

PANTHER ISLAND LAND USE

Intent and Principles

The intent of the land use section is to provide clear guidance on permitted land uses in the Panther Island District. As emphasized in the first section, the regulatory focus in Panther Island is on building form, with land use regulation secondary so as to promote a mixed-use environment where buildings are designed to adapt to changes in use over time. While Panther Island's land use regulations provide greater flexibility than most zoning districts, special conditions apply in the neighborhood zones, which should be predominantly residential in character. The land use classifications have been simplified and are intended to provide additional flexibility to developers. The principles below should guide Panther Island land uses.

- Promote a mix of uses that provide daily services to residents within a ¼ mile walking distance.
- Encourage high-density residential and locally-owned neighborhood retail uses in neighborhood zones.
- Support North Main Street as Panther Island's commercial district, and encourage a mix of national and locally-owned retail and commercial uses along North Main Street.
- Encourage memorable waterfront restaurants and civic destinations.
- Provide a center for educational and related uses in the Tarrant County College Zone.

SPECIAL CONDITIONS USE CONDITIONS

Neighborhood Zone Standards

- All non-residential uses (in the Neighborhood Zones) are limited to 1/3 of the total square footage of a development site. If the Urban Design Commission feels that a development proposal is meeting the development principles for Panther Island, they may waive part or all of the non-residential limit.
- In N-3 districts, office uses shall be limited to the lower 120 feet in a building. If structured parking is provided within the building, then the office height may be increased by one foot for each foot of structured parking above ground, to a maximum of 168 feet.
- Waterfront restaurants are exempt from the above standard; waterfront restaurants are limited to 10,000 square feet and may be located on the first and second floor.
- Residential is allowed on any floor.

Neighborhood Zone Guideline

- Developers are encouraged to locate neighborhood retail uses at important street corners first. In time, neighborhood retail uses are encouraged in other locations as demand for neighborhood retail increases.

Special Conditions for Urban Lake Zones

- Non-residential uses are limited to the lower two levels.

Prohibited Use Table

All uses not listed in this table are allowed. Any additional condition for allow uses are located in the City of Fort Worth Zoning Ordinance. However, whenever there appears to be a conflict between the Panther Island Development Standards and Guidelines and other sections of the City of Fort Worth Zoning Ordinance, the requirements specifically set forth in this ordinance shall prevail

Residential and Public/Civic	Commercial	Industrial, Transportation, and Waste	Agricultural, Accessory, Temporary
One-family detached	Drive –in restaurant or business	Assaying	No agricultural uses
Group home I	Gambling facility (including bingo)	Chicken battery or brooder	Fresh water fracture ponds
Group home II	Racing; horse, dog or automobile	Coal, coke or wood yard	Oil drilling and production
Halfway house	Sexually oriented business	Crematorium	Stable, stockyard or feeding pens
Shelter	Shooting or weapons firing range	Electroplating	
Animal shelter	Stable, commercial, riding, boarding or rodeo arena	Fabrication of manufactured housing, temporary or office building	
Correctional facility	Theatre—drive in	Furniture sales, with outside storage and display	
Government maintenance facility	Recreational vehicle (RV) park	Machine shop	
Governmental vehicle storage yard/junkyard	Kennel	Manufactured home/RV repair	
Power plants	Veterinary Clinic with outdoor kennel	Outdoors storage (non-temporary)	
Wastewater (sewage) treatment facility	Mobile home or manufactured housing sales	All heavy industrial uses except Brewery, distillery or winery	
Water supply treatment facility	Recreational vehicle (RV) sales/svc	All transportation uses except passenger stations	
Telecommunication Towers	Truck stop w/fuel and accessory services	No waste related uses	
	Vehicle junkyard		
	Towing yard with office		