

VI. Building Form and Development Standards

6.1 Highway Commercial

6.1.1 Illustrations and Intent

Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Building Form and Development Standards.

The Highway Commercial Zone form and development standards are intended to address development along the I-30 access road. Development standards in this frontage type are intended to take advantage of the visibility along the highway for more auto-oriented development while transitioning towards a more pedestrian-oriented frontage along Camp Bowie Boulevard.

Generally, this frontage type may accommodate large-format retail or office sites with surface parking along the site’s highway frontage. The goal is to minimize the impact of large, surface parking lots and discourage the “big-box” look.

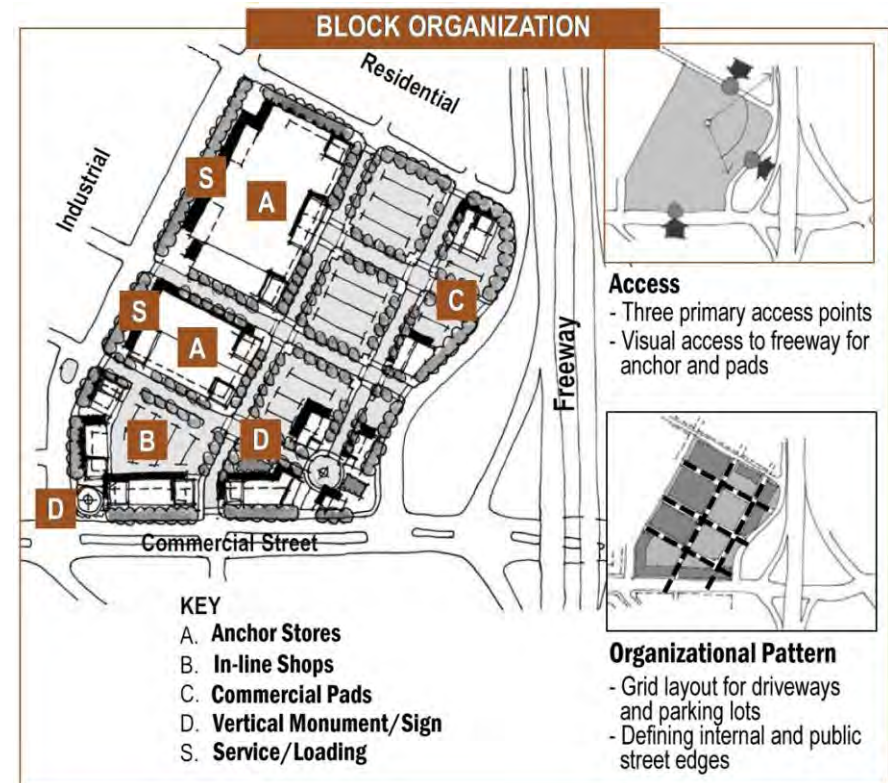
In addition, the site shall be planned in such a manner as to facilitate a more urban block infill development pattern with respect to building pads, parking, driveways, and service areas.



Image of big-box that is articulated appropriately to break down the mass of the building.

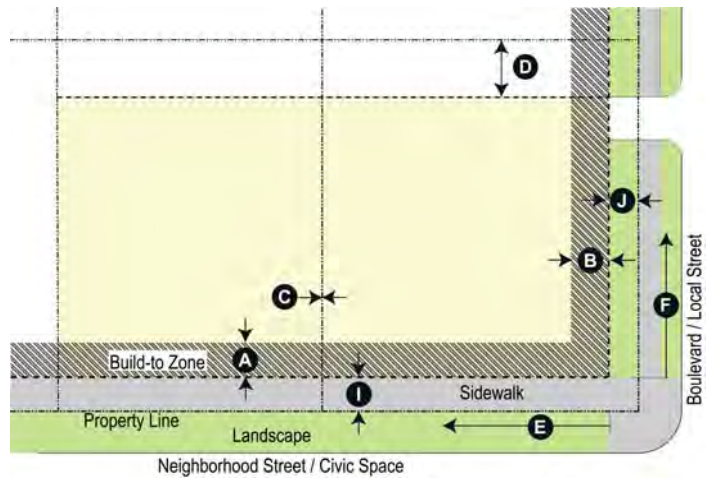


Images of large-format retail and office development with appropriate frontages along I-30.



Highway Frontage – Recommended Block and Building Site Layout

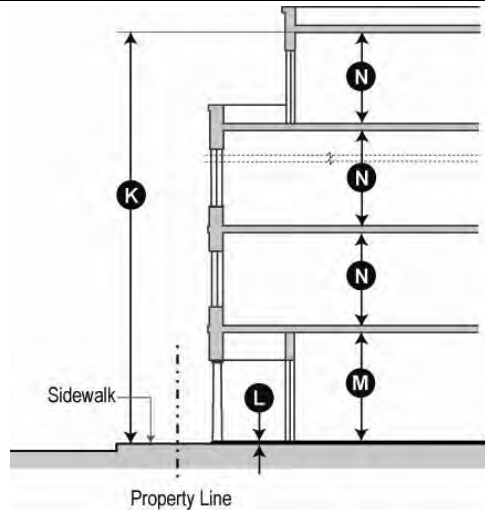
6.1.2 Building Placement



Legend



6.1.4 Building Height



(i) Build-to Zone (BTZ)

Front (Neighborhood Street /Civic Space)	10' – 20' (see #1)	A
Front (Boulevard/Local Street/ Highway)	10' –40' (see #2)	B

(ii) Setback

Front (Neighborhood Street / Civic Space)	10' (min.) 20' (max.)	I
Front (Boulevard/Local Street/ Highway)	10' (min.) 40' (max.)	J
Side and Rear (from property line)	0' (see #3 and 6.1.7(iii))	C D

(iii) Building Frontage

% of building built to Neighborhood Street BTZ	70% (min.) (see #4 and #7)	E
% of building built to Highway/Boulevard /Local Street BTZ	25% (min.) (see #4 and #7)	F

6.1.3 Block Standards

Block Face Dimensions	250' (min.) 800' (max.)
Block Perimeter	2800' (max.)

Principal Building Standards

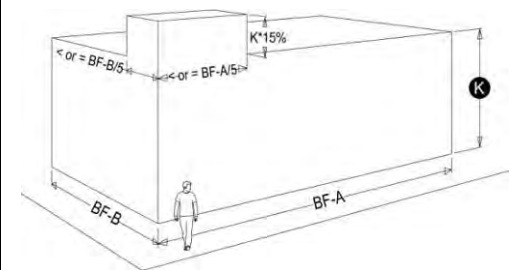
Building Maximum	6 stories (max.) (see #6 and #8)	K
First floor to floor height	15' (min.) (see #5)	M
Ground floor finish level	12 inches max. above sidewalk (for ground floor Commercial Ready buildings)	L
Upper floor to floor height	10' (min.) (see #5)	N

6.1.5 Commercial Frontage Standards

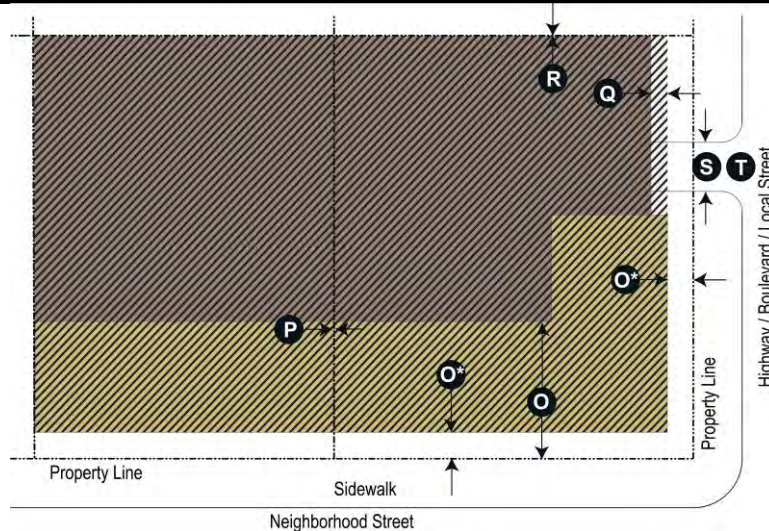
Ground floors of all buildings fronting on Camp Bowie Blvd. shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

Notes

- #1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.
- #2 – The area between the building and the edge of the BTZ at the public sidewalk shall include a 6' wide (min.) landscaping strip with street trees planted at 40' on center (average), except at street intersections, where paving is optional up to 50' along the building façade. Species of the street trees shall be selected from the Planting List in the Zoning Ordinance.
- #3 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
- #4 – Corner building street facades shall be built to the BTZ for a minimum of 40' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.
- #5 – Floor to floor heights shall not apply to parking structures.
- #6 – Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.
- #7 – Any frontage along all Neighborhood Streets and the Boulevard not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen. Furthermore, along all streets (Neighborhood Streets, Boulevard and Local Streets) service areas shall be defined by a Street Screen that is at least as high as the service equipment being screened. Required Street Screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Planting List in Table 6.8 Table A in Chapter 6 Development Standards of the City of Fort Worth Zoning Ordinance. The required Street Screen shall be located at the setback line along the corresponding frontage.
- #8 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.



6.1.6 Parking and Service Areas **6.1.7 Other Standards**



Legend

- Property Line
- Surface Parking Area
- Building Footprint
- Above Grade Parking Area

6.1.8 Façade Elements

- (i) Doors and Windows:
1. There shall be no blank walls greater than 50 ft. in width along any Highway street, Neighborhood Street, and Boulevard façade of any building. Along all other streets, there shall be no blank walls greater than 100 feet in width.
 2. Doors and windows on ground floor of all buildings shall be a minimum of 25% of the ground floor façade area along all Neighborhood Streets and the Boulevard. There shall be no requirement along all other streets.
 3. Windows on the upper floors shall be a minimum of 10% of each upper floor façade area along all Neighborhood Streets and the Boulevard. There shall be no requirement along all other streets.
 4. Primary entrance doors for all buildings shall be on the Highway façade only if the building has no frontage on a Neighborhood Street or the Boulevard.
 5. Windows and doors on facades directly facing towards a lot line shared by any single-family residential lot and less than 10 ft. from the lot line shall have sills higher than 6 ft. on the ground floor unless a privacy fence (masonry or vegetative) or wall of at least 6 ft. in height is constructed to obscure any direct views into adjacent properties.
- (ii) Façade Articulation: Along the Highway and/or Boulevard façade there shall be a prominent entrance or corner element, articulated by a horizontal break of 3' max.

(i) Parking Location

Surface/At Grade Parking		
Neighborhood Street and Civic Space setback	Shall be located behind the principal building	O
Highway/Boulevard or Local Street setback	Min. of 3 feet behind the building façade line along that street	Q
Side and Rear setback (distance from property line)	0' (min.) (see #3 and 6.1.7(iii))	P R
Above Grade Parking		
Setback along Neighborhood Streets, Highway, Boulevard, Local Street, or Civic Space	May be built up to the building façade line along that street	O*
Side and Rear setback (distance from property line)	0' (min.) (see #3 and 6.1.7(iii))	P R

(ii) Required Off-Street Parking Spaces**

Non-residential uses within 250' of single-family residential	1 space per every 300 square feet (gross)
Residential Uses	1.5 space/unit
**Uses within historically significant buildings are exempt.	

(iii) Driveways and Service areas

Driveway Widths	TxDOT Standards on Camp Bowie and I-30 Access Road and 24 feet max. on all other streets	S
Driveways and off-street loading and unloading shall not be located on Neighborhood Streets. Porte cocheres may be permitted on Neighborhood Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. If driveway and/or off-street service loading and unloading access is provided from Neighborhood Street, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.		T

6.1.7 Other Standards

- (i) Encroachments
1. Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.
 2. Building projections on all other facades may not be closer than 5' to any adjacent property line.
 3. Encroachments must be approved either administratively or by the City Council.
- (ii) Arcades and Colonnades:
1. Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6' in depth.
 2. The minimum interior clearance height within an arcade or colonnade shall be 12'.
- (iii) Neighborhood Transitions:
1. A Neighborhood Transition Zone shall be established for all properties within the Highway Commercial Zone 25' parallel to any lot line that is common with a single-family residential lot.
 2. Building height within this Neighborhood Transition Zone shall not exceed 3 floors. This standard shall apply to any parking structures located within the Neighborhood Transition Zone.
 3. A privacy fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies.

