

## SECTION 4. REGULATING PLAN

### 4.A. Intent and Principles

The Near Southside Regulating Plan functions similarly to both the Zoning Ordinance map and the Master Thoroughfare Plan map. The NS Regulating Plan includes maps that depict the boundaries of different types of development zones, as well as maps identifying the location and classification of thoroughfares. These maps serve as a guide for determining which development standards and guidelines apply to a development project. A unified section that classifies both development zones and streets is intended to promote coordination among land use, urban design, and transportation decisions, which is an essential strategy in creating a vibrant, livable, mixed-use district. The following principles guide the content of the Regulating Plan.

#### DEVELOPMENT ZONES

1. Draw development zone boundaries so as to enhance the character of existing neighborhoods and commercial districts while also promoting compatible higher-density, mixed-use redevelopment in appropriate locations.
2. Draw development zone boundaries to promote a large number of new residential units in order to create a “live, work, play” environment and to support neighborhood retail and other commercial uses.
3. Draw development zone boundaries to support large institutions and businesses that warrant tailored development standards based on their unique operational requirements.

#### HISTORIC PROPERTIES

4. Facilitate the incorporation of historically significant buildings into redevelopment projects by identifying those properties on the Regulating Plan and by referencing the Zoning Ordinance’s Historic Preservation Ordinance and applicable incentives.
5. Facilitate the designation of currently unprotected historic properties and their adaptive reuse by identifying the most eligible properties on the Regulating Plan as information on those properties becomes available.

#### CIRCULATION NETWORK AND STREET DESIGN

6. Preserve the existing urban street grid to maximize street connectivity for vehicles, pedestrians, public transportation, and bicycles. The grid promotes efficient circulation and provides a wide range of mobility options.
7. Limit vacations of existing public rights-of-way, including streets and alleys, only to situations where there is no adverse impact to future circulation and desirable redevelopment, or in cases where such vacations are absolutely necessary for an exceptional redevelopment project that is clearly consistent with the general development principles.
8. Utilize context-sensitive street design that gives equal consideration to redevelopment and mobility goals.

## 4.A. Intent and Principles (cont.)

### 1. How to Use the Regulating Plan

1. Locate the subject property on the applicable development zone and historic properties map in Section 4.B.

Sample section of development zone map. See pages 16-19.

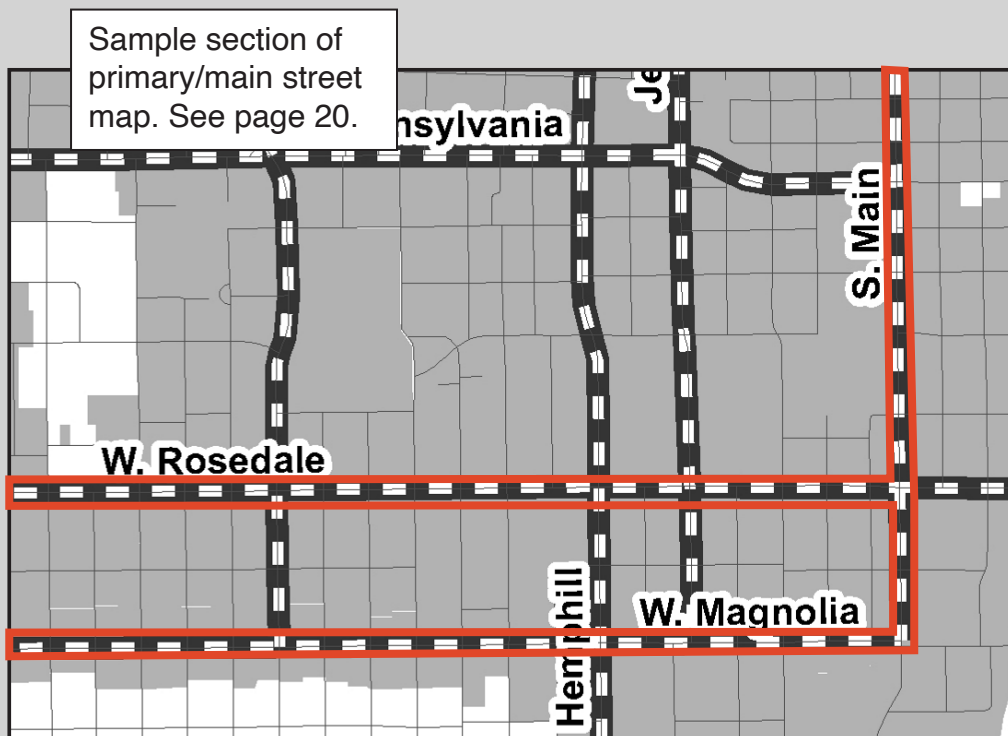


2. Identify the property's development zone and any applicable historic designations.

## 4.A. Intent and Principles (cont.)

### 1. How to Use the Regulating Plan (cont.)

3. Locate the subject property on the primary and main street map in Section 4.C.

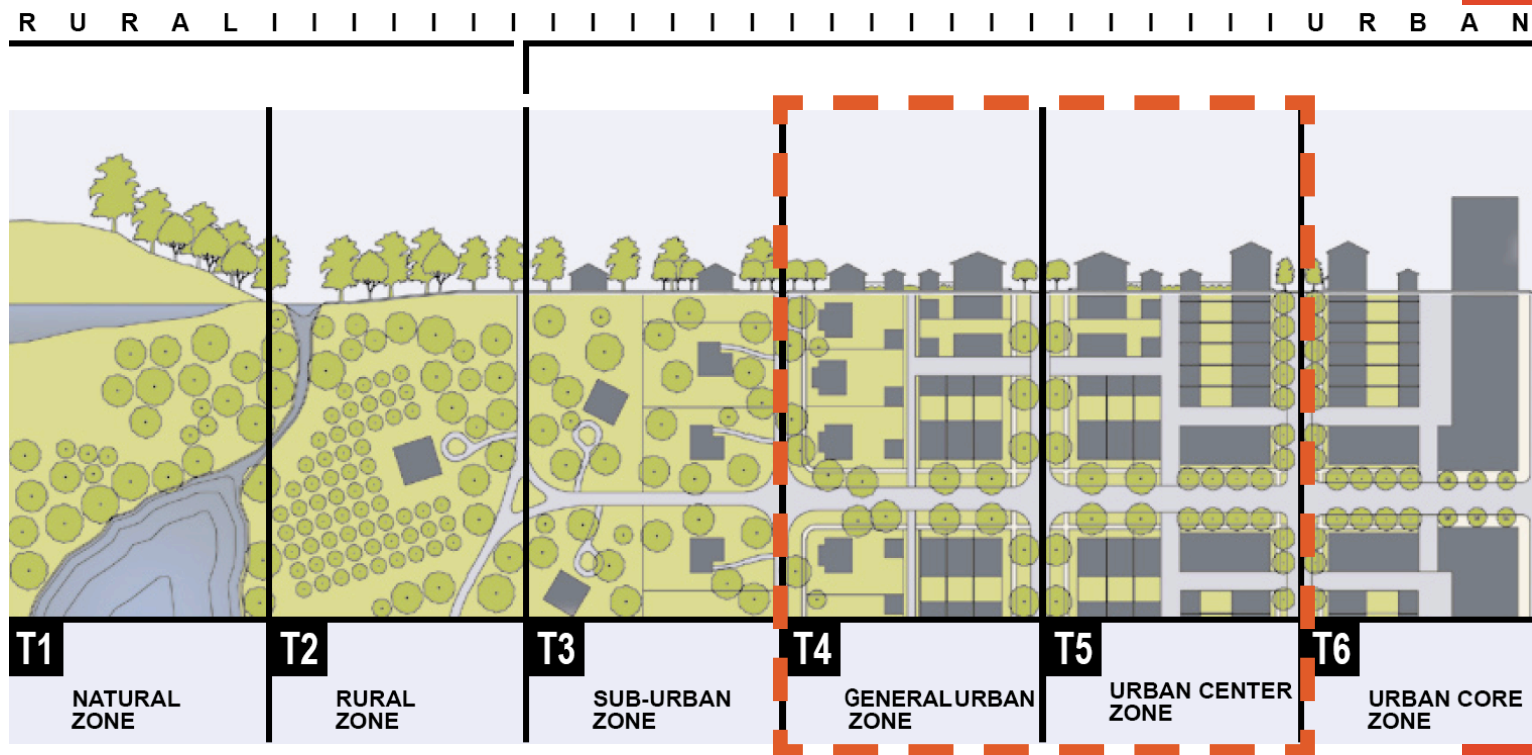


4. Identify subject property and adjacent primary and/or main streets if any.
5. Refer to Sections 5-7 for applicable standards and guidelines related to streets, streetscapes, public spaces, sites, and buildings.
6. Refer to Chapter 4, Article 5 of the Zoning Ordinance for regulations pertaining to historic properties.
7. Refer to all other referenced sections of the Zoning Ordinance or other regulatory manuals.

## 4.A. Intent and Principles (cont.)

### 2. The Transect Classification System

The diagram below illustrates the “Transect” that serves as the basis for many form-based development codes. The Transect diagram shows a continuous cross-section of human habitats, from rural to urban. Transect zones “T4: General Urban” and “T5: Urban Center” are most consistent with the redevelopment vision for the Near Southside. (The development standards for T4 and T5 are very similar to those for the MU-1 and MU-2 zoning districts, respectively.) T4 and T5 zones, as well as special neighborhood and institutional/industrial zones are shown on the development zone maps in the following section.



Source: SmartCode v8.0, Duany Plater-Zyberk & Company

## 4.B. Development Zones and Historic Properties

### 1. Northwest Quadrant

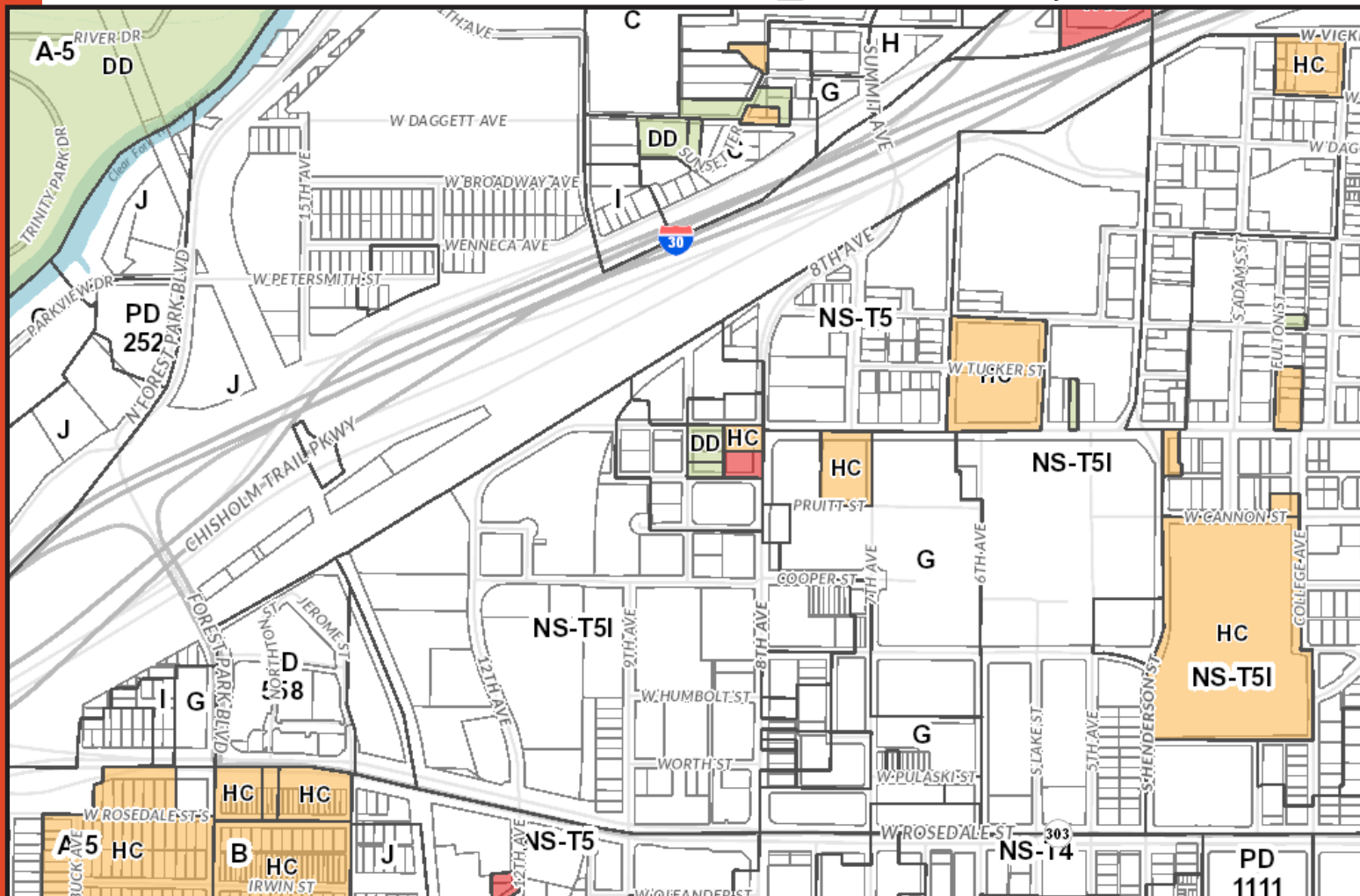
The map below shows zoning boundaries as of the date of publication. For current boundaries, please visit [www.fortworthtexas.gov/zoning](http://www.fortworthtexas.gov/zoning).

#### HISTORIC PROPERTIES

(Refer to of Zoning Ordinance Ch. 4, Art. 5)

#### Local Designations

- **HSE** - Highly Significant Endangered
- **HC** - Historic and Cultural Landmark
- **DD** - Demolition Delay



Basic Development Standards (Standards and guidelines are listed in Sections 5-7.)

- |  |   |
|--|---|
| <p><b>T4</b> 20-ft. max. front setback, 10-ft. on “Main” streets<br/>18-ft. min. façade, 2-story min on “Primary”<br/>3 stories max. if no bonus met<br/>5 stories max. w/ one bonus criterion met<br/>6 stories max. w/ two bonus criteria met<br/>Parking behind or beside buildings</p> | <p><b>-N</b> Neighborhood zone<br/>No single-use non-residential<br/>3 stories max., 4 stories w/ one bonus criterion met</p>   |
| <p><b>T5</b> 20-ft. max. front setback, 10-ft. on “Main” streets<br/>18-ft. min. façade, 2-story min on “Primary”<br/>5 stories max. if no bonus met<br/>8 stories w/ one bonus criterion met<br/>10 stories w/ two bonus criteria met<br/>Parking behind or beside buildings</p>          | <p><b>-I</b> Institutional/Industrial zone<br/>Flexible driveway and entrance standards</p> <p><b>-R</b> Restricted zone<br/>No bars or industrial uses; see page 81.</p> |

## 2. Northeast Quadrant

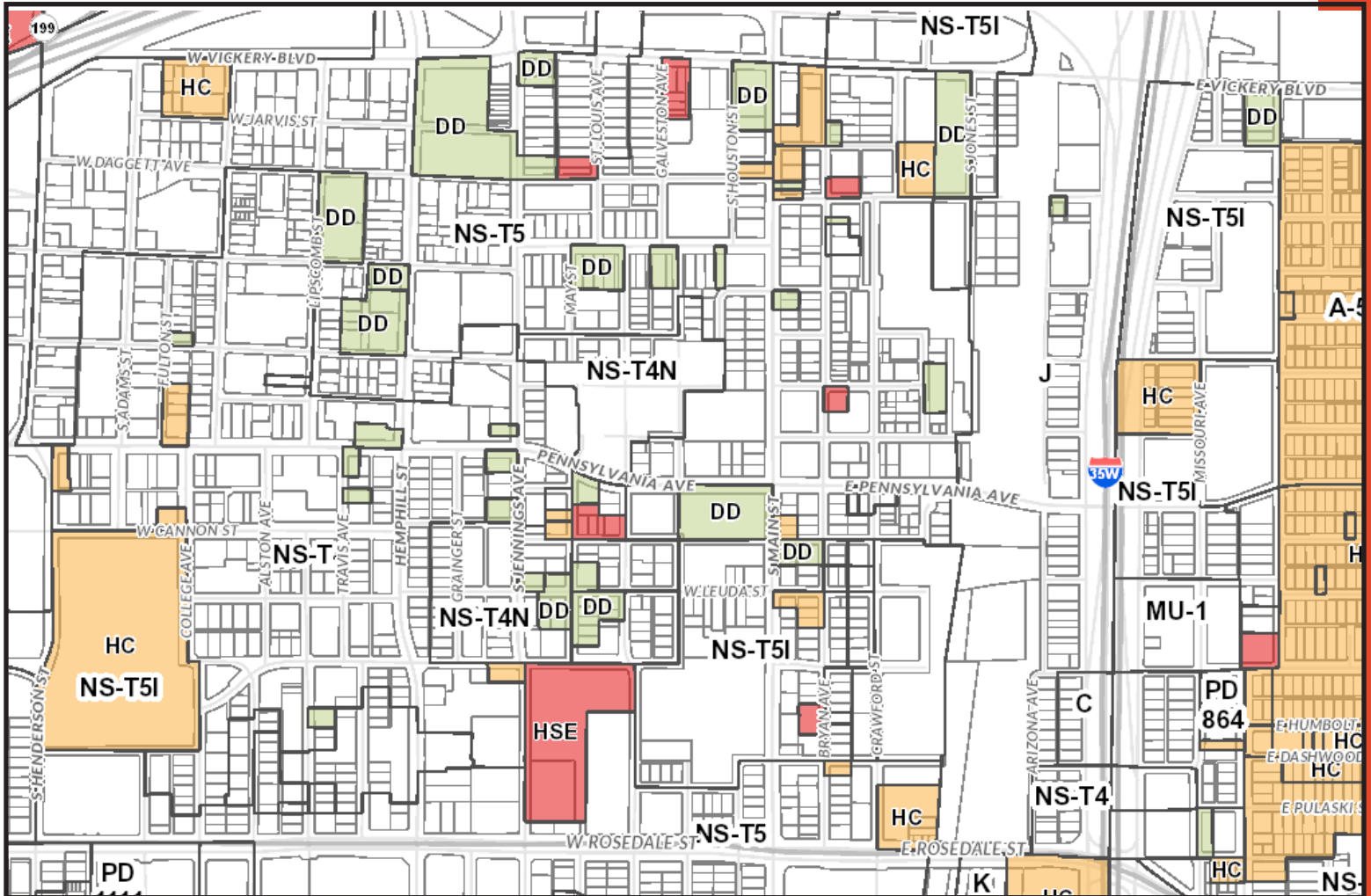
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8 stories w/ one bonus criterion met  
10 stories w/ two bonus criteria met  
Parking behind or beside buildings

- N** Neighborhood zone  
No single-use non-residential  
3 stories max., 4 stories w/ one  
bonus criterion met
- I** Institutional/Industrial zone  
Flexible driveway and entrance  
standards
- R** Restricted zone  
No bars or industrial  
uses; see page 81.

## 4.B. Development Zones and Historic Properties (Cont.)

### 3. Southwest Quadrant

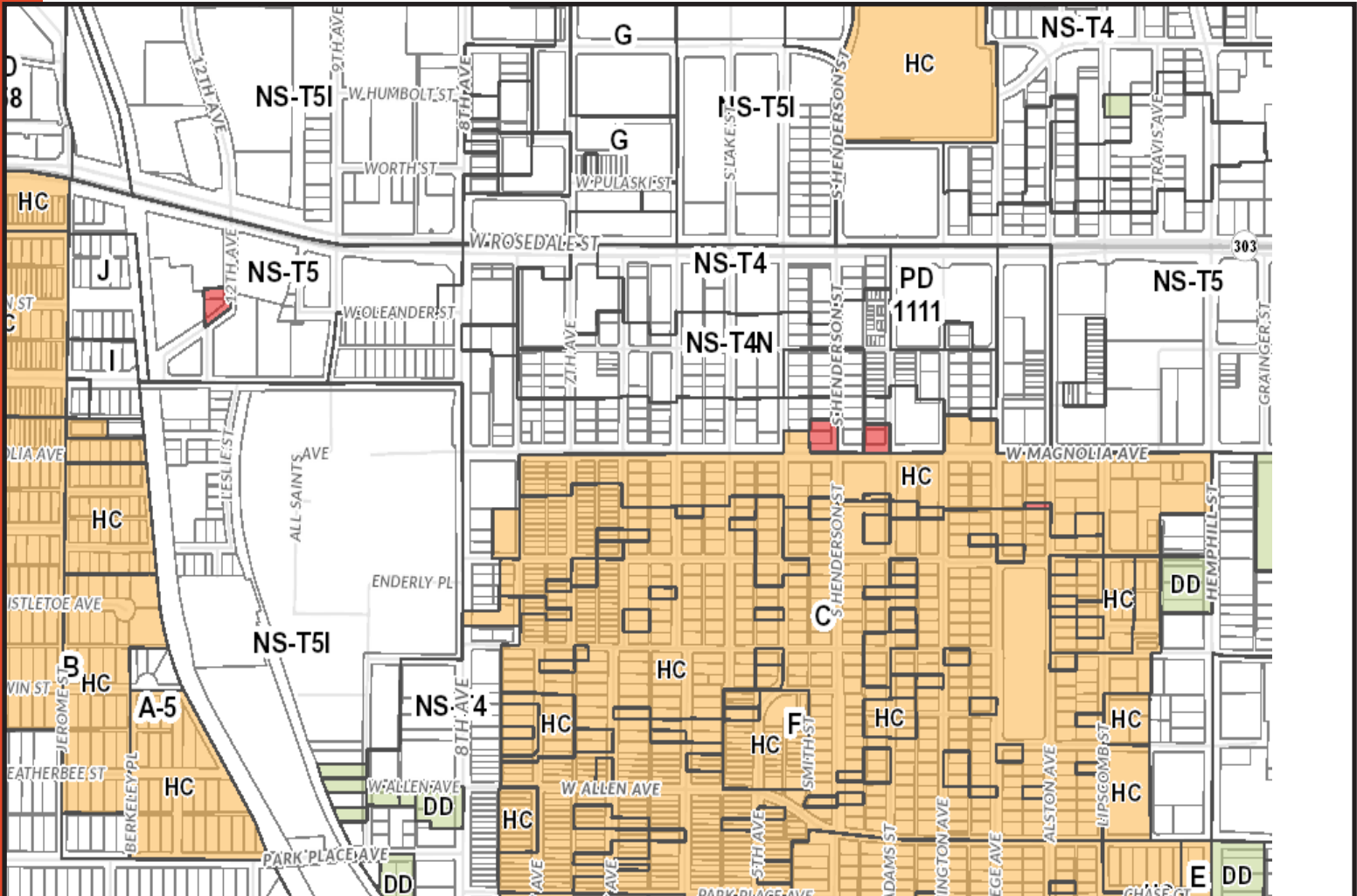
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## 4. Southeast Quadrant

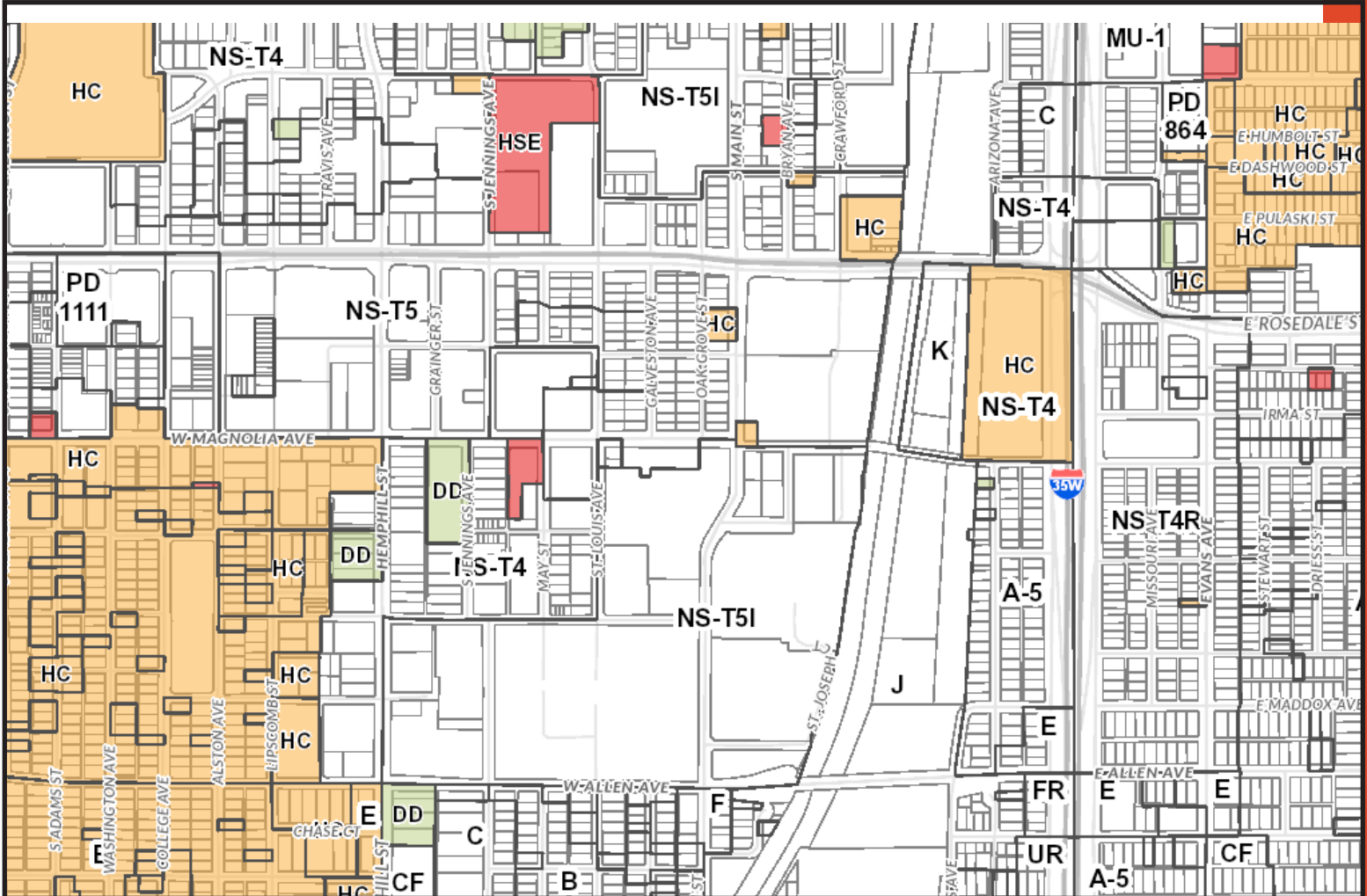
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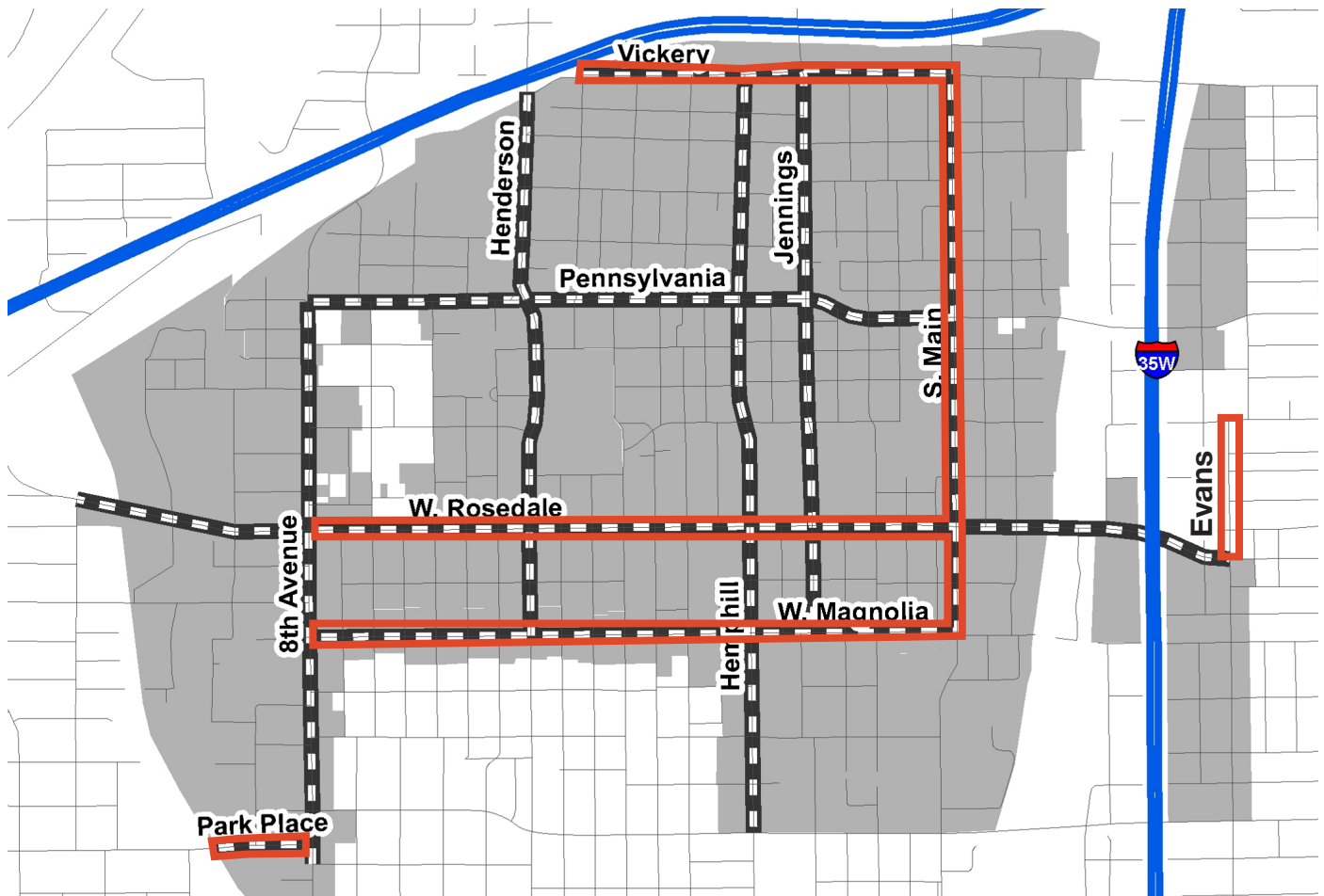
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- N** **Neighborhood zone**  
No single-use non-residential  
3 stories max., 4 stories w/ one  
bonus criterion met
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Flexible driveway and entrance  
standards
- R** **Restricted zone**  
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## 4.C. Circulation Network and Street Design

### 1. Primary Streets and Main Street Map



 PRIMARY STREET       MAIN STREET

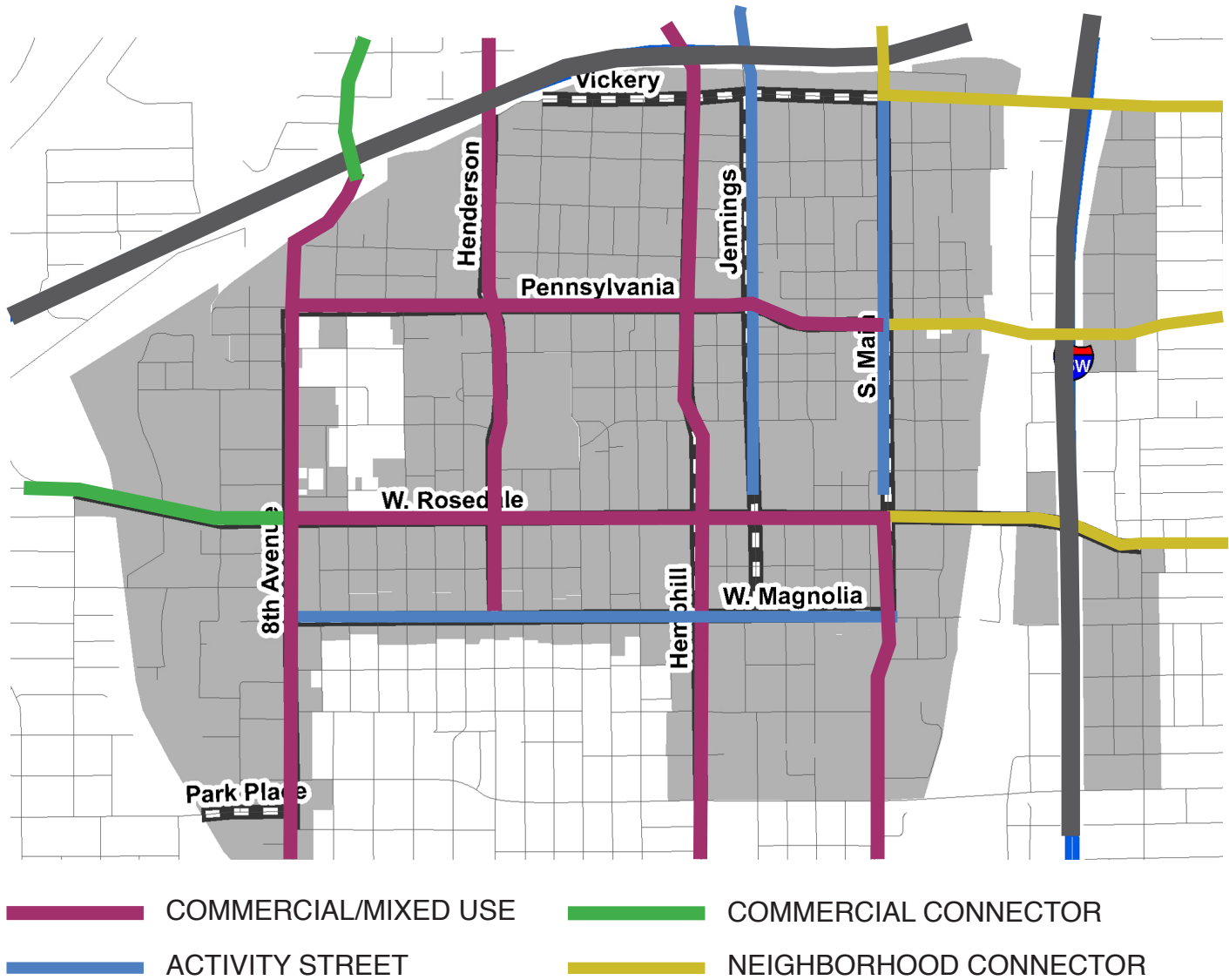
**Primary Streets** – For specific provisions that apply along a Primary Street, reference sections:

- 5.D.2
- 5.D.3

**Main Streets** – Walkable, mixed-use streets of moderate to high density. These are primary destination streets with active ground floor uses and on-street parking, and are comfortable and safe for bicyclists. For specific provisions that apply along a Main Street, reference sections:

- 5.B.2.c.
- 5.B.3.d.
- 5.C.2.a.
- 5.C.5.b.
- 5.E.8.
- 5.F.5.d.
- 5.F.5.f.

## 2. CFW Master Thoroughfare Plan (MTP) Enlargement - Near Southside



For more information and details on these classifications and for the city's long-range plan for major transportation facilities in the City of Fort Worth, please reference the Master Thoroughfare Plan, found here: <http://fortworthtexas.gov/mtp/>

## SECTION 6. PERMITTED LAND USES

### 6.A. Mix of Use Requirement for Large Developments

The following standards are intended to ensure that large projects in mixed-use zoning districts include a mix of uses, or contribute to the creation of a larger mixed-use area. These standards do not apply in “I” zones.

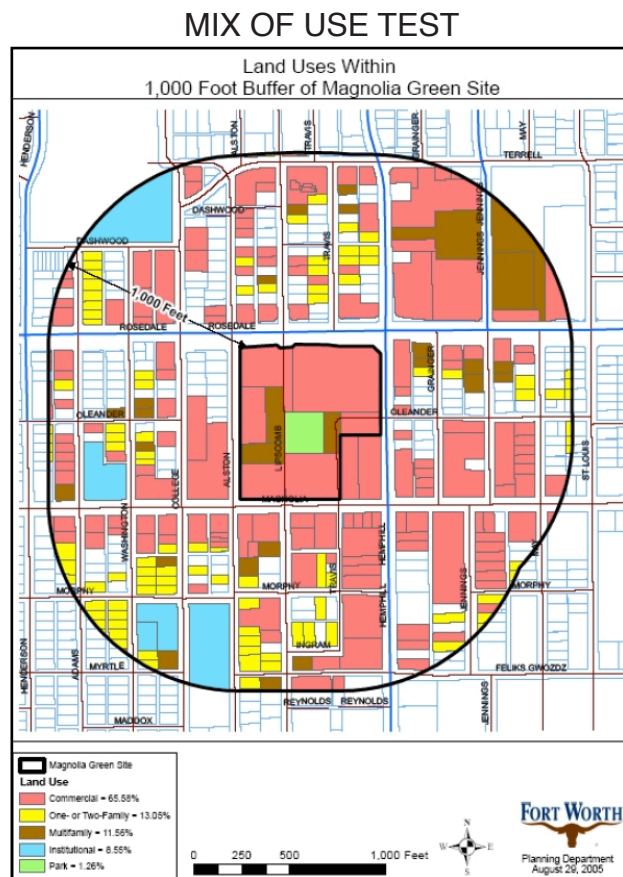
- 1. Conceptual Land-Use Plan** – Developers of projects **equal to or larger than 3 acres** in size shall submit a conceptual land use plan for approval by the Planning Director. The conceptual land use plan must be approved before a building permit application is accepted. The Planning Director may require a conceptual land use plan for a project smaller than 3 acres if it is part of a project larger than 3 acres. The conceptual land use plan shall illustrate the location and calculated land area of land uses on the site, using the following land use categories (see Section 6.C. for detailed list of land uses within these categories; exceptions noted below):
  - One- or two-family residential
  - Multifamily residential
  - Industrial and commercial (including medical offices)
  - Public and civic uses (excluding parks and medical offices)
  - Mixed-use buildings (must include at least 20% residential and 10% non-residential)
  - Publicly accessible parks and plazasParking facilities and private open spaces shall be classified the same as the primary land use they serve.
  
- 2. Project Test** – The conceptual land use plan shall be approved if it shows that:
  - a. The project includes uses within at least two of the land use categories, and
  - b. No land use category other than mixed-use buildings occupies greater than 2/3 of the total land area. If a project does not comply with the project test, then the vicinity test in Section 3. shall apply.

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

a. The Development Services Director determines that the following conditions are satisfied:

- 1) 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
  - 2) 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 2/3 of the total land area 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:

b. The 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 a. above impractical in certain areas of the development site.



*Projects of at least 3 acres must provide a mix of uses that conforms to the “project test” requirements of Section 2. or must contribute to the creation of a larger mixed-use area. City staff conducts a “vicinity test” to make this determination for large single-use projects.*

## 6.B. Special Requirements in “N” Neighborhood and “R” Restricted Zones

The following standards are intended to enhance the character of existing neighborhoods and to promote the development of additional housing in those areas.

1. “N” ZONES- RESIDENTIAL REQUIREMENT – New construction of single-use buildings of commercial, retail, or other non-residential character are prohibited in “N” neighborhood zones. Buildings within these zones must include residential uses that constitute at least 40% of gross floor area. Outdoor spaces for residential use may be included in the percentage. For this section only, bed and breakfast uses are considered residential. Buildings that incorporate a mix of residential and non-residential uses are allowed and encouraged.
2. PROHIBITED USES IN “R” ZONES – Certain uses, including bars and light industrial uses, are prohibited in “R”
3. PROHIBITED USES IN “N” ZONES – Surface parking lots providing parking for single use non-residential projects. These prohibited uses are noted in the tables in Section 6.C. on the following page.
4. PROHIBITED USES IN “H’ ZONES - New vehicles sales or rental are prohibited.



*Mixed-use projects that incorporate housing on upper floors are appropriate in “N” zones.*