

6.3 Highway Mixed Use

6.3.1 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.

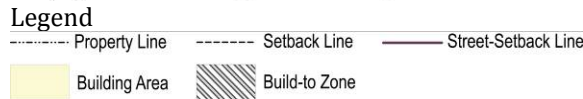
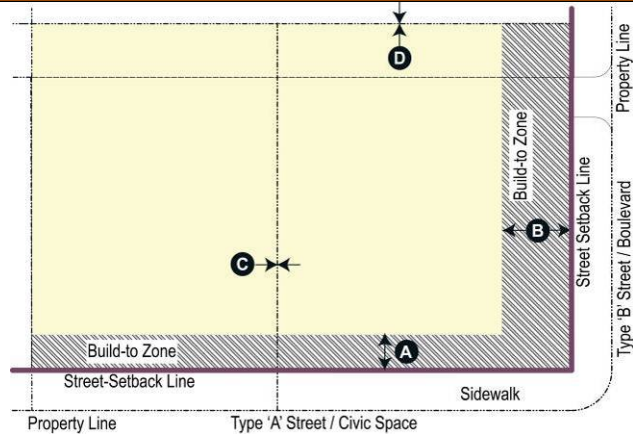
The Highway Mixed Use Zone building form and development standards are intended to create opportunities for large scale development for employment and residential uses that takes advantage of visibility from I-820. The office development will compliment other development in Trinity Lakes through architecture and scale.

Generally, this character zone will appropriately transition from the highway to the lower scale development within the Trinity Lakes development. Office development will allow an appropriate transition from the noise and activity that already occurs on the busy I-820 expressway.



Highway Mixed Use buildings with front facades oriented towards internal streets, buffer the highway from the community.

6.3.2 Building Placement



<i>(i) Street Setback Line (Distance from center line of street cross section to edge of the BTZ)</i>	
Main Street	46 ft.
Neighborhood Street Type A	34 ft.
Mixed Use General Street Type B	30 ft.
<i>(ii) Build-to Zone (BTZ) (measured from edge of SSL)</i>	
Front (Type 'A' Street / Civic Space)	5' – 10' (see #1) A
Front (Boulevard/ Type 'B' Street)	0' – 75' (see #2) B
Side and Rear (from property line)	0' (see #3) C D
<i>(iii) Building Frontage</i>	
% of building built to Type 'A' Street BTZ	90% (min.) (see #4 and #7)
% of building built to Type 'B' Street BTZ	30% (min.) (see #4 and #7)

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 Table 6.8 Table A in Chapter 6 Development Standards of the City of Fort Worth Zoning Ordinance.

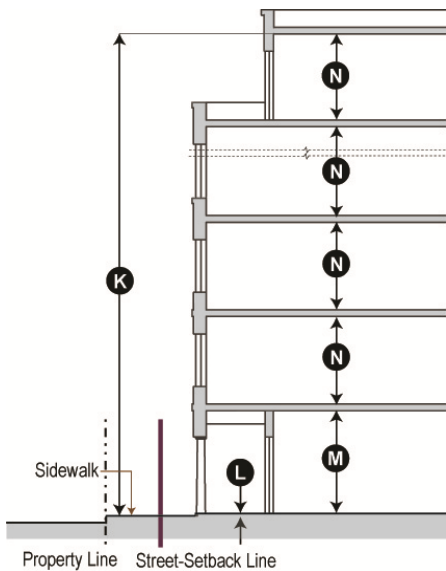
#3 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

#4 – Corner building street facades shall be built to the BTZ for a minimum of 20' 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.

6.3.3 Building Height



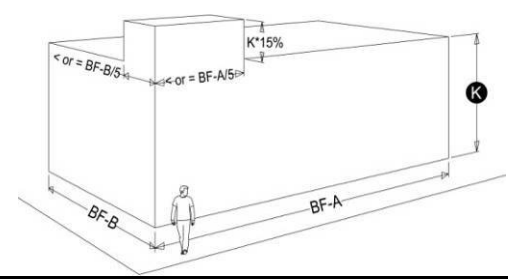
<i>Principal Building Standards</i>	
Building Maximum	6 stories (max.) (see #6 and #8) K
First floor to floor height	15' (min.) (see #5) M
Ground floor finish level	12 inches max. above sidewalk (for ground floor Commercial Ready buildings) L
Upper floor to floor height	10' (min.) (see #5) N

6.3.4 Commercial Frontage Standards

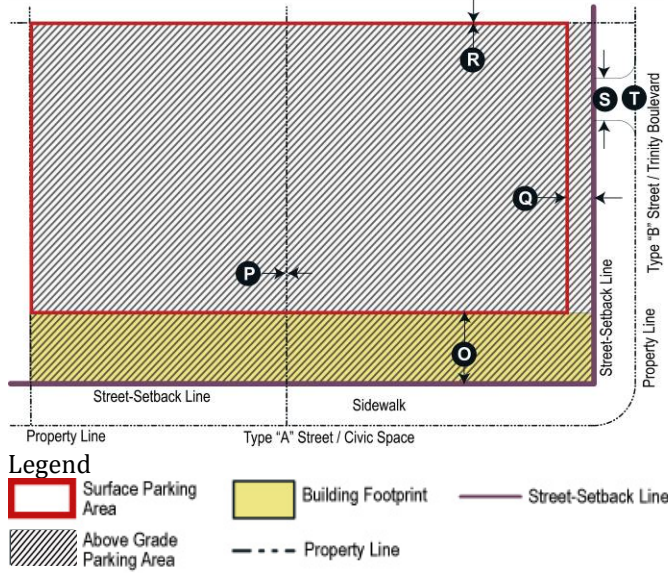
Ground floors of all buildings within the Main Street Frontage area shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicapped accessibility, and first floor elevation flush with the sidewalk.

#7 – Any frontage along all Type 'A' 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 (Type 'A', Boulevard and Type 'B' 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.



6.3.5 Parking and Service Areas **6.3.6 Other Standards**



(i) Parking Location

Surface/At Grade Parking		
Type 'A' Street and Civic Space setback	Shall be located behind the principal building	O
Type 'B' Street setback	Min. of 3 feet behind the building facade line or 5 feet from the SSL along that street, whichever is less	Q
Side and Rear setback (distance from property line)	0' (min.)	P R
Above Grade Parking		
Setback along Type 'A' Streets, Boulevard, Type 'B' Streets, or Civic Space	May be built up to the building façade line along that street	
Side and Rear setback (distance from property line)	0' (min.) (see #3, pg. 24)	P R

6.3.6 Other Standards

- (i) Canopies, signs, awnings and balconies
 1. Canopies, signs, awnings and balconies may extend 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.
- (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'.

(ii) Required Off-Street Parking Spaces

Non-residential uses	1 space per 300 sq.ft.
Lodging Uses	1 space per lodging room
Residential Uses	1 space/unit

6.3.7 Façade Elements

(iii) Driveways and Service areas

- (i) Doors and Windows:
 1. There shall be no blank walls greater than 50 ft. in width along any Type 'A' Street and Type 'B' 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 50% of the ground floor façade area along all Type 'A' Streets. There shall be no requirement along all other streets.
 3. Windows on the upper floors shall be a minimum of 30% of each upper floor façade area along all Type 'A' Streets. There shall be no requirement along all other streets.
 4. Primary entrance doors for all buildings shall be on a Type 'A' Street.
- (ii) Façade Articulation: Along Type 'A' Street façades there shall be a prominent entrance or corner element, articulated by a horizontal break of 3' max.

Driveway Widths	24 feet max. on all streets	S
Driveways and off-street loading and unloading shall not be located on Type 'A' Streets. Porte cocheres may be permitted on Type 'A' 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 Type 'A' 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.		
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