landscape Area Required” does not apply to developments in the Urban Residential (“UR”) District except;
 - a) Section 6.301.H.1.b;
 - b) Section 6.301.H.1.d; and;
 - c) When there is a front yard setback of at least five feet, front yard landscaping is required for areas outside of ground level patios, parkways and pedestrian walkways. Front yard landscaping must adhere to the shrub and native plants as listed in Table 6.8, Table A of Section 6.301.H. as well as other applicable regulations described or referenced within the UR regulations.
 - iv. Irrigation. An irrigation system shall be installed to provide total water coverage to all plant materials installed pursuant to this Section 6.301.I “Irrigation” for developments with more than three dwelling units.
 - v. Miscellaneous Requirements. 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.
- c. Landscaping in parking and driveway areas.
- i. Landscape islands or linear landscaping strips shall be required in parking lots with 12 or more parking spaces. All landscaped islands shall have at least one tree.
 - ii. Every parking space is required to be not more than 60 feet from a large canopy tree planted within a median, strip or island measured from the trunk at planting.
 - iii. Required size of landscape islands containing trees:
 - a) Within parking lots with porous surfaces: 130 square feet.
 - b) Planted in Structural Soil: 65 square feet. The use of an approved structural soil shall be limited to landscape islands and adjacent walkways and parking areas necessary for proper tree growth. Structural soils shall not be used for fire lanes in parking lots.
 - c) Within parking lots with approved porous surfaces for parking areas excluding fire lanes: 16 square feet. Tree trunks should be protected by wheel stops or other physical barriers excluding curbs.
 - d) Linear landscaping strips are encouraged in lieu of landscaping islands where possible.
 - iv. Parking lots shall be screened from the public right-of-way with landscaping, berms, fences or walls 36 to 42 inches in height.

3. Signs.
 - a. On premise signs on single family houses, manor houses with two dwelling units and townhouses are limited to one unilluminated nameplate per unit bearing the family name of the occupants residing in the residence not to exceed one square foot in area.
 - b. For apartment/condominium and manor homes containing more than two dwelling units, attached identification signs shall be permitted, subject to the following provisions:
 - i. Attached signs shall be permitted to identify the name of the property upon which displayed.
 - ii. 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.
 - iii. Signs may be illuminated, but the source of light shall not be visible.
 - c. An unilluminated sign for those uses permitted that are not residential is allowed. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.
4. Residential design standards.

Multifamily developments are exempt from the requirements of Section 6.506. “Unified Residential Development”.
5. Entrances. 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 recorded in the real property records of the county. 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.
6. 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 use easement recorded in the real property records, or along publicly accessible open space shall not extend beyond building facades; fences shall not be located in the area between building facades and the property line. Fences not exceeding four feet in height, however, may extend beyond the building facade of attached or detached single family house or townhouse developments in the Urban Residential District (see Section 5.305.B.2. for fence development standards).

7. Facade design standards for new construction.
 - a. Projects that clearly conform to all façade design standards may be approved administratively by the Planning and Development Director or designee. A waiver from the façade design standards in the Urban Residential (“UR”) District may be granted by the Urban Design Commission (UDC) in accordance with the applicable development principles and standards.
 - b. Required drawings. To illustrate compliance with the following standards, elevation drawings shall be submitted to the Planning and Development Department for those building facades that are oriented to:
 - i. Public streets;
 - ii. Private streets and walkways that are publicly accessible through a public use easement; or
 - iii. Publicly accessible open space.
 - c. Facade variation.
 - i. Scaling Elements: Each new building facade oriented to a publicly accessible street or open space shall at a minimum incorporate three or more of the following four scaling elements for building facades greater than 50 feet in width, and at least two of the following scaling elements for building facades less than 50 feet in width:
 - a) Expression of building structural elements such as:
 - 1) Floors (banding, belt courses, etc. not less than one inch deep and four inches wide),
 - 2) Columns (pilasters, piers, quoins, etc. not less than four inches deep and six inches wide), or
 - 3) Foundation (water tables, rustication);
 - b) Variation in wall plane (not less than four inches) through the use of projecting and recessed elements. Such elements could include patterns of door and window openings (and the use of sills, mullions, and other scale providing window elements), and/or more pronounced architectural features, such as porches, alcoves, and roof dormers;
 - c) Changes in material or material pattern. Each change of material shall involve a minimum one-inch variation in wall plane; and
 - d) Noticeable changes in color or shade.
 - ii. New buildings 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.
 - iii. If a project consists of more than one block face, each sequential block of new construction shall contain a different building facade to encourage architectural variety within large projects, using the

required architectural elements listed in Section a.i. above and/or other architectural features.

- iv. New multifamily residential building facades oriented to a publicly accessible street or open space shall include at least two variations in wall plane per 100 linear feet of street frontage. Variations shall be not less than three feet in depth or projection and not less than two stories in height for multi-story buildings.
- d. Building materials. Not less than 70 percent of all new building facades (not including door and window areas) facing publicly accessible streets or open space shall be constructed of the following masonry materials: stone, brick, terra cotta, patterned pre-cast concrete, cement board siding, cast stone or prefabricated brick panels.
- e. Building entries.
 - i. Building entrances shall incorporate arcades, roofs, porches, alcoves or awnings that protect pedestrians from the sun and rain.
 - ii. Primary entrances shall be provided at intervals not to exceed 125 linear feet of street-oriented residential building frontage.
 - iii. Townhouses and other similar street level dwelling units within multi-unit structures shall have individual street-oriented entries for each unit.
 - iv. Manor Houses shall have a single primary entrance provided however, that a manor house with two dwelling units (duplex) may have one primary entrance for each unit. Each primary entrance must be provided under a shared porch or one of the entrances must be accessed from a side façade of the structure.

E. Administrative review requirements.

Conceptual site plan. In order to facilitate compliance with the Urban Residential development standards, a conceptual site plan shall be submitted to the Planning and Development Department for administrative review prior to submittal of permit applications 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 space.

SECTION 2.

Section 4.603, “The Residential District Use Table” Of Chapter 4 “District Regulations”, of Ordinance No. 13896, the Zoning Ordinance of the City of Fort Worth, is hereby amended to add a new column heading "UR" between "D" and "MU-1", and add as permitted uses all uses currently permitted, including all associated supplemental standards, in "D" High Density Multifamily District.

SECTION 3.

Section 4.100, “Districts Established”, Of Chapter 4 “District Regulations”, of Ordinance No. 13896, the Zoning Ordinance of the City of Fort Worth, is hereby amended to add a new section and district entitled Section 4.713 “Urban Residential (“UR”) District”.

SECTION 4.

Section 9.101, “Defined Terms” of Chapter 9, “Definitions” of Ordinance Number 13896, the Zoning Ordinance of the City of Fort Worth, is amended to amend the definition of Townhouse to address a Townhouse in the Urban Residential (“UR”) District and to add the following new definitions:

BELT COURSE: A horizontal course of brick or stone flush with or projecting beyond the face of a building.

CAMPUS DEVELOPMENT: A campus development is defined as a unified group of buildings and/or facilities located on a contiguous parcel(s) and operated as a place of worship, school, or hospital.

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.

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.

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

MULLION: A vertical strip that divides windows and doors.

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

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.

RUSTICATION: 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.

STRUCTURAL SOIL: An artificially engineered medium that meets or exceeds road bearing-load requirements for structurally sound pavement design and installation while supporting tree growth, remaining root penetrable, and encouraging deep root growth away from the pavement surface. Examples include C.U. Structural Soil, Permatill, and Utelite E-Soil.

TOWNHOUSE or ROWHOUSE: A one-family dwelling constructed as part of a series of dwellings, all of which are either attached to the adjacent dwelling or dwellings by party walls or are located immediately adjacent thereto with no visible separation between walls or roof, and each dwelling being located on a separately platted lot. A Townhome in the Urban Residential District shall be defined as a development containing three or more attached dwelling units consolidated into a single structure.

URBAN MANOR HOUSE: A building with two to five attached dwelling units consolidated in a single structure. A manor house is located on a single lot and must contain common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units.

WATER TABLE (ARCHITECTURAL): A projecting course of molded brick between the upper and ground floor. The wall above the water table steps back several inches.

SECTION 5.

This ordinance shall be cumulative of all provisions of ordinances and of the Code of the City of Fort Worth, Texas (1986), 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 6.

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 7.

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 8.

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 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 9.

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 10.

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

SECTION 11.

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

APPROVED AS TO FORM AND LEGALITY:

By: _____
Assistant City Attorney

ADOPTED: _____

EFFECTIVE: _____