

## 6.6 Neighborhood

### 6.6.1 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.*

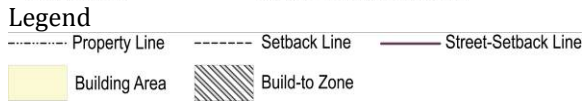
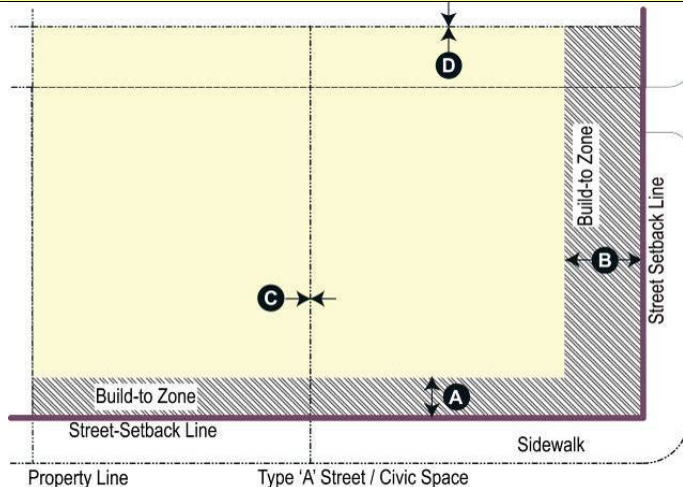
The Neighborhood Zone building form and development standards are intended to provide for a range of small scale office and residential (low-density apartments, live-work, townhomes, multi-unit homes, patio homes, etc.) transitions between higher intensity development and the existing and proposed neighborhoods.

Generally, this character zone emphasizes keeping a smaller scale for residential uses and limiting building types to be compatible with the adjoining neighborhoods. Natural drainage and open space are envisioned to be amenities for these areas and should be treated as a public park and open space.



Estate Lots with prominent front facades along the street (left) and pocket parks that connect to the trail network (right) represent the environment of the Neighborhood Character Zone.

**6.6.2 Building Placement**



(ii) *Street Setback Line* (Distance from center line of street cross section to edge of the BTZ)

Avenue	42 ft.	Neighborhood Street Type A	34 ft.
Park Edge Street	32 ft.	Mixed Use General Street Type B	30 ft.

(iii) *Build-to Zone (BTZ) (measured from edge of SSL or ROW when using City Standard Streets)*

Front (Type 'A' Street / Civic Space)	0' – 20' (see #1)	<b>A</b>
Front (Boulevard/ Type 'B' Street)	0' – 30' (see #1)	<b>B</b>
Side and Rear (from property line)	0' (see #2)	<b>C D</b>

(iv) *Building Frontage*

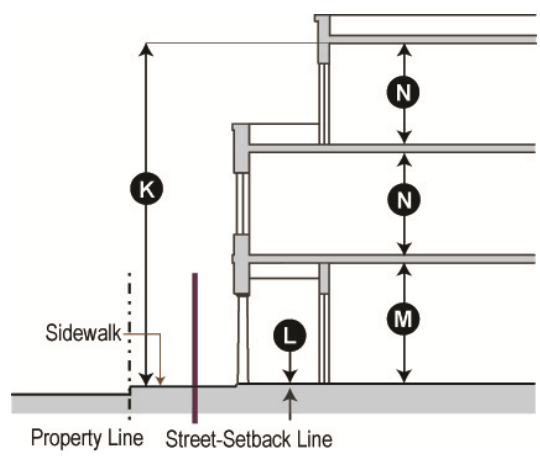
% of building built to Type 'A' Street or Civic Space BTZ	60% (min.) (see #3 and #6)
% of building built to Type 'B' Street BTZ	30% (min.) (see #3 and #6)

**Notes**

- #1 – For non-residential buildings, the area between the building and the edge of the BTZ at the sidewalk may be paved flush with the public sidewalk.
- #2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
- #3 – For non-residential buildings, 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.
- #4 – Floor to floor heights shall not apply to parking structures.
- #5 – Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.

#6 – For non-residential buildings, 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.

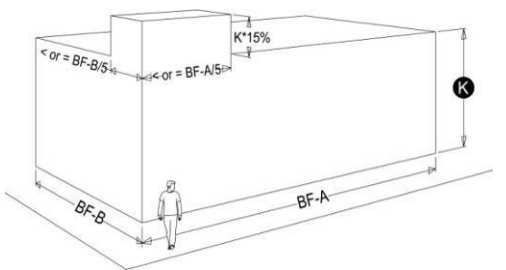
**6.6.3 Building Height**

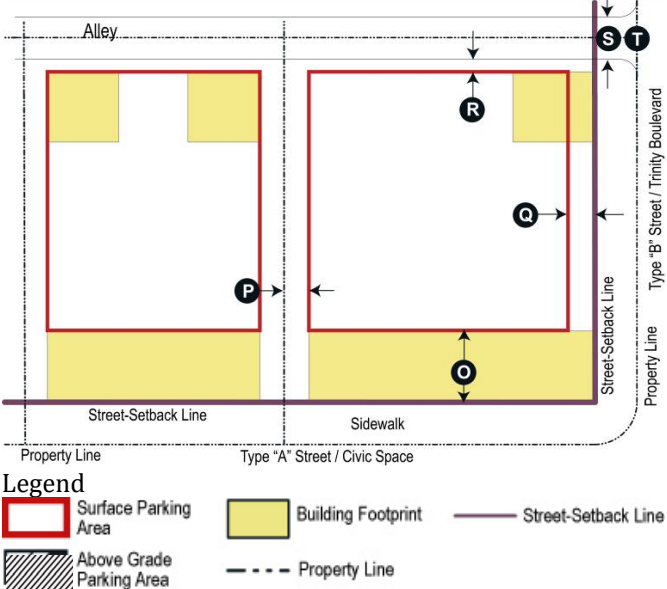


*Principal Building Standards*

Building Maximum	3 stories (max.) (see #5 and #7)	<b>K</b>
First floor to floor height	10' (min.) (see #4)	<b>M</b>
Upper floor to floor height	8' (min.) (see #4)	<b>N</b>

#7 – For non-residential buildings, corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.



<p><b>6.6.4 Parking and Service Areas</b></p>	<p><i>(i) Parking Location</i></p>	<p><b>6.6.5 Other Standards</b></p>																						
 <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Surface Parking Area (Red outline)</li> <li>Above Grade Parking Area (Hatched)</li> <li>Building Footprint (Yellow)</li> <li>Property Line (Dashed line)</li> <li>Street-Setback Line (Solid line)</li> </ul>	<table border="1"> <tr> <th colspan="3"><b>Surface/At Grade Parking</b></th> </tr> <tr> <td>Type 'A' Street and Civic Space setback</td> <td>Shall be located behind the principal building</td> <td><b>O</b></td> </tr> <tr> <td>Type 'B' Street setback</td> <td> <ul style="list-style-type: none"> <li>For lots less than 50' in width, min. of 3 feet behind the building façade line or 5 feet from the SSL along that street, whichever is less.</li> <li>For lots 50' or greater in width, see section 8.4.1 (vii)</li> </ul> </td> <td><b>Q</b></td> </tr> <tr> <td>Side setback</td> <td>4' (min.)</td> <td><b>P</b></td> </tr> <tr> <td>Rear setback when alley is present (distance from alley right-of-way)</td> <td>4' (min.)</td> <td><b>R</b></td> </tr> <tr> <td>Rear setback when alley is not present (distance from property line)</td> <td>0' (min.)</td> <td><b>R</b></td> </tr> </table> <p><b>(ii) Required Off-Street Parking Spaces</b></p> <table border="1"> <tr> <td>Residential Uses</td> <td>1 space/unit</td> </tr> <tr> <td>Accessory Dwelling Unit</td> <td>None Required</td> </tr> </table>	<b>Surface/At Grade Parking</b>			Type 'A' Street and Civic Space setback	Shall be located behind the principal building	<b>O</b>	Type 'B' Street setback	<ul style="list-style-type: none"> <li>For lots less than 50' in width, min. of 3 feet behind the building façade line or 5 feet from the SSL along that street, whichever is less.</li> <li>For lots 50' or greater in width, see section 8.4.1 (vii)</li> </ul>	<b>Q</b>	Side setback	4' (min.)	<b>P</b>	Rear setback when alley is present (distance from alley right-of-way)	4' (min.)	<b>R</b>	Rear setback when alley is not present (distance from property line)	0' (min.)	<b>R</b>	Residential Uses	1 space/unit	Accessory Dwelling Unit	None Required	<p>(i) Encroachments</p> <ol style="list-style-type: none"> <li>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.</li> </ol> <p>(ii) Arcades and Colonnades:</p> <ol style="list-style-type: none"> <li>Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6' in depth.</li> <li>The minimum interior clearance height within an arcade or colonnade shall be 10'.</li> </ol> <p>(iii) Accessory Buildings, Accessory Dwelling Units and Garages:</p> <ol style="list-style-type: none"> <li>Accessory Buildings and garages located at-grade shall be no taller than one (1) story with 12' maximum floor to floor height, except when an accessory dwelling unit is above.</li> <li>Accessory dwelling units located above garages or accessory buildings shall be no taller than one (1) story above the garage or accessory building with 12' maximum floor to floor height.</li> <li>The height of the accessory structure shall not exceed the height of the primary building.</li> <li>Where an alley is available, the accessory building, dwelling unit or garage shall be accessed from the alley.</li> <li>An accessory building shall have no more than two dwelling units.</li> <li>On corner lots, the accessory building, accessory dwelling unit or garage shall align with the building façade line of the primary building along the side street. Where corner clips are mandatory, accessory structures, dwellings, and garages can be shifted to accommodate the sight line requirement.</li> </ol>
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<p><b>6.6.6 Façade Elements</b></p>	<p><i>(iii) Driveways and Service areas</i></p>																							
<p>(i) Doors and Windows:</p> <p>For Type 'A' Streets:</p> <ol style="list-style-type: none"> <li>There shall be no blank walls greater than 25 feet in width along that street façade of any building.</li> <li>Doors and windows on ground floor of all buildings shall be a minimum of 50% of the ground floor façade area along that street façade.</li> <li>Windows on the upper floors shall be a minimum of 30% of each upper floor façade area along that street façade.</li> <li>Primary entrance doors for all buildings shall be oriented towards that street façade.</li> </ol> <p>For Type 'B' Streets and City Standard Streets:</p> <ol style="list-style-type: none"> <li>There shall be no blank walls greater than 50 feet in width.</li> </ol>	<table border="1"> <tr> <td>Driveway Widths</td> <td>City of Fort Worth Standards on all streets</td> <td><b>S</b></td> </tr> </table> <p>For Type 'A' Streets:</p> <p>Driveways and off-street loading and unloading shall not be located on this street.</p> <p>Porte cocheres may be permitted to provide drop-off and valet service.</p> <p>Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.</p> <p>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 developed.</p> <p><b>T</b></p>	Driveway Widths	City of Fort Worth Standards on all streets	<b>S</b>																				
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